

PUBLIC WORKS CONDITIONS OF APPROVAL
PROJECT NO. PL24-0111 (AA) & PL24-0112 (SCUP)

DATE: April 28, 2025 PC MEETING DATE: May 7, 2025

PROJECT DESCRIPTION: New 2,262 SF Drive-Thru Coffee Shop Restaurant & Trash Enclosure

PROJECT LOCATION: 13691 Central Ave, Chino, CA 91710 (APN 1020-517-12)

APPLICANT: Kaidence Advisors, LLC 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 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. Prepare and submit a drainage study, including supporting hydraulic and hydrological data to the project engineer for approval. The study shall confirm or recommend changes to the City's adopted Master Plan of Drainage by identifying off-site and on-site storm water runoff impacts resulting from the 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.
- 1.3. 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 the latest edition of Appendix J of the California Building Code.
- 1.4. Provide a certificate from a Registered Civil Engineer certifying that the finished grading has been completed following the City-approved grading plan.
- 1.5. Submit a soils/geology report in accordance with the latest edition of Appendix J of the California Building Code to the project engineer for review and approval.

- 1.6. 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.)

Street Names

	Central Ave ⁽¹⁾
Curb & Gutter (Offset from Centerline)	--
Sidewalk (Width) ⁽²⁾	X(5' min)
Asphalt Concrete Pavement on Aggregate Base (Width from Centerline)	
Asphalt Concrete Overlay	X
Streetlights	
Median Island and Landscaping	
Parkway Landscaping ⁽³⁾	X
Striping and Traffic Controls	
Traffic Signal Interconnect	
Conduit System for CATV	
Sewer ⁽⁴⁾	(Private)
Storm Drain ⁽⁵⁾	X
Domestic Water ⁽⁶⁾	X
Recycled Water	
Fire Hydrants as required by CVIFD	

- (1) Remove and/or repair any damaged, broken, abandoned, or sub-standard improvements resulting from project construction in public right-of-way.
- (2) The developer shall replace nonconforming sidewalks along the project frontage on Central Ave. The sidewalk path of travel shall be a minimum of 5 feet wide and will follow the City of Chino's Policy on Accessible Pedestrian Facilities.
- (3) The parkway maintenance shall be the responsibility of the property owner.
- (4) A new sewer service connection will be made to the existing private (onsite) sewer infrastructure where the property has rights to connect, as indicated in the original CC&Rs for the property. Abandon any unused sewer services that may exist within the property, per City standards.
- (5) All drainage facilities in public ROW shall be constructed per City Standards and Specs.
- (6) Construction of the new water service laterals and meters and the required trench repairs shall be done per City Standards and Specs. Abandon unused water meter and lateral services where applicable, per City standards.

- 1.7. All improvements shall comply with federal, state, and local accessibility regulations and standards. The review or approval of plans and specifications by the City does not permit the violation of any section of the federal law, state law, building code, or local ordinance. Where accessibility standards are contradictory, the provision that provides the most accessible (restrictive) condition shall apply. Where the project's conditions of approval conflict with accessibility regulations and standards, the prevailing provision shall be determined by the City's Accessibility Coordinator and City Engineer.
- 1.8. 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 1.6. All security must be accessible to the City at any time and in a form acceptable to the City Engineer, pursuant to Government Code, Section 66499.
- 1.9. Complete and file the petition for annexation of your project property to the City's Landscape and Street Lighting Maintenance District MD 2002-01.
- 1.10. Comply with all applicable requirements of the City Code.
- 1.11. Comply with Pedestrian Accessibility Plan submitted with underlying project conditions of approval (i.e. tract map or MSA).

If a Pedestrian Accessibility Plan was not provided with tract map conditions, 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. Pedestrian crossings at driveways;
 - c. Path of travel from right-of-way to the commercial building pad
- 1.12. Existing pedestrian facilities on the frontage of the development, open to the public within the development, shall be evaluated for accessibility. The street frontage includes all adjacent pedestrian facilities, created by, extended from, or connected to any required or provided sidewalks improvements. The frontage may include sidewalks, curb ramps, connecting crosswalks (marked and unmarked), and other associated pedestrian facilities (on-street parking space, etc.).
 - a. The following existing improvements shall be made compliant with accessibility regulations as a part of this project:
 - i. sidewalks/walks
 - ii. curb ramps
 - iii. driveway approaches crossings
 - b. Improvements that are non-compliant with the accessibility standards in effect at the time of construction or alteration, shall be brought up to current accessibility standards. This work shall be incorporated into the scope of this project and shall be completed prior to acceptance by the City.

- c. Improvements that are compliant with the accessibility standards in effect at the time of construction, shall be documented on a separate construction plan with detailed specifications (running and cross slopes of all pedestrian walking surfaces, locations, dimensions and slopes of maneuvering spaces and landings, width of sidewalk, clear width and vertical clearance from obstructions). The accessibility of existing improvements will be verified by City inspection staff upon completion of the project. Discrepancies between documented existing conditions and existing conditions as measured by City staff shall be remediated and brought up to accessibility standards as part of the project.

- 1.13. 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).

- 1.14. 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: https://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.html.
- 1.15. 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.
- 1.16. Any future maintenance and repair of the constructed sewer lines 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.
- 1.17. Convey ownership of any existing onsite water wells that may exist on the property to the City and convert to monitoring wells as directed by the City's Water Utilities Supervisor. Prepare and record any necessary easements to provide the City with access to the monitoring wells. Any existing water wells that cannot be feasibly converted to monitoring wells shall be destroyed per City Standard No. 465.

- 1.18. Provide adequate sight distance per City Standard No. 865 for each access driveway on Central Ave. Landscaping type and height shall be maintained to ensure sight distance requirements are perpetuated.
- 1.19. 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.
- 1.20. During construction, the developer shall be responsible for any damages attributed to the construction of related public improvements until such time as the improvements are accepted by the City to the satisfaction of the City Engineer.

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. Provide a comprehensive traffic operations management plan identifying implementation of traffic control measures for the drive-thru circulation during general peak demand, the grand opening, and "honeymoon" period (actual duration dependent on actual demand as directed by the City Traffic Engineer). The Traffic Management Plan will be created by a licensed Traffic (Civil) Engineer and will include coordination with the property owner/property management company/HOA and to be approved by the City. The Starbucks' staff will implement the Traffic Management Plan until the opening "honeymoon" period has been completed as requested by the restaurant manager and approved by the City Traffic Engineer.
- 2.3. The applicant's Civil Engineer shall field verify that all BMPs are designed, constructed, and functional in accordance with the approved WQMP. BMPs shall also be inspected by Public Works Environmental staff. Coordinate inspection with staff and submit a completed City of Chino BMP field verification form for review and approval.
- 2.4. Provide and record a reciprocal use and maintenance agreement to assure common ingress and egress and joint maintenance of all common access, parking areas, and drives.
- 2.5. Rehabilitate all street pavement impacted by utility trench repairs as directed by City staff. Install signing and striping per approved plans.
- 2.6. Pay all remaining applicable fees pursuant to City Code.
- 2.7. Submit to the City, electronic files of Tract/Parcel Map and "as-built" improvement plans in AUTOCAD, Esri GIS shape and Adobe Acrobat PDF formats. AUTOCAD files shall be submitted as an etransmitted zip file of the CAD drawings with all base files attached. Scanned resolution of PDF shall be a minimum of 360 dpi.

3.0 PRIOR TO FINAL ACCEPTANCE/PROJECT CLOSEOUT:

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

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

PROJECT NO. PL24-0111 (AA) & PL24-0112 (SCUP)

PROJECT ENGINEER: Isidro Abreo

DATE: 4/28/2025

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 Plan
- ☒ Precise Grading Plan- *with onsite 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- *Central Ave*
- ☒ Cross-sections (if street plans are required) at 50' intervals and extended a minimum of 100' beyond the limits of improvements
- ☒ Sewer Plan- *Revise record drawing # GP 2512-2515 for new sewer service connection*
- ☒ Domestic Water Plan- *Revise record drawing # CB-3049 for new water service laterals & meters*
- ☐ Recycled Water Plan
- ☐ Street Light Plan
- ☐ Voltage Drop Calculations (Signed and Sealed by a Registered Engineer)
- ☐ Signing and Striping Plan
- ☐ Traffic Signal Interconnect Plan
- ☐ Traffic Signal Plan
- ☒ Traffic Management Plan- *prior to the release of occupancies*
- ☒ Water Quality Management Plan