MEMORANDUM
CITY OF CHINO
DEVELOPMENT SERVICES DEPARTMENT

PLANNING COMMISSION MEETING DATE: MAY 21, 2025

PL22-0074 (Special Conditional Use Permit), PL22-0075 (Site Approval), PL24-0080 (Tentative Tract Map No. 20634) and PL24-0081 (Special Conditional Use Permit)

LOCATION MAP



PROJECT NO.: PL22-0074 (Special Conditional Use Permit), PL22-0075 (Site Approval), PL24-0080 (Tentative Tract Map No. 20634) and PL24-0081 (Special Conditional Use Permit)

APPLICANT: Orbis Schaefer, LLC

REQUEST: A request for approval to subdivide approximately 9.82 acres of land into five lots for the construction of the Eden mixed-use development project consisting of 20,800 square feet of commercial retail, a 132,438 square foot self-storage facility, and a 264-unit residential rental community consisting of a four-story apartment building at a density of 26.9 dwelling units per acre, and to conditionally permit two fast food drive-thru restaurants and a self-storge facility, located within the General Commercial (GC) land use designation of the East Chino Specific Plan within the Mixed Use Overlay (MUO) district.

LOCATION: North side of Schaefer between Euclid and Fern Avenues (APN: 1052-581-03)

RECOMMENDATION

Adopt Planning Commission Resolution No. PC2025-009, approving PL22-0074 (Special Conditional Use Permit), PL22-0075 (Site Approval), PL24-0080 (Tentative Tract Map No. 20634) and PL24-0081 (Special Conditional Use Permit), based upon the findings and subject to the departmental conditions of approval.

SURROUNDING ZONING AND LAND USE:

	Existing Land Use	*General Plan*	*Zoning District*
Project Site -	Vacant, Agricultural Uses	General Commercial (GC) with Mixed-Use Overlay (MUO)	East Chino Specific Plan, General Commercial (GC) with Mixed-Use Overlay (MUO)
North -	Vacant, Agricultural Uses	General Commercial (GC) with Mixed-Use Overlay (MUO)	East Chino Specific Plan, General Commercial (GC) with Mixed-Use Overlay (MUO)
East -	City of Ontario - Vacant	City of Ontario, Medium Density Residential with Affordable Housing Overlay	City of Ontario, Medium Density Residential with Affordable Housing Overlay
South -	Stater Brothers Shopping Center	General Commercial (GC)	East Chino Specific Plan, Village Commercial (VC)
West -	Single Family Residential	RD 4.5 (Residential, 4.5 du/ac)	East Chino Specific Plan, RD 4.5 (Residential, 4.5 du/ac)

BACKGROUND

The 2021-2029 Housing Element (Housing Element) update was originally adopted by the City Council on January 4, 2022, with revisions to the document adopted December 2024. The Housing Element established an Affordable Housing Overlay (AHO) and Mixed Use Overlay

(MUO) on 91 different sites throughout the City. These specific sites were identified during the drafting of the Housing Element as a strategy for meeting the City's Regional Housing Needs Assessment (RHNA) numbers required by the State. Housing sites within both overlays allow for residential development of up to 30 dwelling units per acre (du/ac) provided that projects provide affordable housing for low-income households. The subject project is located on one of the MUO sites identified in the adopted Housing Element.

On December 20, 2024, Orbis Schaefer, LLC (the "applicant") submitted a preliminary application under the provisions of Senate Bill 330, the Housing Crisis Act (SB 330). SB 330 was adopted by the State in 2019 to, among other things, provide more certainty to housing developers by allowing them to lock in the standards that apply to their project. Subject to limited exceptions, filing a preliminary application locks in the development standards that are in place on the day the preliminary application is filed. Prior to the SB 330 submittal, the applicant submitted a Special Conditional Use Permit (PL22-0074) and Site Approval (PL22-0075) for the development of the project site as a commercial center. The project scope was later revised, and on October 18, 2023, the applicant submitted updated plans reflecting the current proposal for a mixed-use development. Consistent with the revised project scope, subsequent applications were submitted on July 9, 2024, including Tentative Tract Map (PL24-0080) and a second Special Conditional Use Permit (PL24-0081).

It is also important to note that the State has placed increased limitations on the City's discretion to approve or deny housing projects. Under the Housing Accountability Act (Government Code 65589.5(j)), when a proposed housing project meets applicable, objective general plan, zoning, and subdivision standards, and environmental review has been conducted in compliance with the California Environmental Quality Act (CEQA), then the City must approve the project unless it makes written findings that: (1) the project would have a specific, adverse impact upon the public health or safety unless the project is disapproved; and (2) there is no feasible method to satisfactorily mitigate or avoid the adverse impact other than disapproval of the project.

"Specific adverse impact" is defined in State law as "a significant quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete." State law further explains that: "It is the intent of the Legislature that the conditions that would have specific, adverse impact upon the public health and safety … arise infrequently."

ISSUES/ANALYSIS

Site Design

The proposed mixed-use development is located on the north side of Schaefer Avenue between Fern Avenue and Euclid Avenue and consists of a 264-unit residential apartment building and a commercial component. The project site will be served by five points of access: two driveways from Euclid Avenue, two from Fern Avenue, and the main driveway from Schaefer Avenue. A shared access between the project and the vacant property to the north is provided along the north portion of the project site that runs in an east/west direction, connecting Euclid Avenue and Fern Avenue. The vacant 3-acre property to the north has not been planned for development but is within the MUO and can be developed with commercial and/or residential developments.

The commercial component on the eastern portion of the project site includes two drive-thru restaurant pads totaling 7,000 square feet, a 13,800 square foot multi-tenant retail building, as

well as a 132,438 square foot self-storage facility. Both drive-thru pads are located east of the main drive aisle along Schaefer Avenue. Drive-thru Pad 1 is 2,500 square feet and designed as a single tenant building. Pad 2 is 4,500 square feet and can accommodate a single tenant or be subdivided to allow two tenants within the building. The retail shops are located to the north of the drive-thru pad buildings and are connected to a four-story self-storage facility via a service corridor. The proposed self-storage facility is located adjacent to Euclid Avenue and provides a total of 938 storage units, which are accessed from the interior of the building with loading areas located at the north side of the building. No specific tenants have been identified for the commercial component of the project.

The residential component of the development is located along the western portion of the project site and consists of a three to four story apartment building with 240 market-rate units and 24 affordable units, for a total of 264 units. The 24 affordable units represent 9% of the total number of units proposed and are being set aside for low-income households. The building has been designed to minimize impacts to the surrounding single-family home community, specifically the homes located directly west across Fern Avenue. Key design strategies include increased building setbacks, varied building massing, and a stepped height transition from three-stories (approximately 35 feet) at the western edge to four-stories (approximately 45 feet) further east, with a covered rooftop lounge at 55 feet. While the maximum height in the MUO district is 50 feet, additional height up to 55 feet is permitted to accommodate recreational amenities. Parking for the apartment building is located within a parking structure, which will not be visible, as it is concealed by the surrounding apartment building.

Project statistics are as follows:

Item	
Project Area	9.82 acres
Density	26.9 dwelling units per acre
No. of Residential Units	264 multi-family units
No. of Buildings	4
Building Area (Non-Residential)	153,238 square feet (commercial & self-storage)
Building Area (Residential)	377,125 square feet (apartments) 180,429 square feet (parking structure)
Lot Coverage (proposed/maximum)	46% proposed/80% maximum
Landscape Coverage (proposed/required)	18.1% proposed/15% required
Parking (proposed/required)	Commercial & Self-Storage • 143 parking spaced proposed • 112 parking spaces required Multi-Family Residential • 487 parking spaces proposed • 475 parking spaces required (448 residential spaces + 27 guest

Item	
	spaces
No. of Lots (Tentative Tract Map No. 20634)	5 lots
Lot Area -	Parcel 1 – 218,744 square feet (5.02 acres) Parcel 2 – 61,838 square feet (1.42 acres) Parcel 3 – 29,268 square feet (0.67 acres) Parcel 4 – 58,308 square feet (1.34 acres) Parcel 5 – 59,534 square feet (1.37 acres)

Parking

The commercial portion of the project site is classified as a shopping center and is required to provide four parking spaces for each 1,000 square feet of gross leasable floor area per the City's Zoning Code. The self-storage facility is required to provide one parking space for every 100 storage units. Based on these standards, a total of 112 parking spaces are required for the commercial and self-storage portion of the project. Overall, 143 parking spaces are provided, which exceed the minimum requirement.

Off-street parking requirements for the residential building are calculated based on unit bedroom count, resulting in a requirement of 475 parking spaces (448 resident spaces and 27 guest spaces). The residential building provides a total of 487 parking spaces, exceeding the minimum parking requirement. The majority of the parking spaces for the residential building are located within a five-level parking structure that includes one subterranean level. Seven guest parking spaces are located at the southern driveway entrance off Fern Avenue, with the remaining guest spaces located within the parking structure. Guests will access the parking structure via a call box system.

Traffic and Street Improvements

A Traffic Impact Analysis (TIA) was prepared for this project and approved by the City Traffic Engineer. The TIA estimates that the project will generate 4,540 daily trips with 427 during the morning peak hour, 357 during the evening peak hour, and 510 during the weekend peak hour based on typical industry standard trip generation rates. In addition to the curb, gutter, sidewalk, streetlighting, and landscaping along the project's frontage, the applicant is also required to construct a dedicated southbound right-turn pocket on Euclid Avenue at Schaefer Avenue and install a new traffic signal on Schaefer Avenue between Fern Avenue and Euclid Avenue that will provide safe access to both this project and the shopping center on the south side of Schaefer Avenue. The new traffic signal will be required to be interconnected to the City's Traffic Signal System so that the timing can be coordinated with the other Schaefer Avenue traffic signals. Additionally, the project is conditioned to pay its fair share contributions towards additional public improvements as identified in the TIA.

Landscaping and Amenities

The project provides an overall landscape coverage of 18.1%, which exceeds the minimum MUO landscape requirement of 15%. Landscaping throughout the development has a drought tolerant design, including trees, shrubs, and groundcover concentrated along the street frontages, and around the perimeter of the apartment building. Outdoor dining areas are provided at both drive-thru restaurants and at the ends of the multi-tenant retail building. Each

outdoor dining area includes tables, chairs, and umbrellas or a patio cover. Potted landscape treatments are also provided along the commercial storefronts.

The residential component of the project includes 28,276 square feet of private open space (POS), exceeding the minimum requirement of 26,400 square feet. POS is provided through individual patios and balconies, ranging in size from 72 square feet to 150 square feet. In addition, the project offers 101,123 square feet of common open space, exceeding the minimum requirement of 68,640 square feet. Common open space is provided throughout the rental community that includes a pool, spa, BBQ areas, outdoor yoga area, outdoor kitchen, dog park with a pet spa, outdoor dining areas, outdoor roof top deck with a running/walking track, lounge areas, corn hole area, corner plaza, gym, and indoor spaces to have gatherings, work, craft, lounge and play games.

The entry monumentation at both Euclid Avenue and Schaefer Avenue enhances the project's identity and sense of arrival, incorporating the commercial center's monument signage, pylon entry columns with brick veneer matching the primary buildings, decorative light sconces, and decorative caps. Decorative pots with plantings top the columns, contributing to a high-quality streetscape presence.

Architecture

The proposed mixed-use development features a contemporary architectural style characterized by clean lines, varied massing and materials that emphasize quality and visual interest. There are cohesive design elements provided throughout each of the buildings that complement each other architecturally.

The commercial buildings, including the self-storage facility and commercial shops, display an aesthetic design with strong vertical articulation, flat roofs, and prominent features. A mix of materials such as smooth stucco, metal panels, and brick veneer, add texture and depth to the façades. The color scheme incorporates neutral tones with accents of warm wood and dark trim. Architecturally, the project complements the shopping center to the south, which shares a similar contemporary design style. Both developments use similar building forms, materials, and landscape treatments, contributing to a cohesive visual identity along Euclid Avenue and Schaefer Avenue.

The residential building ranges from three to four-stories in height and is designed with a mix of materials and colors to create visual variety and reduce overall massing. In keeping with the commercial component, the architecture includes flat rooflines, clean lines, and varied heights that contribute to a cohesive aesthetic design. Building façades are finished with stucco, cement siding, and accent materials in neutral and earth toned palettes of beige, white, gray and muted greens. Along Fern Avenue, the building is articulated with undulating setbacks to break up the mass and avoid a box like appearance. Transitional elements, such as varied rooflines, articulated façades and the use of earth-toned colors further soften the building's visual impact and help transition the scale between the multi-family development and adjacent lower-density homes. Strategic setbacks, and gradual height changes are incorporated to reinforce compatibility with the surrounding neighborhood.

Special Conditional Use Permit

The applicant has applied for two Special Conditional Use Permits (SCUP), one to allow two fast food drive-thru restaurants and a second to allow a self-storage facility. The required

findings for the drive-thru restaurants and self-storage facility can be made in the affirmative as described in the Planning Commission Resolution No. PC2025-009.

The MUO specifically allows for the development of a self-storage facility subject to a SCUP under conditions set forth in the MUO, provided it meets these specific conditions: 1) the site must be at least 5 acres in size; 2) a minimum 50 foot setback from the street side property line; 3) the facility height shall not exceed the building height of the adjacent mixed use buildings; 4) the floor area shall not exceed 25% of the total gross floor area for all residential and non-residential uses; 5) building materials, colors and finishes shall match those used in the mixed use buildings; 6) street facing façades shall incorporate building projections, recesses, doorways or window trim and other details that provide architectural articulation and visual interest; and 7) on-site, 24-hour management shall be provided. The proposed self-storage facility complies with all these standards.

The proposed self-storage facility departs from the traditional mini-self storage layouts by offering a modern, multi-story design with interior access to units, a large, covered loading area, access control and advanced security systems with 24/7 video monitoring that will be connected to Chino's Police Department Real Time Crime Center Analysts. The facility will be managed by 2 to 3 on-site employees.

Tentative Tract Map No. 20634

The proposed tract map creates five lots to facilitate the development of the mixed-use project. The five lots range in size from approximately 28,000 square feet to 218,000 square feet. Each lot exceeds the minimum lot size of 10,000 square feet for the MUO overlay district. To ensure proper access and maintenance of all five parcels within the mixed-use development, the applicant is required to prepare Covenants, Codes, and Restrictions (CC&Rs). The CC&Rs will ensure maintenance of all common areas, including landscaping, site access points, off-street parking areas, and to assure common ingress and egress between parcels. The required findings for Tentative Tract Map No. 20634 can be made in the affirmative as described in the Planning Commission Resolution No. PC2025-009.

Neighborhood Meeting

The applicant hosted two neighborhood meetings to engage the community and gather input. The first meeting was held on October 9, 2024, in the Neighborhood Activity Center (NAC), with City staff in attendance. During the meeting, the applicant introduced the proposed project and obtained feedback from the attendees. Approximately 44 residents attended this meeting. A second neighborhood meeting was held on January 23, 2025, at Crosspoint Church and was also attended by City staff. At this meeting, the applicant presented revisions to the project that were made in response to the feedback received during the first neighborhood meeting. Approximately 132 residents attended this meeting.

Public Noticing

A 10-day notice was mailed to all property owners beyond the required 300-foot radius of the project site and to all interested parties that attended the neighborhood meetings or requested a notice. In addition, a notice was published in the *Chino Champion* on May 10, 2025, and the City sent information out on the City's social media platforms. A total of three freestanding signs were posted along each of the project's street frontages with project information in accordance with Section 20.23.140.D.1 of the City's Zoning Code. In response to the public notice, no comments have been received. The notice exceeds legal noticing requirements.

ENVIRONMENTAL REVIEW

An Addendum to the City of Chino General Plan Environmental Impact Report (EIR) (SCH# 2008091064) for the Eden Mixed-Use Development Project, dated April 2025, has been prepared for this project by Applied Planning. As outlined in CEQA Guidelines Section 15164, an Addendum is the appropriate environmental document if some changes or additions to the previously certified EIR are necessary, but the proposed project does not constitute significant new information and would not change the assumptions, analysis, conclusions, or mitigation measures of the EIR to a significant degree. The analysis concluded that the proposed project would not create any new significant impacts or impacts significantly different than those identified in the City of Chino's General Plan EIR. In addition, the proposed project would not increase the severity of any previously identified significant impacts. Therefore, the proposed project is within the scope of the previous EIR.

Link to EIR Addendum: Environmental Documents | Chino, CA

RESOLUTION NO. PC2025-009

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, APPROVING PL22-0074 (SPECIAL CONDITIONAL USE PERMIT), PL22-0075 (SITE APPROVAL), PL24-0080 (TENTATIVE PARCEL MAP NO. 20634) AND PL24-0081 (SPECIAL CONDITIONAL USE PERMIT) FOR APPROVAL TO SUBDIVIDE APPROXIMATELY 9.82 ACRES OF LAND INTO FIVE LOTS FOR THE CONSTRUCTION OF THE EDEN MIXED-USE DEVELOPMENT PROJECT CONSISTING OF 20,800 SQUARE FEET OF COMMERCIAL RETAIL, A 132,438 SQUARE FOOT SELF-STORAGE FACILITY, AND A 264-UNIT RESIDENTIAL RENTAL COMMUNITY CONSISTING OF A FOUR-STORY APARTMENT BUILDING AT A DENSITY OF 26.9 DWELLING UNITS PER ACRE, AND TO CONDITIONALLY PERMIT TWO FAST FOOD DRIVE-THRU RESTAURANTS AND A SELF-STORAGE FACILITY, LOCATED WITHIN THE GENERAL COMMERCIAL (GC) LAND USE DESIGNATION OF THE EAST CHINO SPECIFIC PLAN WITHIN THE MIXED USE OVERLAY (MUO) DISTRICT, LOCATED ON THE NORTH SIDE OF SCHAEFER AVENUE BETWEEN EUCLID AVENUE AND FERN AVENUE (APN: 1052-581-03).

WHEREAS, the Chino 2021-2029 Housing Element (Housing Element) update was adopted by the City Council on January 4, 2022, with revisions to the Housing Element being adopted in December 2024. The Housing Element established an Affordable Housing Overlay (AHO) and Mixed Use Overlay (MUO) on sites throughout the City that had been identified during the drafting of the Housing Element as a strategy for meeting the City's Regional Housing Need Assessment (RHNA) numbers. Housing sites within both overlays allow for residential development of up to 30 dwelling units per acre (du/ac) provided that projects provide affordable housing for low to very low income households; and

WHEREAS, Orbis Real Estate Partners (the "Applicant"), on October 19, 2022, filed an application with the City of Chino (the "City") for PL22-0074 (Special Conditional Use Permit) and PL22-0075 (Site Approval) for the development of a commercial center; and

WHEREAS, on October 18, 2023, the Applicant revised the scope of the Project for PL22-0074 (Special Conditional Use Permit) and PL22-0075 (Site Approval) and filed subsequent applications on July 9, 2024 with the City for approval of PL22-0074 (Special Conditional Use Permit), PL22-0075 (Site Approval), PL24-0080 (Tentative Tract Map No. 20634), and PL24-0081 (Special Conditional Use Permit) (the "Project") to subdivide approximately 9.82 acres of land into five lots for the construction of the Eden mixed-use development project consisting of 20,800 square feet of commercial retail, a 132,438 square foot self-storage facility, and a 264-unit residential rental community consisting of a four-story apartment building at a density of 26.9 dwelling units per acre, and to

conditionally permit two fast food drive-thru restaurants and a self-storage facility, located within the General Commercial (GC) land use designation of the East Chino Specific Plan (ECSP) within the Mixed Use Overlay (MUO) district, located on the north side of Schaefer Avenue between Euclid Avenue and Fern Avenue (APN: 1052-581-03); and

WHEREAS, the Applicant filed a preliminary application with the City on December 20,2024; and

WHEREAS, in compliance with the California Environmental Quality Act (CEQA), an Addendum to the City of Chino General Plan Environmental Impact Report (SCH# 2008091064) for the Eden Mixed-Use Development Project, dated April 11, 2025, has been prepared by Applied Planning, Inc.; and

WHEREAS, the Planning Commission of the City of Chino has completed its study of the proposed Project; and

WHEREAS**,** on May 21, 2025, the Planning Commission held a duly noticed public hearing for the Project in compliance with law, including compliance with the relevant provisions of the California Government Code and Chino Municipal Code, entertained the written and oral report of staff, and took public testimony on the Project.

NOW, THEREFORE, the Planning Commission of the City of Chino, California, does hereby FIND, DETERMINE, and RESOLVE as follows:

A. The foregoing recitals are true and correct and incorporated herein.

B. Based on substantial evidence, both written and oral, from the public hearing, the Planning Commission makes the following findings and takes the following actions on PL22-0074 (Special Conditional Use Permit), PL22-0075 (Site Approval), PL24-0080 (Tentative Tract Map No. 20634), PL24-0081 (Special Conditional Use Permit):

1. *PL22-0075 (Site Approval)*

    a. The proposed Project is consistent with the goals and policies of the City's adopted General Plan and/or applicable specific plan(s), as General Plan Goal LU-1 aims to enhance livability in the City, with Objective LU-1.1 encouraging a variety of housing types that meet the housing needs of residents of all income levels in Chino. The Project is located on a site designated General Commercial (GC) with a Mixed Use Overlay (MUO), as identified in the City's 2021-2029 Housing Element, and proposes 264 multi-family units (including 24 affordable units for low-income households), 20,800 square feet of commercial space, and a 132,438 square foot self-storage facility, located within the Mixed Use Overlay (MUO) within the East Chino Specific Plan (ECSP) and has been designed to meet applicable development standards and design guidelines;

b. The proposed Project is permitted within the zoning district in which it is proposed and complies with all applicable provisions of the City's Zoning Code. The Project site is located in the GC land use designation of the East Chino Specific Plan and within the MUO district which allows for mixed-use projects with affordable residential units. The proposed Project includes the development of a 264-unit, four-story apartment building, 20,800 square feet of commercial space, and a 132,438 square foot self-storage facility. The Project complies with all standards including building setbacks, lot coverage, height, parking, and landscape requirements;

c. The subject site is physically suitable, including, but not limited to, parcel size, shape, access and availability of utilities, for the type and intensity of use proposed, as all minimum zoning requirements governing parcel size, shape, access, type and intensity of development have been met or exceeded. The 9.82-acre site is flat and will have adequate infrastructure and five points of vehicular access from Euclid Avenue, Fern Avenue and Schaefer Avenue. Utilities and stormwater improvements will be extended to serve the site;

d. The subject site for the Project relates to streets and highways properly designed, both as to width and type of pavement to carry the type and quantity of traffic generated by the proposed Project, in that the Project site is located along Fern Avenue and Schaefer Avenue, which are designated as primary arterials and Euclid Avenue, which is designated as an expressway. Access to the site is provided from the adjacent streets. The surrounding streets have been designed to carry the type of traffic visiting the site and additional street improvements will be required of the Project to improve the streets to ultimate conditions where needed;

e. The proposed Project is compatible with those on abutting properties and in the surrounding neighborhood. There is an existing commercial center, Stater Brothers Plaza, located to the south of the Project site which will interface with the commercial component of the Project. The parcel to the north is currently vacant with an underlying land use designation of GC and within the MUO, consistent with the Project site. The property to the east is located within the City of Ontario and has been designated Medium Density Residential by the Ontario General Plan, with an Affordable Housing Overlay. The Medium Density designation in Ontario allows development at 11 to 25 units per acre while the Affordable Housing Overlay in Ontario allows a minimum of 20 units per acre and a maximum of 30 units per acre, consistent with the City of Chino MUO. The property west of the Project site is designated RD 4.5 by the ECSP. Compatibility with the property located west of the Project site is achieved through transitional building heights, increased setbacks along Fern Avenue adjacent to single-family homes, and a contemporary architectural design that includes a palette of earth-tone colors;

f. The proposed location, size, and operating characteristics of the proposed Project will not be detrimental to the public interest, health, safety or general welfare, as the proposed mixed-use development of residential and commercial uses supports walkability and neighborhood serving uses and is consistent with the MUO. In addition, certain safeguards have been required of the proposed Project, which the Planning Commission deems necessary to protect the public health, safety, and general welfare. These safeguards (Conditions of Approval) are attached hereto as Exhibit "A";

g. The proposed Project will not have a significant adverse impact on the environment as an Addendum to the City of Chino General Plan Environmental Impact Report (SCH# 2008091064) for the Eden Mixed-Use Development Project has been prepared for this Project pursuant to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines. The Project is within the scope of the EIR, which adequately describes the activity for the purposes of CEQA; and

h. The minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed Project and have been imposed as conditions of Project approval by the Chino Planning Commission. In addition, certain safeguards have been required of the proposed Project, which the Planning Commission deems necessary to protect the public health, safety, and general welfare. These safeguards (Conditions of Approval) are attached hereto as Exhibit "A".

2. *PL24-0080 (Tentative Parcel Map No. 20634):*

a. *Consistency with plans*. The proposed subdivision, together with the provisions for its design and improvements, is consistent with the City's General Plan and ECSP. The site lies within the GC land use designation with a MUO, and the subdivision supports development consistent with these designations, including the construction residential, commercial and self-storage uses;

b. *Consistency with zoning*. The proposed subdivision is consistent with the provisions of the Chino Zoning Ordinance and the ECSP, in that all proposed parcels exceed the minimum 10,000 square foot lot size requirement of the MUO district;

c. *Suitability*. The site is physically suitable for mixed-use development because all required on and off-site improvements necessary to accommodate the development will be provided in accordance with City requirements. The site is flat and does not have any development constraints that would hinder future development, and the parcels being created are of sufficient size and dimensions to accommodate the mixed-

use development in accordance with the requirements of the ECSP and MUO;

d. *Environmental damage*. The proposed subdivisions or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. An Addendum to the City of Chino General Plan Environmental Impact Report (SCH# 2008091064) for the Eden Mixed-Use Development Project has been prepared for this Project, that concludes that the subdivision would not create any new significant impacts, or impacts that are significantly different than those identified in the City of Chino General Plan EIR;

e. *Wastewater*. The discharge of waste from the proposed subdivision into a community sewer system will not result in violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code);

f. *Water service*. The review of the City Engineer or water service agency concludes that there is sufficient water to provide for the mixed-use development of the subdivision. Studies have been provided as part of the Addendum demonstrating that the capacity of existing water, system is adequate;

g. *Soils and geology*. There are no adverse soil or geological conditions, according to a soils report provided with the Addendum to the City of Chino General Plan Environmental Impact Report (SCH# 2008091064) for the Eden Mixed-Use Development Project;

h. *Public health*. The design of the subdivision and the associated improvements will not cause serious health problems because full public improvements will be provided and will also be designed and constructed in conformance with City standards as well as applicable State and federal regulations;

i. *Easements*. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. Covenants, Codes, and Restrictions (CC&Rs) are required to be recorded with the final map and will include provisions to assure maintenance of all common areas, including landscaping, site access points and off-street parking areas, and to assure common ingress and egress between parcels;

j. *Environmental documentation*. The environmental documentation is adequate and conforms with the provisions of the California Environmental Quality Act. An Addendum to City of Chino General Plan Environmental Impact Report (SCH# 2008091064) for the Eden Mixed-Use Development

Project, has been prepared for this Project pursuant to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines. The Project is within the scope of the EIR, which adequately describes the activity for the purposes of CEQA; and

k. *Agricultural suitability*. The proposed subdivision will not result in the subdivision of agricultural parcels to a size too small to sustain agricultural use under the conditions for denial listed in Section 66474.4 of the Subdivision Map Act, as the Project site is not currently encumbered with any Williamson Act contracts.

3. *PL22-0074 (Special Conditional Use Permit – Self-Storage Facility):*

a. The proposed use is consistent with the goals and policies of the City's adopted General Plan and/or applicable specific plan(s), in that self-storage facilities in the MUO district are allowed, subject to approval of a SCUP. General Plan Objective LU-1.3 encourages commercial development that will support and enhance vibrant commercial areas and serve existing neighborhoods. Establishing a self-storage facility that is professionally operated at this location will serve the residents and local businesses within the City;

b. The subject site is physically suitable, including but not limited to, parcel size, shape, access and availability of utilities, for the type and intensity of use proposed, as all minimum zoning requirements governing parcel size, shape access, type and intensity of development have already been met or exceeded and the appropriate infrastructure and public improvements are conditioned to be constructed with the development. Additionally, the proposed self-storage facility meets all requirements and development standards set forth in Section 20.09.090.E.4 (Public Storage Facilities) in the Zoning Ordinance;

c. The subject site relates to streets and highways properly designed, both as to width and type of pavement to carry the type and quantity of traffic generated by the proposed use; as the self-storage use is located adjacent to Euclid Avenue with direct access to the self-storage facility from two driveways on Euclid Avenue. Euclid Avenue is designated as an expressway and designed to carry the volume of traffic typically generated by self-storage facilities, which is generally low in volume. All other surrounding streets (Fern Avenue and Schaefer Avenue) are also capable of handling the volume of traffic generated by the proposed use;

d. The proposed use is compatible with those on abutting properties and in the surrounding neighborhood, as the self-storage facility is located at the northeast corner of the Project site, adjacent to Euclid Avenue and a vacant parcel to the north. The self-storage facility will have direct access from

Euclid Avenue and is anticipated to generate a low volume of traffic based on data provided in the Traffic Impact Analysis that was prepared for the overall Project. There will be no direct views from the self-storage facility to the residential properties located over 162 feet to the north. The self-storage facility is located over 600 feet from the existing residential homes located on the west side of Fern Avenue. In addition, self-storage facilities are inherently low intensity in terms of traffic generation, noise, and activity levels, resulting in minimal trips that are short and infrequent;

e. The proposed location, size, and operating characteristics of the proposed use will not be detrimental to the public interest, health, safety or general welfare, as self-storage facilities are inherently low impact land uses that generate minimal vehicular traffic, with customer visits typically being short, infrequent, and dispersed throughout the day. In addition, the facility's design and operational plan will include security measures such as controlled access, lighting and 24/7 surveillance systems, further promoting safety;

f. The proposed use will not have a significant adverse impact on the environment as an Addendum to the City of Chino General Plan Environmental Impact Report (SCH# 2008091064) for the Eden Mixed-Use Development Project has been prepared for this Project pursuant to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines. The Project is within the scope of the EIR, which adequately describes the activity for the purposes of CEQA; and

g. The minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed use and have been imposed as conditions of Project approval by the Chino Planning Commission. In addition, certain safeguards have been required of the proposed use, which the Planning Commission deems necessary to protect the public health, safety, and general welfare. These safeguards (Conditions of Approval) are attached hereto as Exhibit "A". In addition, the self-storage facility meets all required development standards and policies.

4. *PL24-0081 (Special Conditional Use Permit – Drive-Thru Restaurants):*

a. The proposed use is consistent with the goals and policies of the City's adopted General Plan and/or applicable specific plan(s); in that drive-thru restaurants in the GC land use designation of the ECSP are allowed, subject to approval of a SCUP. Furthermore, Objective LU-1.3 of the City's General Plan encourages commercial development that will support and enhance vibrant commercial areas to serve existing neighborhoods with a combination of daily and specialty daily needs;

b. The subject site is physically suitable, including, but not limited to, parcel size, shape, access and availability of utilities, for the type and intensity of use proposed, as all minimum zoning requirements governing parcel size, shape access, type and intensity of development have already been met or exceeded and the appropriate infrastructure and public improvements are conditioned to be constructed with the development;

c. The subject site relates to streets and highways properly designed, both as to width and type of pavement to carry the type and quantity of traffic generated by the proposed use; as site access is provided to the fast-food drive-thru restaurants directly from Euclid Avenue and Schaefer Avenue. Both streets are designed to carry the traffic typically generated by drive-thru restaurants. All surrounding streets are capable of handling the volume of traffic that is consistent with the proposed mixed-use development;

d. The proposed use is compatible with those on abutting properties and in the surrounding neighborhood; as the drive-thru restaurants, with the approval of a SCUP, is compatible with the commercial development to the south, single family residential to the west, vacant land to the north, and future multi-family residential to the east in the City of Ontario and is consistent with the uses permitted in the GC land use designation of the ECSP. The drive-thru restaurants are strategically plotted at the southeastern corner of the Project site, away from the single-family residential homes to the west and north. Homes to the west are buffered from the proposed apartment building and Fern Avenue, while the homes to the north are buffered by the self-storage facility and vacant 3-acre piece of land;

e. The proposed location, size, and operating characteristics of the propose use will not be detrimental to the public interest, health, safety or general welfare; as the drive-thru restaurants, with the approval of a SCUP, are compatible with the commercial development to the south, single-family residential to the west, vacant land to the north and future multi-family residential to the east in the City of Ontario and is consistent with the uses permitted in the GC land use of the ECSP. The minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed use and have been imposed as conditions of Project approval by the Chino Planning Commission. In addition, certain safeguards have been required of the proposed use, which the Planning Commission deems necessary to protect the public health, safety, and general welfare. These safeguards (Conditions of Approval) are attached hereto as Exhibit “A”. In addition, the drive-thru restaurants meet all required development standards and policies;

f. The proposed use will not have a significant adverse impact on the environment as an Addendum to the City of Chino General Plan Environmental Impact Report (SCH# 2008091064) for the Eden Mixed-Use

Development Project, has been prepared for this Project pursuant to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines. The Project is within the scope of the EIR, which adequately describes the activity for the purposes of CEQA; and

g. The minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed use and have been imposed as conditions of Project approval by the Chino Planning Commission. Further, the proposed use meets all required development standards and policies pertaining to self-storage facilities.

5. *Affordable Housing Findings:*

   a. The proposed development meets the affordability criteria for the requested density in accordance with the requirements of subsection (D) and (I). The applicant proposes the construction of 264 multi-family rental units on 9.82 acres, resulting in a density of 26.9 dwelling units per acre. To qualify for this density, the Project is required to provide a minimum of 9% of the total of units as affordable to low income households. In compliance with this requirement, 24 of the 264 units will be affordable units; and

   b. The increased density would not have a specific adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5 of the Government Code, upon public health and safety or the physical environment or on any real property listed in the California Register of Historic Resources, as an Addendum to the City of Chino General Plan Environmental Impact Report (SCH# 2008091064) for the Eden Mixed-Use Development Project, has been prepared for this Project pursuant to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines that confirms the increased density, would not result in any new significant environmental impacts than those already analyzed in the certified General Plan EIR.

6. *CEQA Findings.* An Addendum to the City of Chino General Plan Environmental Impact Report (SCH# 2008091064) for the Eden Mixed-Use Development Project has been prepared by Applied Planning for this Project pursuant to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines. The Planning Commission has considered the Addendum and Environmental Impact Report as part of its decision on this Project pursuant to Section 15164. The Planning Commission hereby finds that the Project is within the scope of the EIR, which adequately describes the activity for the purposes of CEQA. The Planning Commission hereby finds that the Project will not have any impacts that would require a revision to the EIR or any other additional environmental review.

7. *Approval of PL22-0074 (Special Conditional Use Permit), PL22-0075 (Site Approval), PL24-0080 (Tentative Tract Map No. 20634) and PL24-0081 (Special Conditional Use Permit).* The Planning Commission hereby approves PL22-0074

(Special Conditional Use Permit), PL22-0075 (Site Approval), PL24-0080 (Tentative Tract Map No. 20634) and PL24-0081 (Special Conditional Use Permit) subject to the Conditions of Approval attached hereto as Exhibit "A". Applicant, including its successors and assigns, shall be responsible for implementing and complying with all conditions set forth in Exhibit "A".

8. *Actions by the Planning Commission Secretary.* The Planning Commission Secretary is hereby directed to attest to the adoption of this Resolution as of the date set forth below and forthwith transmit a copy of this Resolution, by regular mail, to the Applicant at the address of record set forth in the Application.

PASSED, APPROVED, AND ADOPTED THIS 21ST DAY OF MAY 2025.

_____
PLANNING COMMISSION CHAIRPERSON

ATTEST:

_____
SECRETARY, PLANNING COMMISSION

State of California)
County of San Bernardino) §
City of Chino)

I hereby certify the foregoing Resolution was duly adopted by the Chino Planning Commission at a meeting held on the 21st day of May 2025 and entered in the minutes of said Commission.

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

_____
SECRETARY, PLANNING COMMISSION

Attachment: Exhibit "A" – Conditions of Approval

EXHIBIT A

DEPARTMENTAL
CONDITIONS OF APPROVAL

DATE: May 21, 2025

PROJECT FILE NO.: PL22-0074 (Special Conditional Use Permit), PL22-0075 (Site Approval), PL24-0080 (Tentative Tract Map No. 20634) and PL24-0081 (Special Conditional Use Permit)

LOCATION: North side of Schaefer Avenue between Euclid and Fern Avenues (APN: 1052-581-03)

APPLICANT: Orbis Real Estate Partners

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 –
- [X] Planning Division
- [ ] ADA Accessibility Division

Public Works Department –
- [X] Engineering Division
- [ ] Traffic Division

[X] Chino Valley Independent Fire District

[X] Police Department

[ ] Finance Department

[ ] Community Services, Parks & Recreation Department

DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION CONDITIONS OF APPROVAL

DATE: May 21, 2025

PROJECT FILE NO.: PL22-0074 (Special Conditional Use Permit), PL22-0075 (Site Approval), PL24-0080 (Tentative Tract Map No. 20634) and PL24-0081 (Special Conditional Use Permit)

LOCATION: North side of Schaefer Avenue between Euclid and Fern Avenues (APN: 1052-581-03)

APPLICANT: Orbis Real Estate Partners

1.0 TIME LIMITS:

1.1. The above referenced Site Approval and Special Conditional Use Permits shall expire on May 21, 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. The above reference Tentative Tract Map shall expire on May 21, 2027, if the final map is not recorded. 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.

1.3. 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.

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

the changes will be substantial, approval from the Planning Commission will be required.

2.4. Approval of this request shall not waive compliance with all sections of the Chino Municipal Code, all other applicable City ordinances, and applicable specific plans.

2.5. Pursuant to Government Code Section 66020, the applicant is informed that the 90-day period in which the applicant may protest the fees, dedications, reservation or other exaction imposed on this project through the conditions of approval has begun.

2.6. In the event that any condition contained herein is determined to be invalid or legally unenforceable, then 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 project's sponsors 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 exclusive contract with Waste Management for all solid waste collection and hauling services within the City. The 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 of use 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 Chino Municipal Code Title 16 (Signs) and shall require separate application and approval by the Director of Development Services prior to installation. The applicant shall submit a Sign Program to the Development Services Department for review and approval.

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.

2.13. Special Conditions:

2.13.1. Since the project is utilizing the Affordable Housing Overlay component, the applicant shall enter into an Affordable Housing Overlay agreement with the City in a form approved by the City Attorney.

2.13.2. All fees, including City Attorney fees, associated with drafting the Affordable Housing Overlay agreement shall be paid by the developer.

3.0 PRIOR TO RECORDATION OF THE FINAL MAP:

3.1. The Covenants, Conditions, and Restrictions (CC&Rs) shall be prepared in accordance with the *City Attorney Policy – Guidelines and Protocol for Review and Approval of CC&Rs* and submitted for review and approval by the Development Services and Public Works Departments, Planning and Engineering Divisions, and the City Attorney. The approved CC&Rs shall be recorded concurrently with the final map and a recorded copy

submitted to the Director of Development Services. The following items shall be included in the final CC&Rs:

3.1.1. Reciprocal agreement to assure maintenance of all common areas, including landscaping, site access points and off-street parking areas, and to assure common ingress and egress between parcels. The intent of the CC&Rs is to assure that the entire project is designed and maintained in a uniform and comprehensive manner.

3.1.2. Provide a maintenance agreement for review and approval. The proposed maintenance agreement shall contain the Owner's maintenance obligations with respect to various facilities including, but not limited to, right-of-way landscaping, private streets, sidewalks, utilities, streetlights, and Water Quality Management Plan (WQMP) features. This document must be submitted to and approved by the City before it is submitted to any other governmental entity.

3.1.3. After recordation of Tentative Tract Map No. 20634, provide one hard copy and one electronic copy of the recorded CC&Rs shall be submitted to the Director of Development Services.

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

4.1. The developer shall pay development impact fees per Engineering's conditions. Other applicable 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.

4.2. Revised plans, incorporating all conditions of approval, shall be submitted for review and approval by the Director of Development Services.

4.3. All plans shall be coordinated for consistency.

4.4. The developer shall submit two sets of structural plans/construction documents. Said plans shall include one set of structural calculations, one set of Title 24 energy calculations, and one soils report. The developer shall also submit the above documents in digital format to the Building Division once approved.

4.5. A construction management plan shall be submitted for review and approval by the Director of Development Services. The plan shall coordinate and address construction activities that may impact residents, the Police Department, School District, other parties that provide essential services, and/or surrounding businesses in adjacent areas. Elements of the plan would contain, but not be limited to, the following:

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.

4.6. A precise wall plan indicating the design, location and construction details of all walls and fences shall be submitted for review and approval by the Planning and Building Divisions. All perimeter and street-facing walls, including retaining walls, shall be decorative in nature.

4.7. 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.

4.7.1. 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.

4.8. 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.

4.9. All new ground-mounted utilities, including but not limited to cable television facilities, and telephone/fiber optic facilities, shall be undergrounded. Equipment that 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 of said utilities shall be reflected in a plan and shall be subject to the review and approval by the Director of Development Services.

4.10. 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.

4.11. 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 May 21, 2025, as prepared by AO Architects, Sitescapes, and Fuscoe Engineering. 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.

4.12. A detailed on-site exterior lighting plan shall be submitted for review and approval by the Director of Development Services. Plans shall be designed pursuant to Chino Municipal Code Section 20.10.090 (Outdoor Lighting) and shall indicate fixture design, illumination (photometric), location, height and method of shielding, so as not to adversely affect adjacent properties.

4.13. 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. This condition shall be a minimum requirement for acceptance of construction drawings for the Building plan check review.

4.14. 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.

4.15. A Water Quality Management Plan shall be prepared in accordance with County of San Bernardino requirements and submitted for review and approval by the City.

4.16. 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 Eden Mixed-Use Development Project, prepared by Applied Planning, Inc., dated September 23, 2024, as they apply to the project area, have been complied with to the satisfaction of the Director of Development Services.

4.17. Special Conditions:

4.17.1. Electrical transformers shall be located in areas that are the least visible to the public and adequately screened to the satisfaction of the Director of Development Services.

4.17.2. An Administrative Approval (AA) application shall be required if any of the proposed tenants for the drive-thru restaurants are a high-volume drive-thru user that would exceed the current drive-thru design capacity.

5.0 PRIOR TO START OF CONSTRUCTION:

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

5.2. Detailed landscape and irrigation plans for the development shall be approved by the Director of Development Services.

5.3. The approved construction management plan shall be distributed to all contractors and subcontractors and shall be maintained on-site through the duration of construction.

6.0 PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY:

6.1. All conditions of approval shall be completed to the satisfaction of the Director of Development Services.

6.2. 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.

6.3. All landscaping and irrigation shall be installed in accordance with 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.

6.4. 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.

6.5. 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.

6.6. Prior to issuance of a final certificate of occupancy, any temporary construction office buildings/trailers shall be removed from the site.

6.7. The project site shall be clean and free of trash and construction debris, and all construction equipment shall be removed from the site.

6.8. Special Condition:

6.8.1. Prior to the issuance of a Certificate of Occupancy for the residential component of PL22-0074 (Site Approval), a building permit shall be issued, and construction shall have commenced for the commercial portion of the project.

6.8.2. Provide trees planted in tree wells and/or potted plants with irrigation in areas adjacent to all shops where landscaping is not provided next to building walls, and to break up large, paved areas to enhance the landscape design. The location of these potted plants shall be shown on the landscape plans and the final number and locations shall be subject to the review and approval of the Director of Development Services.

7.0 ENVIRONMENTAL REQUIREMENTS & MITIGATION MEASURES:

7.1. Comply with all mitigation measures identified in the *Mitigation Summary Matrix* contained within the Addendum to the City of Chino General Plan Certified Environmental Impact Report (SCH# 2008091064) for the Eden Mixed-Use Development 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.

8.0 OTHER REQUIREMENTS:

8.1. 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.

8.2. The project site shall be cleared of all trash, debris, weeds, and other discarded items, and all existing buildings or structures on the project site

that are proposed to be demolished shall be removed or razed within 90 days of Planning Commission approval 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.

8.3. 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.

8.4. Building and Site Design:

8.4.1. 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.

8.4.2. 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 buildings.

8.4.3. 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.

8.4.4. 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.

8.4.5. New ladders for roof access shall be mounted on the inside of the building within the commercial projects.

8.4.6. All new overhead doors, mechanical doors and/or man doors shall be color coordinated with the building.

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

8.5. Parking and Lighting:

8.5.1. 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.

8.5.2. 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 unless reviewed and approved by the Director of Development Services.

8.5.3. 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).

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

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

8.5.6. 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.

8.5.7. Special Condition:

8.5.7.1. A parking management plan shall be prepared by the applicant and submitted to the Director of Development

Services for review and approval. The plan may include, but not be limited to the following: assignment of parking garage spaces, assignment of open parking, designation of guest parking, guest parking passes, no parking areas, enforcement, penalties, and towing. Once the plan is approved by the City, the applicant shall explain the parking assignments and restrictions to each new tenant within the development prior to commencement of the lease.

8.6. Refuse and Recycling:

8.6.1. Separate receptacles (bins) for the collection of refuse, recyclable, and organic materials shall be provided. An adequate number of bins to all for the collection of refuse, recyclable, and organic materials generated by the development shall be provided.

8.6.2. Receptables (bins) shall be located entirely within building(s) or enclosed by a 6-foot- high (1.83 m) wall and provided with a solid roof shade structure 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.

8.6.3. No refuse/recycling enclosure shall be located within any required setback area.

8.6.4. All refuse and recyclable 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.

8.6.5. Refuse storage and recycling areas shall not be used for the storage of materials other than that for which it is designed (refuse and recyclable materials). The premises shall be kept in a neat and orderly condition, and in good repair and appearance at all times.

8.7. Chino Climate Action Plan:

8.7.1. 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 CO2e 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 Services to demonstrate the required GHG reductions consistent with the City's CAP.

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.

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 10^0F (5.56^0C).

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

10.0 CONSTRUCTION SITE SECURITY:

10.1. 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 Building Official.

10.2. 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.

10.3. Each site shall have only one entry/exit gate, or as approved by the Planning Division.

10.4. Gate hinge pins shall be spot-welded or altered in such a way as to prevent easy removal.

10.5. Each gate shall have a casehardened lock and chain, or other equivalent security hardware.

10.6. "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.

10.7. 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.

10.8. Office trailers and tool bins shall be placed adjacent to gates inside the property to allow observation from outside.

10.9. 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.

10.10. Tool bins shall be secured with casehardened locks, preferably with lock guards.

10.11. 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.

10.12. Each site will have an assigned Crime Prevention Manager who is responsible for the following:

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.

Attachment:

Exhibit “A” – Mitigation Monitoring and Reporting Program

Table 5.1-1 Mitigation Summary Matrix	
Certified EIR	**Eden Mixed-Use Development Project**
Aesthetics	
Mitigation is not identified in the Certified EIR.	As substantiated in this Addendum, all aesthetics impacts of the Eden Mixed-Use Development Project would be less-than-significant. No mitigation is required of the Project.
Agriculture and Forestry Resources	
Under the General Plan, the conversion of two parcels that are currently in an active Williamson Act contract, and which are not found within The Preserve Specific Plan Area would occur. The Certified EIR determined this was a significant and unavoidable impact. No mitigation was presented.	As substantiated in this Addendum, all agriculture and forestry resources impacts of the Project would be less-than-significant. No mitigation is required of the Project.
Air Quality	
The Certified EIR determined that the proposed land uses would be inconsistent with the previous General Plan upon which the 2007 South Coast Air Quality Management Plan (SCAQMP) was based. As such, the General Plan would therefore fail to conform to the planning assumptions included in the 2007 SCAQMP. The GPU's conflict with the 2007 SCAQMP was disclosed as a significant and unavoidable impact. Additionally, increased operational-related vehicle miles travelled (VMT) would result in increased emissions of criteria pollutants for which the region is non-attainment (ozone, PM_{10}, and $PM_{2.5}$). As such, operational emissions were deemed a significant and unavoidable impact. No mitigation was available for the preceding impacts, and a statement of overriding considerations was adopted.	As substantiated in this Addendum, all air quality impacts of the Project would be less-than-significant. No mitigation is required of the Project.

Table 5.1-1 Mitigation Summary Matrix	
Certified EIR	**Eden Mixed-Use Development Project**
Biological Resources	
Mitigation is not identified in the Certified EIR.	Impacts to biological resources would be less-than-significant with the incorporation of Measures BIO-1 and BIO-2: *BIO-1 Avoidance of Nesting Migratory Birds: If possible, all vegetation removal activities shall be scheduled from August 1 to February 1, which is outside the general avian nesting season. This would ensure that no active nests would be disturbed and that removal could proceed rapidly. If vegetation is to be cleared during the nesting season, all suitable habitat will be thoroughly surveyed within 72 hours prior to clearing for the presence of nesting birds by a qualified biologist (Biologist). The Biologist shall be approved by the City and retained by the Applicant. The survey results shall be submitted by the Applicant to the City Planning Department. If any active nests are detected, the area shall be flagged and mapped on the construction plans along with a minimum 300-foot buffer, with the final buffer distance to be determined by the Project Biologist. The buffer area shall be avoided until, as determined by the Biologist, the nesting cycle is complete or it is concluded that the nest has failed. In addition, the Biologist shall be present on the site to monitor the vegetation removal to ensure that any nests, which were not detected during the initial survey, are not disturbed.*
	BIO-2 Avoidance of Nesting Burrowing Owls: No more than 72 hours prior to any site disturbances, focused surveys for the burrowing owl shall be conducted. If absence of this species is confirmed, project work can proceed. If, however, burrowing owl is located on site, the appropriate resource agencies (CDFW and USFWS) shall be contacted. The Applicant shall consult with the wildlife agencies regarding the most appropriate methods and timing for removal of owls. As necessary, owls will be actively evicted following agency approved protocols (i.e., placing a one-way door at the burrow entrance to ensure that owls cannot access the burrow once they leave). Any such active

Table 5.1-1 Mitigation Summary Matrix	
Certified EIR	**Eden Mixed-Use Development Project**
	eviction shall occur outside of the breeding/nesting season. That is, if active eviction is required, eviction shall be accomplished between September 1 and February 15. If more than 30 days have elapsed between owl eviction and completion of clearing and grubbing activities, a subsequent survey for the burrowing owl shall be conducted to ensure that owls have not re-populated the site. Any reoccupation by owls will require subsequent protocol active eviction.
Cultural Resources	
Mitigation is not identified in the Certified EIR.	As substantiated in this Addendum, all cultural resources impacts of the Eden Mixed-Use Development Project would be less-than-significant. No mitigation is required of the Project.
Energy	
The environmental topic "Energy" has been added to the CEQA Guidelines Appendix G, Environmental Checklist Form since the adoption of the Certified EIR, and was therefore not specifically addressed in the Certified EIR. Mitigation is not identified in the Certified EIR.	As substantiated in this Addendum, all energy impacts of the Eden Mixed-Use Development Project would be less-than-significant. No mitigation is required of the Project.
Geology and Soils	
Mitigation is not identified in the Certified EIR.	Geology and soils impacts would be less-than-significant with the incorporation of Measures GEO-1 and GEO-2: *GEO-1 Design and development of the Project shall comply with recommendations, specifications and performance standards identified within the Project Geotechnical Investigation. Where the Project Geotechnical Investigation is silent, requirements of the California Building Code as adopted and implemented by the City shall prevail.*

Table 5.1-1 Mitigation Summary Matrix	
Certified EIR	**Eden Mixed-Use Development Project**
	GEO-2 A qualified paleontologist shall be retained to monitor any grading or trenching activities in excess of eight feet. If paleontological resources (fossils) are discovered during Project site-disturbing activities, work shall be halted in that area to assess the significance of the find. The Project paleontologist shall be equipped to record and salvage fossil resources that may be unearthed during site-disturbing activities. The paleontologist shall be empowered to temporarily halt or divert site-disturbing activities to allow recording and removal of the unearthed resources. Any fossils found shall be evaluated in accordance with the CEQA Guidelines and offered for curation at an accredited facility approved by the City.
Greenhouse Gas Emissions	
MM AQ-2 Objective OSC-5.1 Action A1 *No later than December 31, 2013, the City shall develop and approve a Climate Action Plan ("CAP"). The CAP shall include, at a minimum, the elements specified in Exhibit D of the Settlement and Release Agreement between CREED and the City of Chino dated December 19/20, 2011.*[1]	GHG impacts would be less-than-significant with the incorporation of Measure GHG-1: *GHG-1 The Project final plans and designs shall conform to the provisions of the CAP Update through implementation of the Screening Table Measures. The Project shall implement Screening Table Measures providing for a minimum 100 points. The City shall verify incorporation of the identified Screening Table Measures within the Project building plans and site designs prior to the issuance of building permit(s) and/or site plans (as applicable). Alternatively, the Project would be required to comply with* City of Chino Municipal Code Section 15.45.070 - *GHG Performance Standards for New Development.*
Hazards and Hazardous Materials	
Mitigation is not identified in the Certified EIR.	As substantiated in this Addendum, all hazards and hazardous materials impacts of the Eden Mixed-Use Development Project would

[1] It is noted that this Mitigation Measure has been revised (as presented) since the adoption of the Certified EIR.

Table 5.1-1 Mitigation Summary Matrix	
Certified EIR	**Eden Mixed-Use Development Project**
	be less-than-significant. No mitigation is required of the Project.
Hydrology and Water Quality	
Mitigation is not identified in the Certified EIR.	As substantiated in this Addendum, all hydrology and water quality impacts of the Eden Mixed-Use Development Project would be less-than-significant. No mitigation is required of the Project.
Land Use and Planning	
Mitigation is not identified in the Certified EIR.	As substantiated in this Addendum, all land use and planning impacts of the Eden Mixed-Use Development Project would be less-than-significant. No mitigation is required of the Project.
Mineral Resources	
Mitigation is not identified in the Certified EIR.	As substantiated in this Addendum, all mineral resources impacts of the Eden Mixed-Use Development Project would be less-than-significant. No mitigation is required of the Project.
Noise	
Mitigation is not identified in the Certified EIR.	As substantiated in this Addendum, all noise impacts of the Eden Mixed-Use Development Project would be less-than-significant. No mitigation is required of the Project.
Population and Housing	
Mitigation is not identified in the Certified EIR.	As substantiated in this Addendum, all population and housing impacts of the Eden Mixed-Use Development Project would be less-than-significant. No mitigation is required of the Project.
Public Services	
Mitigation is not identified in the Certified EIR.	As substantiated in this Addendum, all public services impacts of the Eden Mixed-Use Development Project would be less-than-significant. No mitigation is required of the Project.

Table 5.1-1 Mitigation Summary Matrix	
Certified EIR	**Eden Mixed-Use Development Project**
Recreation	
Mitigation is not identified in the Certified EIR.	As substantiated in this Addendum, all recreation impacts of the Eden Mixed-Use Development Project would be less-than-significant. No mitigation is required of the Project.
Transportation	
Mitigation is not identified in the Certified EIR.	As substantiated in this Addendum, all transportation impacts of the Eden Mixed-Use Development Project would be less-than-significant. No mitigation is required of the Project.
Tribal Cultural Resources	
Mitigation is not identified in the Certified EIR.	As substantiated in this Addendum, all tribal cultural resources impacts of the Eden Mixed-Use Development Project would be less-than-significant. No mitigation is required of the Project.
Utilities and Service Systems	
Mitigation is not identified in the Certified EIR.	As substantiated in this Addendum, all utilities and service systems impacts of the Eden Mixed-Use Development Project would be less-than-significant. No mitigation is required of the Project.
Wildfire	
Mitigation is not identified in the Certified EIR.	As substantiated in this Addendum, all wildfire impacts of the Eden Mixed-Use Development Project would be less-than-significant. No mitigation is required of the Project.

PUBLIC WORKS CONDITIONS OF APPROVAL

PROJECT NO. PL22-0075 (SITE APPROVAL) & PL24-0080 (TM 20634)

DATE: May 14, 2025 PC MEETING DATE: May 21, 2025

PROJECT DESCRIPTION: Orbis Commercial Center

PROJECT LOCATION: NWC Euclid Avenue (SR-83) & Schaefer Avenue

APPLICANT: Clark Schaefer Partners, LLC PROJECT ENGINEER: Isidro Abreo

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

1.0 PRIOR TO MAP RECORDATION (FOR TM 20634):

1.1 Provide a preliminary Title Report no older than 60 days.

1.2 Submit a soils/geology report in accordance with Appendix J of the California Building Code, latest edition to the project engineer for review and approval.

1.3 Make the following dedications:

Street Name	Distance	Direction From C/L
Fern Avenue(1)	52’	East
Schaefer Avenue(1)	53’	North
Euclid Avenue(1)(3)	Varies(2)	West

(1) Include corner cut-offs at the northeast corner of the Fern Ave & Schaefer Ave intersection and at the northwest corner of the Euclid Ave & Schaefer Ave intersection.
(2) Street dedication ranges between 100 feet and 113 feet along the frontage on Euclid Ave.
(3) Additional street dedication or an easement deed is required along the property's frontage to the north (A.P.N.1052-581-04) for the construction of public improvements on Euclid Ave. Those improvements include but are not limited to sidewalk, the project driveway, parkway landscape, curb, gutter, street paving, and utilities.

1.3b Prepare and record necessary drainage easements to implement the project in accordance with drainage law.

1.4 Provide and record a reciprocal use agreement to assure common ingress and egress and joint maintenance of all common access, parking areas and drives.

1.5 Provide a set of proposed Covenants, Conditions and Restrictions (CC&R) for review and approval. The proposed CC&Rs shall contain the Association’s/Owner’s maintenance obligations with respect to various facilities including, but not limited to, right-of-way landscaping, private streets, sidewalks, utilities, street lights, and Water Quality Management Plan (WQMP) features. This document must be submitted to and approved by the City before it is submitted to any other governmental entity.

Reviewed/Approved By: J.P. Date: 5/14/25

1.6 Prepare and record a Covenant & Agreement for the two proposed contiguous parcels, which will include the storage facility building and the retail/food shops building. These parcels are proposed to share a common boundary and structural walls. The Covenant & Agreement shall establish the rights, responsibilities, and obligations of all current and future parties with an interest in either or both parcels. At a minimum, the document shall address the terms and conditions for the sale transaction of one or both of the subject parcels. The document shall also be reviewed and approved by the City prior to recordation.

1.7 Execute a Subdivision Agreement and submit security in an amount acceptable to the City Engineer to guarantee construction of the public improvements listed in 2.8. 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.

1.8 Provide a Monumentation Bond in an amount specified in writing by a Registered Engineer or Licensed Land Surveyor of Record.

1.9 Complete and file the petition for annexation of your project property to the City's Landscape and Street Lighting Maintenance District MD 2002-1.

1.10 Submit a list of proposed street names for the main driveway (new signalized intersection) for the project to the Street Naming Committee for name(s) selection.

1.11 Comply with all applicable requirements of the City Municipal Code.

1.12 Provide a Pedestrian Accessibility Plan that labels and indicates the path location and conceptual design of the following structures and facilities:

a. Sidewalks and walks (public right of way sidewalk, walks within the development);
b. Curb ramps (should be directional with one curb ramp provided for each pedestrian crossing and shall comply with the City’s Policy on Accessible Pedestrian Facilities);
c. Pedestrian crossings at driveways;
d. Crosswalks (marked, unmarked, signalized); and
e. Path of travel from right-of-way to recreation facilities (parks, restrooms) and each feature pad area or commercial building pad.

1.13 The Pedestrian Accessibility Plan requested in 1.12 should clearly indicate structures that are proposed with this site and future per other phases and/or site plans. Pedestrian facilities (privately or publicly owned) that are open to the public shall comply with accessibility standards in the City’s Policy on Accessible Pedestrian Facilities, the current edition of the CBC in effect at the time of building permit issuance or, if no permit, the date construction commences, and Part 36 of Title 28 of the Americans with Disabilities Act (ADA) regulations, which include the 2010 ADA Standards.

1.14 Existing pedestrian facilities on the frontage of the development, open to the public within the development, shall be evaluated for accessibility. The street frontage includes all adjacent pedestrian facilities, created by, extended from, or connected to any required or provided sidewalks improvements. The frontage may include sidewalks, curb ramps, connecting crosswalks (marked and unmarked), and other associated pedestrian facilities.

a. The following existing improvements shall be made compliant with accessibility regulations as a part of this project:
    i. sidewalks/walks
        a. On Fern Ave, Schaefer Ave, and Euclid Ave.
    ii. shared-use paths/multi-purpose paths
    iii. curb ramps
        a. Two (2) directional curb ramps at the northeast corner of Fern Ave and Schaefer Ave.

b. One directional curb ramp at the northeast corner of New Driveway and Schaefer Ave
c. One directional curb ramp at the southeast corner of New Driveway and Schaefer Ave
d. Two (2) directional curb ramps at the northwest corner of Euclid Ave and Schaefer Ave.

iv. crosswalk pavement and associated pedestrian facilities (pedestrian push buttons, maneuvering space, clear space)
v. driveway approaches crossings
a. Two (2) on Fern Ave.
b. One (1) on Schaefer Ave
c. Two (2) on Euclid Ave
vi. parking space (onsite, no on-street parking)

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

1.15 Pay all applicable fees pursuant to City Municipal Code including, but not limited to, plan check fees.

2.0 PRIOR TO ISSUANCE OF BUILDING PERMITS FOR ANY LOT WITHIN THE SUBDIVISION/ PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS:

2.1 Record Tract Map No. 20634 pursuant to the Subdivision Map Act and in accordance with City Municipal Code. Provide a duplicate photo Mylar of the recorded map to the City Engineer's office.

2.2 All required plans and studies shall be prepared by a Registered Professional Engineer and submitted to the project engineer for review and approval. All project plans must be approved by the City Engineer's office before a Building Permit will be issued. All maps, studies, calculation sheets, reports, etc. must be on and/or folded in an 11-inch x 8 1/2-inch standard format.

2.3 Provide a focused parking and circulation study comprising the project access/egress, internal circulation and project parking analyses. The study is subject to the review and approval of the City Traffic Engineer.

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

2.5 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.

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

2.7 Design and install a monitoring manhole (per City Standard No. 530) on each domestic sewer lateral connection 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.

2.8 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: (Please coordinate and verify all requirements with the project engineer.)

	Street Names			
	Fern Avenue(1)	Schaefer Avenue	Euclid Avenue(1)(8)	
Curb & Gutter (Offset from Centerline)		X(36')	X(84'-98')(2)	
Sidewalk (Width)	X(6')	X(8')	X(5')	
Asphalt Concrete Pavement on Aggregate Base (Width from Centerline)(3)	X(3)	X	X	
Asphalt Concrete Overlay	X	X	X	
Driveways (# of dwys)(4)	X(2)	X(1)	X(2)	
Street Lights(5)	X	X	X	
Median Island and Landscaping	X(6)		X(7)	
Parkway Landscaping(9)	X	X	X	
Striping and Traffic Controls(10)	X	X	X	
Traffic Signal/Signal Modification	X(11)	X(12)	X(13)	
Traffic Signal Interconnect(14)			X	
Sewer(15)	X			
Storm Drain(16)		X	X	
Domestic Water(17)	X	X	X	
Recycled Water				
Fire Hydrants as required by CVIFD(18)	X	X	X	

(1) All pedestrian facilities along the project frontage shall be made accessible per the City's Policy on Accessible Pedestrian Facilities. All existing public street improvements not up to current standards shall be remediated. This includes, but is not limited to, the removal and/or repair of any substandard or broken curb, gutter, sidewalks, pedestrian push buttons, crosswalks, and/or curb ramps.

(2) An additional southbound right-turn lane is required to provide access to the two new driveways on Euclid Ave. The extent of this lane is between the northerly property line of APN 1052-581-04 and the new driveway closest to the Euclid Ave & Schaefer Ave intersection.

(3) Grind and overlay or replacement of the existing street paving shall be required on Fern Avenue, Schaefer Ave, and Euclid Ave along the project frontage from the edge of pavement to the centerline of the streets. This will be based on the R-value and existing pavement condition of said streets as determined by core samples and the extent of any proposed utility improvements. Based on the extent

of the storm drain improvements for this project, the full extent of the Fern Ave and Schaefer Ave intersection will also be included. All paving requirements will be at the discretion of the City Engineer.

(4) The proposed driveways shall be constructed per City of Chino Standard No. 250 with 5-ft minimum sidewalks. Truncated domes are to be provided where the driveway approach is signalized or stop controlled, per ADA requirements.

(5) Streetlights on Fern Ave, Schaefer Ave and Euclid Ave shall be designed and constructed for public use using Southern California Edison's LS-2 rate plan.

(6) Modify the existing median on Fern Avenue, near the north property line, to provide a turn pocket for southbound left turns into the project and allow for westbound left turns from the project. Note: The existing median has an opening precisely in line with the northerly property line that would need to accommodate the southbound left and westbound left turning movements.

(7) A southbound left turn lane pocket is required at the Euclid Avenue & Schaefer Ave intersection. This lane requires a median to be constructed between the left-turn lane and the adjacent southbound through lane. The length of the median will be from the Euclid Ave & Schaefer intersection to just north of the new project driveway to enforce a right-in/right-out-only access at the new driveway closest to the intersection. The final design of this turn lane shall be designed and constructed to the satisfaction of the City Engineer. The street improvements shall be designed in conformance with Caltrans Highway Design Manual standards and specifications.

(8) Euclid Avenue is designated as a Major Arterial with a raised median with curbs and landscaping. In lieu of constructing said median improvements and installing landscape and irrigation systems, the developer shall pay an "in-lieu" fee to the City for the City to construct in the future.

(9) The property owner is responsible for the parkway landscape maintenance. Parkway landscape and irrigation must be installed along the project frontage on Fern Ave, Schaefer Ave, and Euclid Ave.

(10) New signing & striping is required at the new signalized intersection at the new driveway & Schaefer Ave. Both the Fern Ave & Schaefer and the Euclid Ave & Schaefer Ave intersections require restriping to accommodate the new curb ramps, sidewalks, and crosswalks. The City Traffic Engineer will determine the limits of the signing & striping.

(11) Modify the existing traffic signal on Fern Ave and Schaefer Avenue to accommodate the new curb ramps and corresponding pedestrian push buttons.

(12) A new signal is required at the new project driveway and Schaefer Avenue, between Fern Ave and Euclid Ave. Refer to Condition 1.13 for corresponding street improvements at the intersection, including those on the south side of Schaefer Ave.

(13) Modify the existing traffic signal on Euclid Ave and Schaefer Avenue to accommodate a modified southbound left turn pocket lane, new crosswalks, and curb ramps with corresponding pedestrian push buttons.

(14) As directed by the City Traffic Engineer, install conduit and pull boxes along the project frontage to accommodate future traffic signal fiber optics.

(15) A new public sewer lateral is to be constructed on Fern Ave, in line with the new drive aisle near the northern property line. The extent of this public line is from the point of connection to the City main and the proposed sewer monitoring manhole at the R.O.W./property line. The proposed onsite sewer lines shall be private. Refer to Condition 2.15 for private utility maintenance requirements.

(16) A new storm drain line is being proposed along Schaefer Ave, connecting with the city's existing storm drain main line at the Fern Ave & Schaefer Ave intersection. These improvements will require updating the City's Master Plan of Drainage, as indicated in Condition 2.23.

(17) Multiple water meters and service laterals constructed proposed on Schaefer Ave and one on Euclid Ave. Refer to City of Chino Std. 415A&B for 3" or larger meters. Water lines that go from the meter to the structures shall be private. Refer to Condition 2.15 for private utility maintenance requirements.

(18) The applicant/property owner shall be solely responsible for any future maintenance and repair of fire service laterals at the project site in accordance with City Code, Chapters 13.04.175 and 13.12.150.

2.9 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 City's Accessibility Coordinator and City Engineer.

2.10 Obtain design and plan approval from appropriate utility companies for undergrounding all overhead (dry) utility lines adjoining and interior to the project, including power lines of 34.5 kV or less, pursuant to City Municipal Code, Chapter 13.32. To accommodate the public improvements on Schaefer Avenue, relocation of the existing poles is required, in addition to the undergrounding of utility lines. Power lines exceeding the 34.5kV threshold can remain above ground with the relocated poles.

2.11 Prepare and submit a sewer collection system analysis to determine if downstream facilities are adequate to handle the proposed development. The analysis will evaluate the proposed point(s) of connection and determine if there are any system deficiencies or needed improvements in order for the proposed development to be connected to the City's sanitary sewer collection system.

2.12 Pay all applicable fees pursuant to City Municipal Code including, but not limited to, the Development Impact Fees (DIF) and Sewage Facilities Development Fee (SFDF). The actual amount of fees due to the City will be based on the fee schedule in place on the date that the fees are due, or the date that they are paid, whichever occurs last. The fee amount stated in this notice is subject to change based on (1) annual adjustments for inflation, pursuant to Chino Municipal Code, Chapter 3.40.100 or 3.45.100, (2) revisions to the Chino Municipal Code, and (3) updates to the fee studies and nexus reports adopted by the City.

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

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

2.14 Pursuant to Santa Ana Regional Water Quality Control Board Order Number R8-2010-0036, NPDES Permit No. CAS618036, prepare a project-specific Water Quality Management Plan (WQMP) and submit to the project engineer for review and approval. To address NPDES Permit requirements to the maximum extent practicable, the project shall be designed to specify preferential use of Low Impact Development Best Management Practices that reduce pollutants and runoff volume through structural measures (e.g. infiltration, harvesting, and bio-treatment) and non-structural measures (e.g. preserving natural areas, clustering development, and reducing

impervious areas). The WQMP shall conform to the requirements of the San Bernardino County Stormwater Program, 2013 WQMP Technical Guidance Document and include the Trash Order Implementation Plan requirements.

2.15 Any future maintenance and repair of sewer laterals, except for the portion of lateral located within the public right-of-way or public easement, and domestic water or fire service laterals to the project site shall be the sole responsibility of the applicant/property owner in accordance with City Code, Chapter 13.04.175 and 13.12.150.

2.16 Convey ownership of all onsite water wells that may exist to the City and convert to monitoring wells as directed by the City's Public Works Environmental staff and 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).

2.17 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.

2.18 All public street corners shall have a minimum curb radii per City Municipal Code, Chapter 19.06 and City Standards and Specifications.

2.19 Provide adequate sight distance (per City Standard No. 865) for each project driveway and at all intersections. Landscaping type and height shall be maintained to ensure sight distance requirements are perpetuated.

2.20 Submit to the City electronic files, in Adobe Acrobat PDF format, of all submittals, including reports, studies, improvement plans, and City redlines of previous submittals. Include AutoCAD and Esri GIS shape files as an e-transmitted zip file of all approved improvement plans.

2.21 The developer shall be responsible for the modification of traffic signals at the Fern Ave & Schaefer Ave and Euclid Ave & Schaefer Ave intersections. 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 City accepts the improvements to the satisfaction of the City Engineer.

2.22 Comply with all requirements of the Traffic Impact Analysis (TIA) dated June 13, 2024 including participation in fair share contributions and construction of required improvements and mitigation measures as shown on the Mitigation Monitoring and Reporting Program, to mitigate impacts.

2.23 Provide an addendum to the City of Chino's Master Plan of Drainage (MPD) to include the proposed storm drain line that is required for this project, which will connect to the City's existing storm drain line under System 82. Include an analysis of cost impacts to the system and provide updated system drawings to "slip sheet" them into the MPD.

3.0 PRIOR TO REQUEST AND RELEASE OF ANY OCCUPANCY PERMITS:

3.1 Construct and secure Public Works Department approval of all public facilities enumerated under Section 2.8 above (per Resolution No. 88-23).

3.2 Underground all utility lines adjoining and interior to the project, including power lines of 34.5kV or less in accordance with City Municipal Code, Chapter 13.32.

3.3 Distribute for signature of all buyers, the information and disclosure notice announcing that the 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.

3.4 Distribute for signature of all buyers, the information and disclosure notice announcing that the project property will be subject to an annual special East Chino Specific Plan area Community Facilities District Tax.

3.5 The applicant's Civil Engineer shall field verify that all BMPs are designed, constructed, and functional in accordance with the approved WQMP. BMPs shall also be inspected by Public Works Environmental staff. Coordinate inspection with staff and submit a completed City of Chino BMP field verification form for review and approval.

3.6 Rehabilitate all street pavement impacted by utility trench repairs as directed by City staff. Install signing and striping per approved plans.

3.7 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.

3.8 Pay all remaining applicable fees pursuant to City Municipal Code.

4.0 PRIOR TO FINAL ACCEPTANCE/PROJECT CLOSEOUT:

4.1 Complete all Conditions of Approval listed under Sections 1-3 above.

4.2 Submit to the City a letter from the surveyor indicating monuments required for the map have been set and they have been fully paid for their services.

4.3 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 e-transmitted 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. PL22-0075 (SA) & PL24-0080 (TM 20634)

PROJECT ENGINEER: Isidro Abreo
DATE: 5/14/2025

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 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
- ☒ Storm Drain Plan- *New public storm drain line on Schaefer Ave*
- ☒ 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 Improvement Plan
- ☒ 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 drawings to add the sewer service lateral and monitoring manhole*
- ☒ Domestic Water Plan- *Revise record drawings to add the water service laterals and meters*
- ☒ Street Light Plan
- ☒ Voltage Drop Calculations (Signed and Sealed by a Registered Engineer)
- ☒ Signing and Striping Plan
- ☒ Traffic Signal Interconnect Plan- *Euclid Avenue*
- ☒ Traffic Signal Plan- *New signal plan for 'New Driveway' and Schaefer Ave*
- ☒ Traffic Signal Mod Plan- *Revise existing signal plan for Fern Ave & Schaefer Ave*
- ☒ Traffic Signal Mod Plan- *Revise existing signal plan for Euclid Ave & Schaefer Ave*
- ☒ 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

Harvey Luth
President
Sarah-Ramos Evinger
Vice President
John DeMonaco
Tom Haughey
Mike Kreeger

Fire Chief
Dave Williams

May 13, 2025

2022-00003067

CLARK SCHAEFER PARTNERS, LLC 280 NEWPORT CENTER DR STE 240 NEWPORT BEACH, CA - California 92660	Project Name: ORBIS COMMERCIAL PL22-0074-0075, PL23-0111, PL24-0080-0081 Project Address: NW CORNER OF EUCLID & 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).

3.1 A residential "life safety" fire sprinkler system is required. The developer shall submit an electronic/PDF set of detailed plans and hydraulic calculations to the Community Risk Reduction Division for approval. The system shall be installed, tested and approved prior to occupancy. The system shall meet the standards of NFPA 13R or 13D and Fire District Standard No.126. Dwellings in excess of 5,000 square feet shall provide calculations of the (4) four most remote sprinkler heads. For NFPA 13R systems, 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 neat 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 Smoke and Carbon Monoxide alarms are required to be installed per Section 310 of the California Building Code, current adopted edition. Locations shall be in accordance with code requirements.

3.9 Exits, doors, signs and approved path marking shall be installed in accordance with the current adopted edition of the California Building Code, Section 1007

3.10 "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.

3.11 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.

3.12 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.

3.13 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.

3.14 Residential street addresses shall be posted with a minimum of four inch (4") numbers, shall be electrically illuminated (by 12-volt power source only) by internal means during the hours of darkness. Posted numbers shall contrast with the background used and be

legible from the street in accordance with the California Fire Code, current adopted edition. Where building is set back more than 100 feet from the roadway, additional non-illuminated four inch (4") numbers shall be displayed at the property access entrance. These numbers shall also contrast with the background used. Please refer to Fire District Standard No. 122.

3.15 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, 126, 133, 141, 143

CVFD Standards available online at http://www.chinovalleyfire.org

POLICE DEPARTMENT
CONDITIONS OF APPROVAL

DATE: May 21, 2025

PROJECT FILE NO.: PL22-0074 (Special Conditional Use Permit), PL22-0075 (Site Approval), PL24-0080 (Tentative Tract Map No. 20634) and PL24-0081 (Special Conditional Use Permit)

LOCATION: North side of Schaefer Avenue between Euclid and Fern Avenues (APN: 1052-581-03)

APPLICANT: Orbis Real Estate Partners

1.0 GENERAL REQUIREMENTS:

1.1. FLOCK cameras shall be installed and adequately positioned to cover main entrances and exits to the property (Schaefer and Euclid Avenues).

1.2. Install and adequately position license plate reader quality security cameras capable of capturing nighttime video to cover door entrances (directed towards faces), rear of the properties, parking lots, entrance and exit to residential parking structure, and safe storage locations with 24/7 monitoring. Consider private security during nighttime/early morning hours. Allow access to camera system to our Real Time Crime Center Analysts for in progress calls for service/crimes in progress. Contact Leah Green Chino PD (909-334-3060).

1.3. *A CPTED (Crime Prevention Through Environmental Design) inspection can be scheduled to assist with recommendations on camera placement for best coverage.

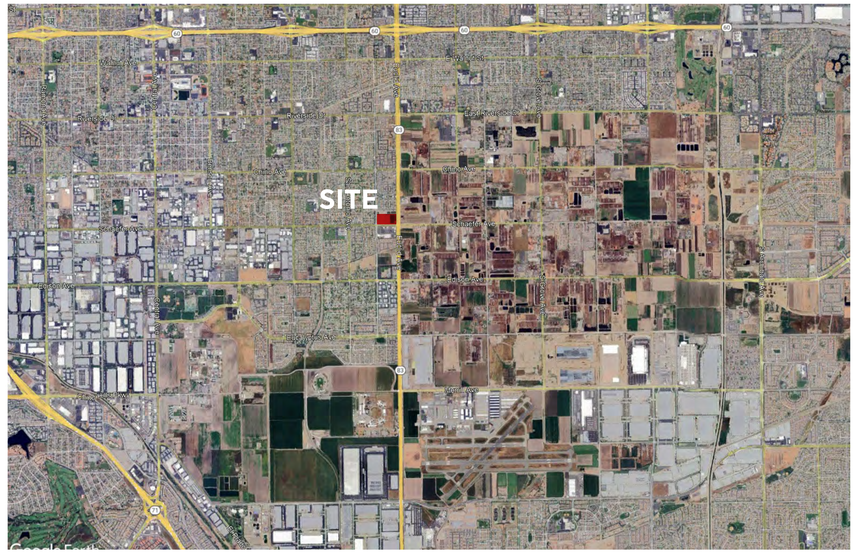
NWC EUCLID & SCHAEFER

CHINO, CALIFORNIA

PLANNING REVIEW PACKAGE

APN 1052-581-03





KEYPLAN
N.T.S.

APPLICANT

ORBIS REAL ESTATE PARTNERS
280 NEWPORT CENTER DRIVE, #240
NEWPORT BEACH, CA 92660
CONTACT: GRANT ROSS
949.688.6931

OWNER

ORBIS REAL ESTATE PARTNERS
280 NEWPORT CENTER DRIVE, #240
NEWPORT BEACH, CA 92660
CONTACT: GRANT ROSS
949.688.6931

ARCHITECT

AO ARCHITECTS
144 NORTH ORANGE AVENUE
ORANGE,CA 92688
CONTACT: BILL PERKINS
714.639-9860 X 218

LANDSCAPE ARCHITECT

SITESCAPES
3190 B-2 AIRPORT LOOP DRIVE
COSTA MESA, CA 92626
CONTACT: SCOTT SHOUP
949.644.9370

CIVIL ENGINEER

FUSCOE ENGINEERING
15535 SAN CANYON, SUITE 100
IRVINE, CA 92618
CONTACT: SAMANTHA FABING, P.E.
949.474.1960

SHEET INDEX

1	COVER SHEET
2	COMMERCIAL PERPSECTIVE VIEWS
3	COMMERCIAL PERPSECTIVE VIEWS
4	RESIDENTIAL PERPSECTIVE VIEWS
5	OVERALL SITE PLAN
6	FIRE ACCESS PLAN
7	COMMERCIAL WASTE MANAGEMENT PLAN
8	BUILDING MASSING PLAN
9	FAST FOOD PAD 1 -FLOOR PLAN
10	FAST FOOD PAD 1 -ROOF PLAN
11	FAST FOOD PAD 1 -EXTERIOR ELEVATIONS
12	FOOD SHOPS 1 -FLOOR PLAN
13	FOOD SHOPS 1 -ROOF PLAN
14	FOOD SHOPS 1 -EXTERIOR ELEVATIONS
15	RETAIL / FOOD SHOPS -FLOOR PLAN
16	RETAIL / FOOD SHOPS -ROOF PLAN
17	RETAIL / FOOD SHOPS-EXTERIOR ELEVATIONS
18	SELF STORAGE-FLOOR PLANS
19	SELF STORAGE-ROOF PLAN
20	SELF STORAGE-EXTERIOR ELEVATIONS
21	SELF STORAGE SOUTH ELEVATION (W/RETAIL/FOOD SHOPS)
22	LINE OF SIGHT EXHIBIT
23	LINE OF SIGHT EXHIBIT
24	COMMERCIAL COLOR AND MATERIALS BOARD
25	RESIDENTIAL PROJECT SUMMARY
26	RESIDENTIAL ENLARGED SITE PLAN
27	OPEN SPACE PLAN
28	RESIDENTIAL WASTE MANAGEMENT PLAN
29	RESIDENTIAL BUILDING PLAN – 1ST LEVEL
30	RESIDENTIAL BUILDING PLAN – 2ND LEVEL
31	RESIDENTIAL BUILDING PLAN – 3RD LEVEL
32	RESIDENTIAL BUILDING PLAN – 4TH LEVEL
33	RESIDENTIAL ROOF PLAN
34	RESIDENTIAL BUILDING SECTION
35	RESIDENTIAL ELEVATIONS
36	RESIDENTIAL ELEVATIONS
37	RESIDENTIAL UNIT PLANS
38	RESIDENTIAL COLOR AND MATERIAL BOARD
39	EUCLID & SCHAEFER ENTRY PYLON DETAILS & VIEWS
40	GENERAL NOTES, SYMBOL LIST & ABBREVIATIONS
41	SITE LIGHTING PHOTOMETRIC PLAN
42	DETAILS & LIGHTING FIXTURE SPECS
C1	SITE UTILIZATION
C2	CONCEPTUAL GRADING PLAN
C3	CONCEPTUAL GRADING PLAN
C4	SECTIONS
C5	CONCEPTUAL UTILITY PLAN
C6	TENTATIVE TRACT MAP
C7	SITE UTILIZATION MAP
C8	TENTATIVE TRACT MAP SECTIONS
L1	CONCEPTUAL LANDSCAPE PLAN
L2	AMENITY ENLARGEMENTS
L3	AMENITY ENLARGEMENTS
L4	AMENITY ENLARGEMENTS
L5	FENCE AND WALL PLAN
L6	FENCE AND WALL DETAILS
L7	AESTHETIC LIGHTING PLAN
L8	PEDESTRIAN CIRCULATION PLAN



VIEW OF FAST FOOD PAD 1 LOOKING SOUTHEAST 1



VIEW OF FAST FOOD PAD 1 LOOKING SOUTHWEST 2



VIEW OF FOOD SHOPS 1 LOOKING SOUTHEAST 3



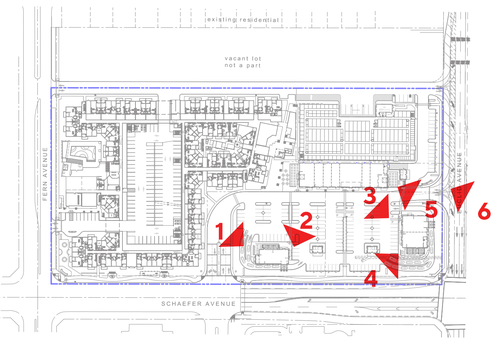
VIEW OF FOOD SHOPS 1 LOOKING NORTHEAST 4



VIEW OF RETAIL FOOD SHOPS LOOKING NORTHWEST 5



VIEW OF RETAIL FOOD SHOPS AND SELF STORAGE LOOKING NORTHWEST 6



ORBIS REAL ESTATE PARTNERS

ORBIS - NWC EUCLID & SCHAEFER

Chino, CA

COMMERCIAL PERSPECTIVE VIEWS

AO Architecture. Design. Relationships.

FUSCOE ENGINEERING

SITESCAPES Landscape Architecture & Planning

02

Scale
Job No. 2021-708
Date 2025-05-09



VIEW OF SELF STORAGE LOOKING SOUTHWEST 7



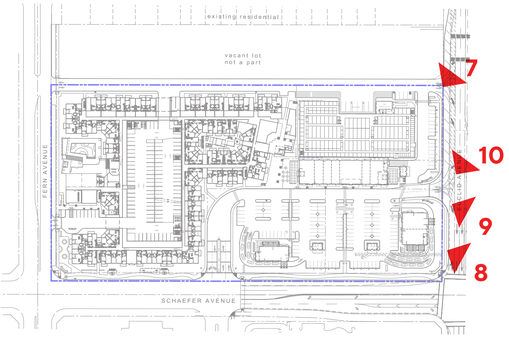
VIEW OF FOOD SHOPS 1 LOOKING NORTHWEST 8



VIEW OF EUCLID ENTRY PYLONS LOOKING NORTHWEST 9



VIEW OF EUCLID ENTRY PYLONS LOOKING SOUTHWEST 10



ORBIS REAL ESTATE PARTNERS

ORBIS - NWC EUCLID & SCHAEFER

Chino, CA

COMMERCIAL PERSPECTIVE VIEWS

Architecture. Design. Relationships.

FUSCOE ENGINEERING

SITESCAPES Landscape Architecture & Planning

03

Scale
Job No. 2021-708
Date 2025-05-09



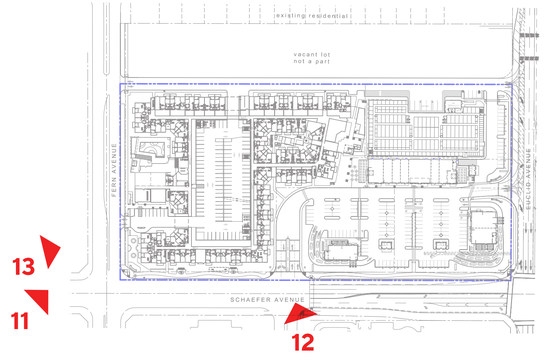
VIEW OF FERN AVENUE AND SCHAEFER AVENUE LOOKING NORTH EAST 11



VIEW OF SCHAEFER AVENUE ENTRY LOOKING NORTH 12



VIEW OF FERN AVENUE AND SCHAEFER AVENUE CORNER LOOKING EAST 13



ORBIS REAL ESTATE PARTNERS

ORBIS - NWC EUCLID & SCHAEFER

Chino, CA

RESIDENTIAL PERSPECTIVE VIEWS

Architecture. Design. Relationships.

FUSCOE ENGINEERING

SITESCAPES Landscape Architecture & Planning

04

Scale
Job No. 2021-708
Date 2025-05-09

existing residential

vacant lot
not a part

FERN AVENUE

EUCLID AVENUE

SCHAEFER AVENUE

VEHICULAR ENTRY

TRASH STAGING

USPS

CALL BOX

4-LEVEL
SELF STORAGE
±132,438 SF

4 stalls

16 stalls

214'6"
RETAIL/FOOD
SHOPS
13,800 SF

FAST FOOD
PAD 1
72' 35'
2,500 SF

123 stalls

60'
FOOD
SHOPS 1
4,500 SF
78'

TABULATIONS

APN:	1052-581-03
SITE GROSS AREA	458,159 SF (10.52 ACRES)
SITE NET AREA	427,692 SF (9.82 ACRES)
GENERAL PLAN LAND USE DESIGNATION	GC
ZONING DESIGNATION	GC/MUO

BUILDING AREAS (COMMERCIAL):

RETAIL/FOOD SHOPS	13,800 SF
FOOD SHOPS 1	4,500 SF
FAST FOOD PAD 1	2,500 SF
SELF STORAGE	132,438 SF
COMMERCIAL BUILDING TOTAL	153,238 SF

132,438 SF (PUBLIC STORAGE)/377,125 SF (RESIDENTIAL) + 153,238 SF (COMMERCIAL) = 24.9
24.9<25
(PUBLIC STORAGE FLOOR AREA SHALL NOT EXCEED 25% OF GFA FOR RESIDENTIAL AND NON-RESIDENTIAL USES)

BUILDING AREAS (RESIDENTIAL):

APARTMENTS	377,125 SF
PARKING STRUCTURE	180,429 SF
FLOOR AREA RATIO-NON-RESIDENTIAL (153,238/427,692)	.36
LOT COVERAGE 99,509(RES)+20,800(RET)+34,911(SS)+39,459(PS)/427,692	46% COVERAGE
LANDSCAPE COVERAGE: 77,713 SF/427,692 SF	18.1% COVERAGE (15% REQ.)

TOTAL PARKING REQUIRED

RETAIL/FOOD/OUTDOOR DINING(SHOPPING CENTER)	102 STALLS (@4/1000)
SELF STORAGE	10 STALLS (1/100 SU)
RESIDENTIAL	448 STALLS/27 GUEST STALLS
	587 STALLS
TOTAL PARKING PROVIDED	630 STALLS
COMMERCIAL	143 STALLS
RESIDENTIAL	487 STALLS

COMMERCIAL EV STALLS

TOTAL NUMBER OF REQUIRED EV CAPABLE SPACES: (PER 2022 CAL GREEN, TABLE 5.108.5.3.1)	35
TOTAL NUMBER OF PROVIDED EV CAPABLE SPACES:	35
TOTAL NUMBER OF REQUIRED EV CAPABLE SPACES WITH CHARGING EQUIPMENT: (PER 2022 CAL GREEN, TABLE 5.108.5.3.1)	9
TOTAL NUMBER OF PROVIDED EV CAPABLE SPACES WITH CHARGING EQUIPMENT:	9
ACCESSIBLE PARKING REQUIRED (2% TOTAL)	13 STALLS
ACCESSIBLE PARKING PROVIDED	19 STALLS
BICYCLE PARKING REQUIRED	32 STALLS (630 STALLS X 5%)
BICYCLE PARKING PROVIDED	33 STALLS

SEE SHEET 25 FOR ADDITIONAL RESIDENTIAL BUILDING AND SITE INFORMATION

ORBIS REAL ESTATE PARTNERS

ORBIS - NWC EUCLID & SCHAEFER

Chino, CA

OVERALL SITE PLAN

Architecture. Design. Relationships.

FUSCOE ENGINEERING

SITESCAPES Landscape Architecture & Planning

05

Scale 1" = 40'-0"
Job No. 2021-708
Date 2025-05-09

existing residential

vacant lot
not a part

FERN AVENUE

EUCLID AVENUE

SCHAEFER AVENUE

PORTE COCHERE

LOBBY

OFFICE

BREAK / MTG

LEGEND

FIRE LANE (26' MIN)

FIRE HYDRANT LOCATION

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FIRE ACCESS PLAN

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06

Scale	1" = 40'-0"
Job No.	2021-708
Date	2025-05-09

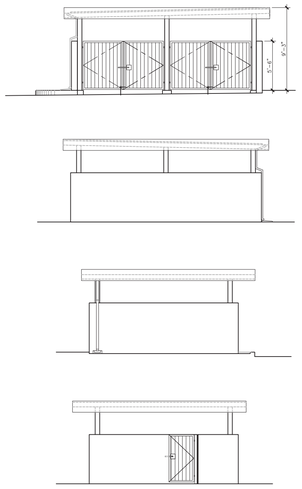
existing residential

vacant lot
not a part

FERN AVENUE

EUCLID AVENUE

SCHAEFER AVENUE



TRASH ENCLOSURE ELEVATIONS



TRASH ENCLOSURE REFERENCE IMAGE

LEGEND

TRASH HAULER TRUCK ROUTE

TRASH ENCLOSURE
14'-3" X 24'-4", 6' TALL CMU ENCLOSURE
W/STEEL FRAMED COVER

SEE SHEET 28 FOR THE RESIDENTIAL
WASTE MANAGEMENT EXHIBIT

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Chino, CA

COMMERCIAL WASTE MANAGEMENT PLAN

AO Architecture. Design. Relationships.

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07

Scale	1" = 40'-0"
Job No.	2021-708
Date	2025-05-09

existing residential

vacant lot
not a part

NOT A PART

FERN AVENUE

EUCLID AVENUE

SCHAEFER AVENUE

4-LEVEL
SELF STORAGE
±132,438 SF

214'6"
RETAIL/FOOD
SHOPS
13,800 SF

FAST FOOD
PAD 1
2,500 SF

FOOD
SHOPS 1
4,500 SF

4 stalls

16 stalls

123 stalls

VEHICULAR ENTRY

TRASH STAGING

GATE

COURTYARD

OPEN TO SKY

PARKING 93

USPS

CALL BOX

LOUNGE 2

LOBBY

FORTE COCHERE

24'-BY-LOADING

60'

78'

35'

72'

LEGEND

- 5 STORY MASSING (55' HEIGHT)
- 3-4 STORY MASSING (36-50' HEIGHT) @ SELF STORAGE
- 4 STORY MASSING (45' HEIGHT)
- 3 STORY MASSING (35' HEIGHT)
- 1 STORY MASSING (25' HEIGHT)

NORTH

1"=40'-0" 0 20' 40' 80' 120'

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BUILDING MASSING PLAN

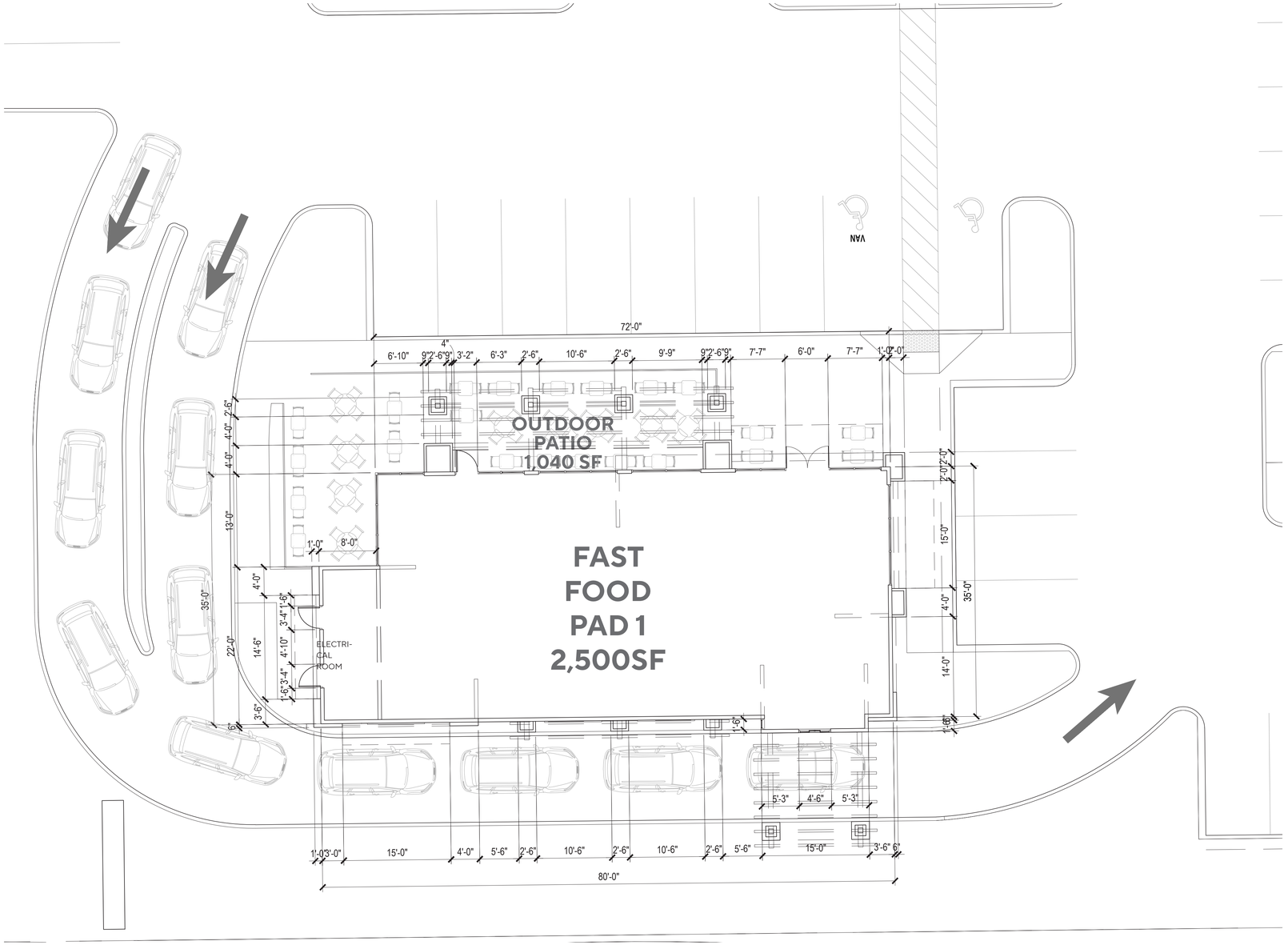
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08

Scale 1" = 40'-0"
Job No. 2021-708
Date 2025-05-09



FAST FOOD PAD 1	2,500 SF
OUTDOOR PATIO	1,040 SF
TOTAL SF	3,540 SF

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FAST FOOD PAD 1 - FLOOR PLAN

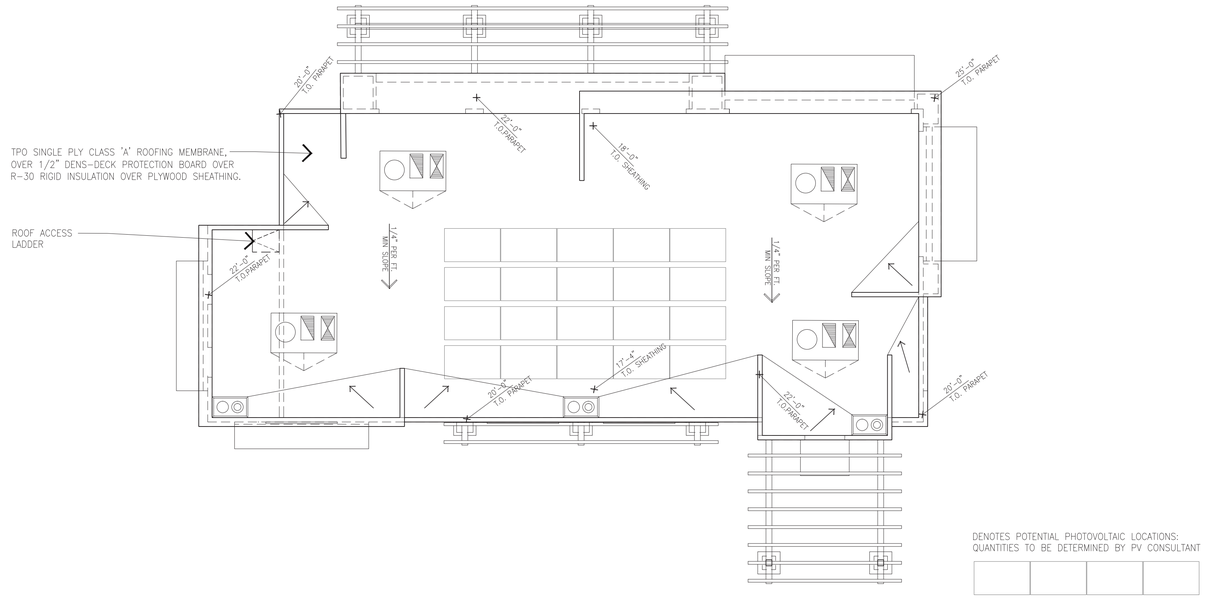
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SITESCAPES Landscape Architecture & Planning

09

Scale	1/8" = 1'-0"
Job No.	2021-708
Date	2025-05-09



DENOTES POTENTIAL PHOTOVOLTAIC LOCATIONS; QUANTITIES TO BE DETERMINED BY PV CONSULTANT

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FAST FOOD PAD 1 - ROOF PLAN

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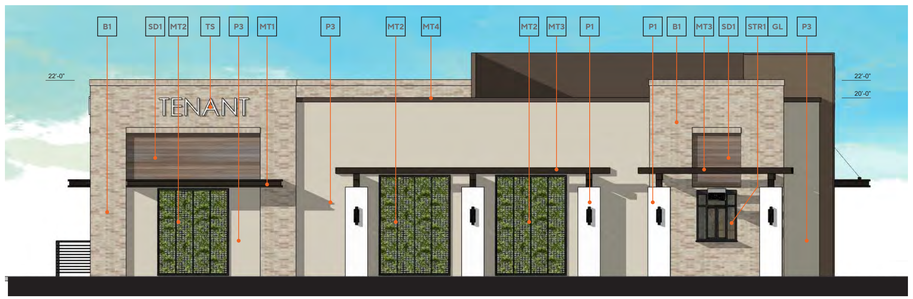
SITESCAPES Landscape Architecture & Planning

10

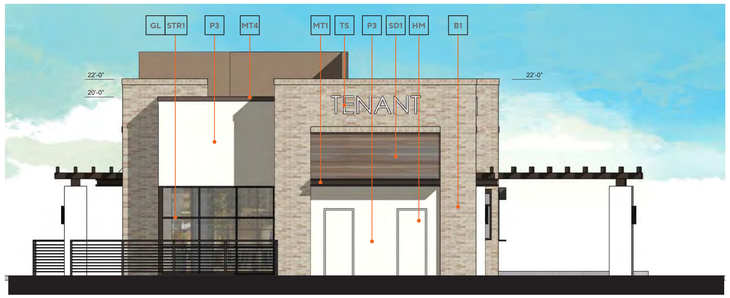
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Job No.	2021-708
Date	2025-05-09



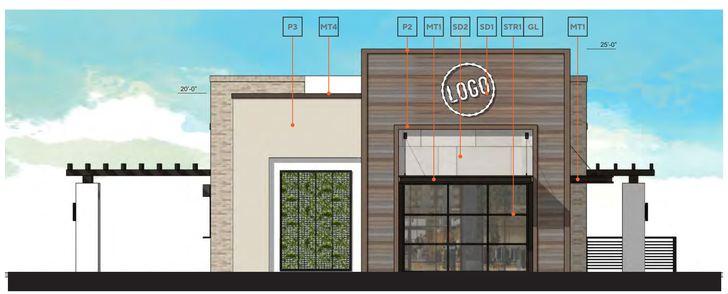
1. NORTH ELEVATION



2. SOUTH ELEVATION



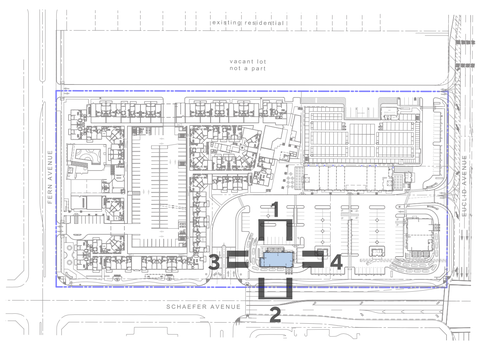
3. WEST ELEVATION



4. EAST ELEVATION

LEGEND

SD1	FIBERON COMPOSITE CLADDING -WILDWOOD BLEND, PALO, MORA, KOA
SD2	EQUITONE (NATURA) FIBER CEMENT BOARD COLOR: N861
MT1	HANGING METAL CANOPY WITH TENSION ROD SUPPORT AND STAINED CEDAR UNDERSIDE COLOR TO MATCH BERRIDGE "DARK BRONZE"
MT2	WALL MOUNTED METAL VINEAGE LATTICE COLOR TO MATCH BERRIDGE "DARK BRONZE"
MT3	METAL TUBE BEAMS COLOR TO MATCH BERRIDGE "DARK BRONZE"
MT4	METAL FASCIA / TRIM COLOR TO MATCH BERRIDGE "DARK BRONZE"
MT5	METAL FASCIA / TRIM COLOR TO MATCH BERRIDGE "WHITE"
P1	EXTERIOR CEMENT PLASTER FINISH SEMI-SMOOTH BY OMEGA COLOR TO MATCH DUNN EDWARDS DEW381 - DROPLETS
P2	EXTERIOR CEMENT PLASTER FINISH SEMI-SMOOTH BY OMEGA COLOR TO MATCH DUNN EDWARDS DEC755 - COCOA
P3	EXTERIOR CEMENT PLASTER FINISH SEMI-SMOOTH BY OMEGA COLOR TO MATCH DUNN EDWARDS DEC773 - HEATHER
P4	EXTERIOR CEMENT PLASTER FINISH SEMI-SMOOTH BY OMEGA COLOR TO MATCH DUNN EDWARDS DET454 - ARIZONA CLAY
P5	EXTERIOR CEMENT PLASTER FINISH SEMI-SMOOTH BY OMEGA COLOR TO MATCH DUNN EDWARDS DE5740 - DEEP LAGOON
B1	ENDICOTT BRICK BLEND OF 30% GOLDEN BUFF, 30% LIGHT SANDSTONE, 20% DARK SANDSTONE, 20% LIGHT GRAY BLEND THIN BRICK TEXTURE: "VELOUR"
STR1	ALUMINUM STOREFRONT ARCADIA INC. AB-7 DARK BRONZE
GL1	GLAZING PPG IDEASCAPES 60 CLEAR
HM	HOLLOW METAL DOOR COLOR TO MATCH ADJACENT COLOR
LT1	DECORATIVE WALL SCONCE
G	GLASS OVERHEAD SECTIONAL DOOR



KEY PLAN N.T.S.

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FAST FOOD PAD 1 - EXTERIOR ELEVATIONS

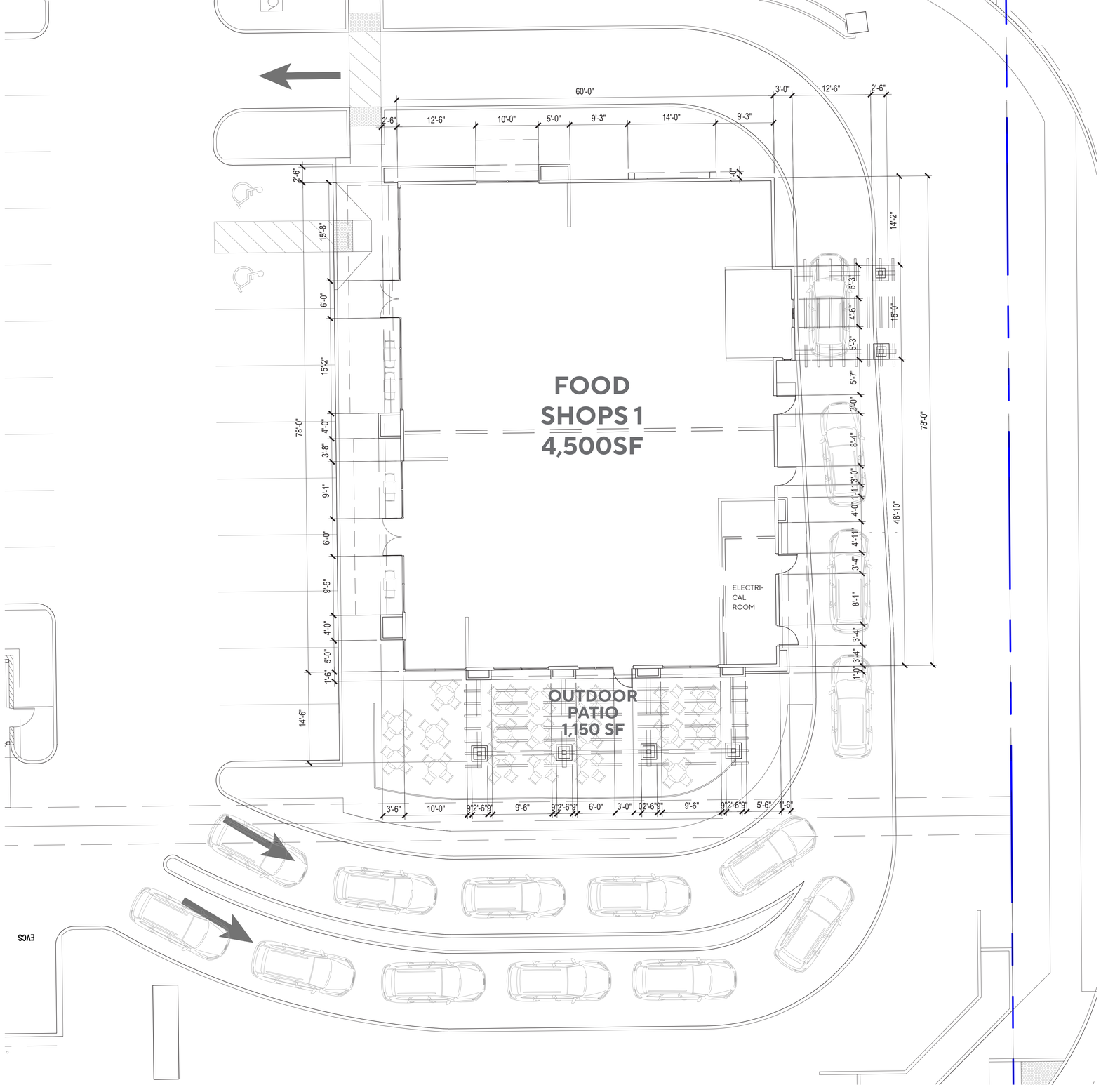
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Scale 1/8" = 1'-0"
Job No. 2021-708
Date 2025-05-09



FOOD SHOPS 1	4,500 SF
OUTDOOR PATIO	1,150 SF
TOTAL SF	5,650 SF

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FOOD SHOPS 1 - FLOOR PLAN

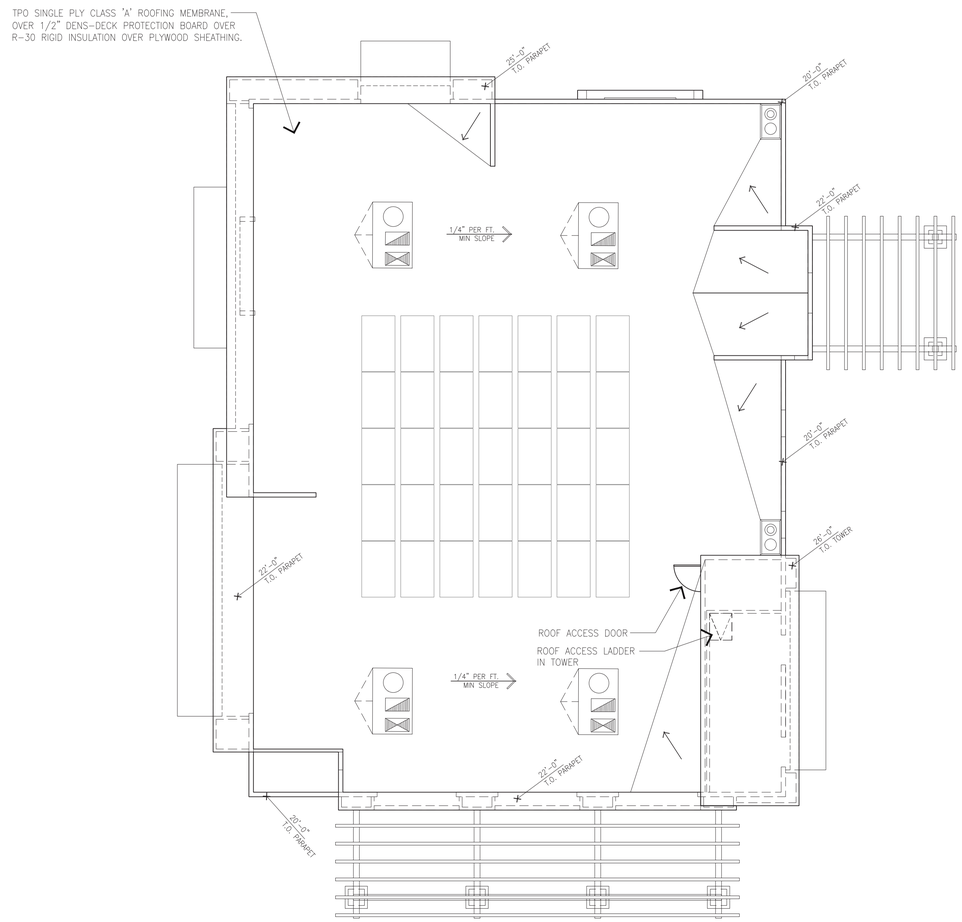
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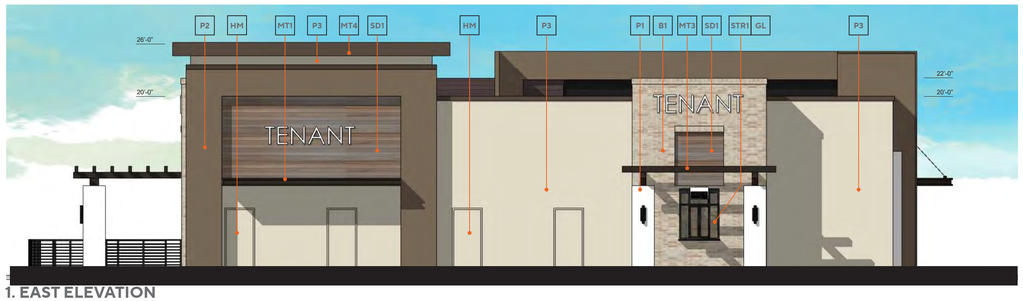
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Scale	1/8" = 1'-0"
Job No.	2021-708
Date	2025-05-09

12



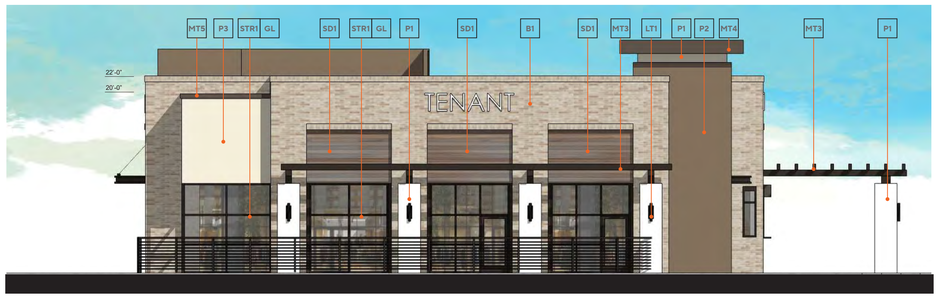
DENOTES POTENTIAL PHOTOVOLTAIC LOCATIONS; QUANTITIES TO BE DETERMINED BY PV CONSULTANT



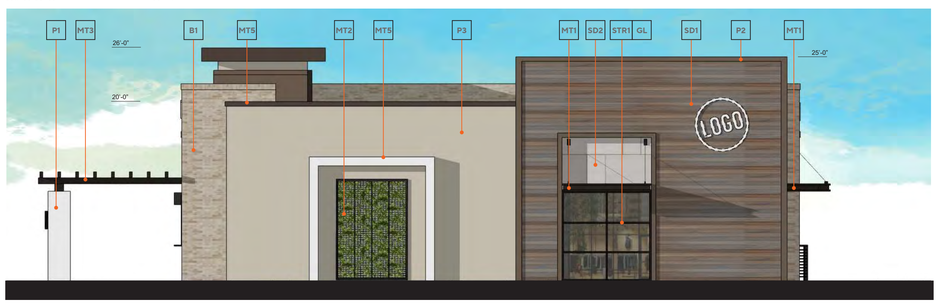
1. EAST ELEVATION



2. WEST ELEVATION



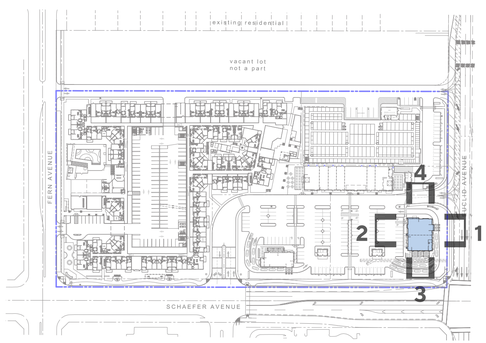
3. SOUTH ELEVATION



4. NORTH ELEVATION

LEGEND

SD1	FIBERON COMPOSITE CLADDING -WILDWOOD BLEND, PALO, MORA, KOA
SD2	EQUITONE (NATURA) FIBER CEMENT BOARD COLOR: N861
MT1	HANGING METAL CANOPY WITH TENSION ROD SUPPORT AND STAINED CEDAR UNDERSIDE COLOR TO MATCH BERRIDGE "DARK BRONZE"
MT2	WALL MOUNTED METAL VINEAGE LATTICE COLOR TO MATCH BERRIDGE "DARK BRONZE"
MT3	METAL TUBE BEAMS COLOR TO MATCH BERRIDGE "DARK BRONZE"
MT4	METAL FASCIA / TRIM COLOR TO MATCH BERRIDGE "DARK BRONZE"
MT5	METAL FASCIA / TRIM COLOR TO MATCH BERRIDGE "WHITE"
P1	EXTERIOR CEMENT PLASTER FINISH SEMI-SMOOTH BY OMEGA COLOR TO MATCH DUNN EDWARDS DEW381 - DROPLETS
P2	EXTERIOR CEMENT PLASTER FINISH SEMI-SMOOTH BY OMEGA COLOR TO MATCH DUNN EDWARDS DEC755 - COCOA
P3	EXTERIOR CEMENT PLASTER FINISH SEMI-SMOOTH BY OMEGA COLOR TO MATCH DUNN EDWARDS DEC773 - HEATHER
P4	EXTERIOR CEMENT PLASTER FINISH SEMI-SMOOTH BY OMEGA COLOR TO MATCH DUNN EDWARDS DET454 - ARIZONA CLAY
P5	EXTERIOR CEMENT PLASTER FINISH SEMI-SMOOTH BY OMEGA COLOR TO MATCH DUNN EDWARDS DE5740 - DEEP LAGOON
B1	ENDICOTT BRICK BLEND OF 30% GOLDEN BUFF, 30% LIGHT SANDSTONE, 20% DARK SANDSTONE, 20% LIGHT GRAY BLEND THIN BRICK TEXTURE: "VELOUR"
STR1	ALUMINUM STOREFRONT ARCADIA INC. AB-7 DARK BRONZE
GL1	GLAZING PPG IDEASCAPES 60 CLEAR
HM	HOLLOW METAL DOOR COLOR TO MATCH ADJACENT COLOR
LT1	DECORATIVE WALL SCONCE
G	GLASS OVERHEAD SECTIONAL DOOR



KEY PLAN N.T.S.

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Chino, CA

FOOD SHOPS 1 - EXTERIOR ELEVATIONS

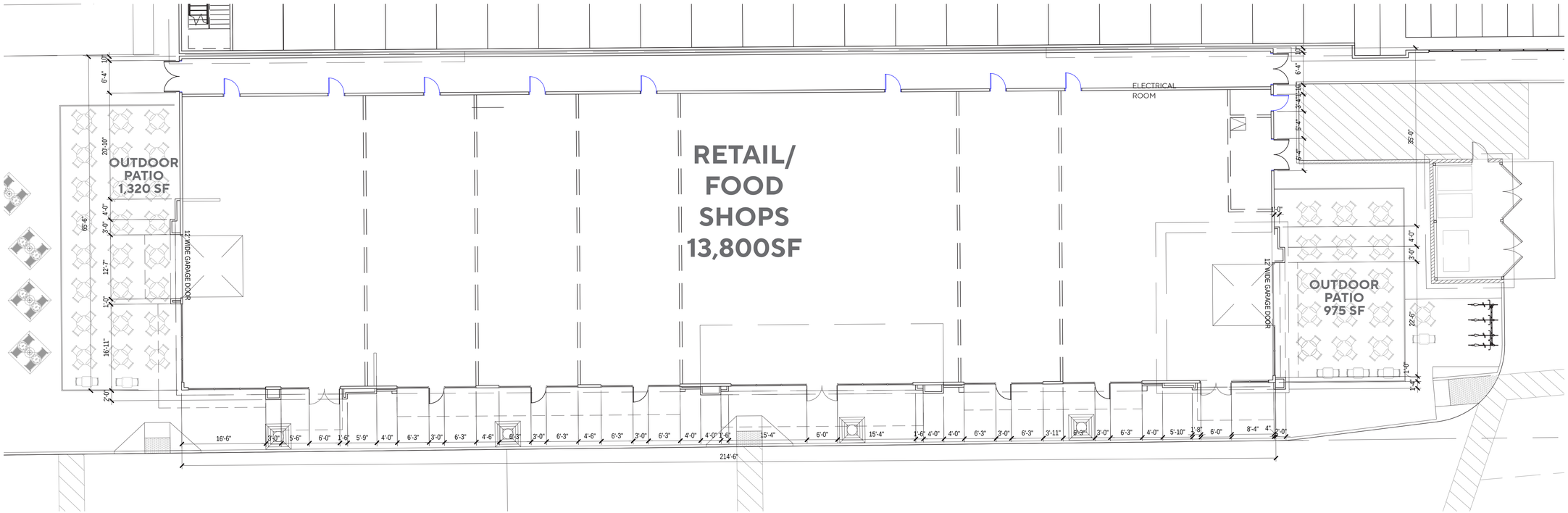
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Scale 1/8" = 1'-0"
Job No. 2021-708
Date 2025-05-09



FAST FOOD PAD 1	13,800 SF
OUTDOOR PATIO 1	1,320 SF
OUTDOOR PATIO 2	975 SF
TOTAL SF	16,095 SF

ORBIS REAL ESTATE PARTNERS

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RETAIL / FOOD SHOPS - FLOOR PLAN

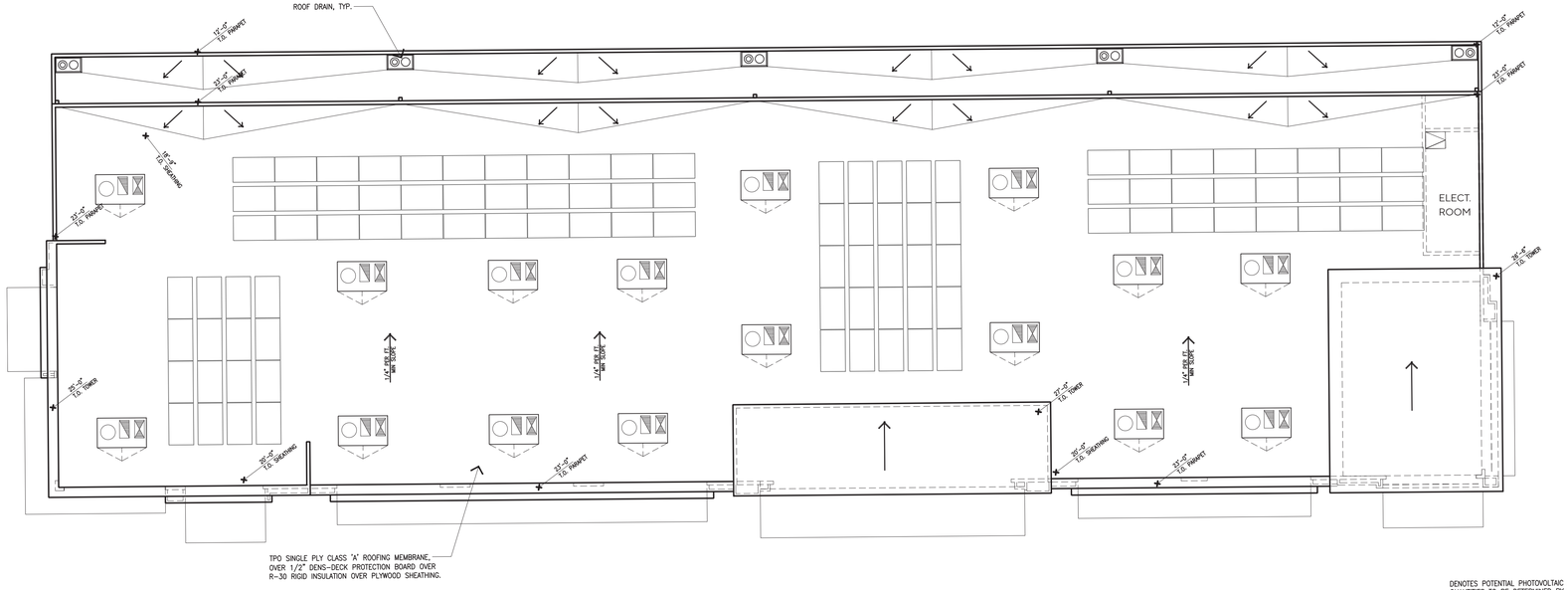
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SITESCAPES Landscape Architecture & Planning

15

Scale 3/32" = 1'-0"
Job No. 2021-708
Date 2025-05-09



DENOTES POTENTIAL PHOTOVOLTAIC LOCATIONS: QUANTITIES TO BE DETERMINED BY PV CONSULTANT

ORBIS REAL ESTATE PARTNERS

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RETAIL / FOOD SHOPS - ROOF PLAN

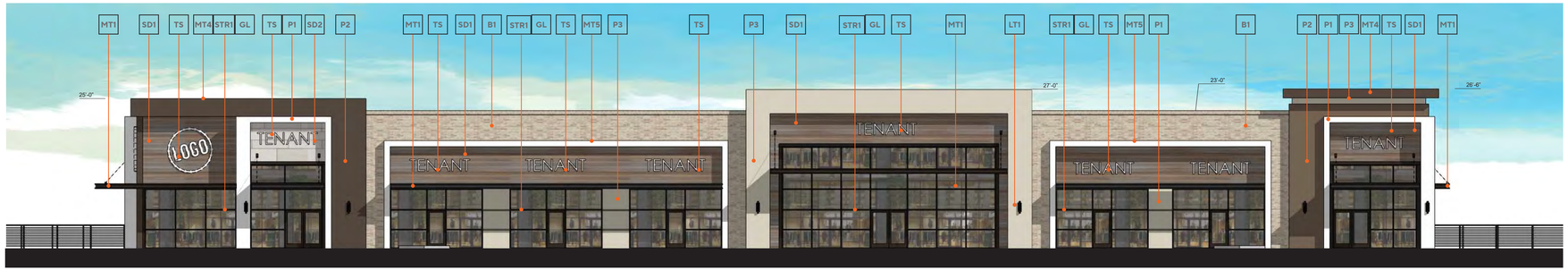
Architecture. Design. Relationships.

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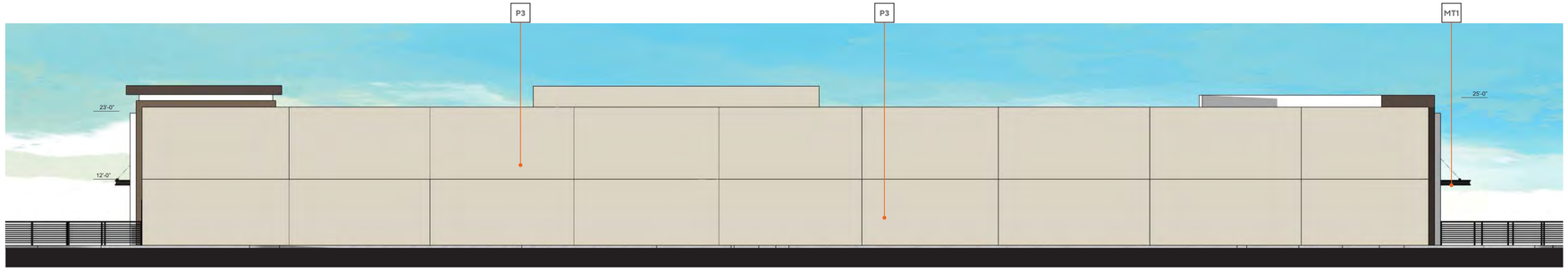
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Scale	3/32" = 1'-0"
Job No.	2021-708
Date	2025-05-09

16



1. SOUTH ELEVATION



2. NORTH ELEVATION



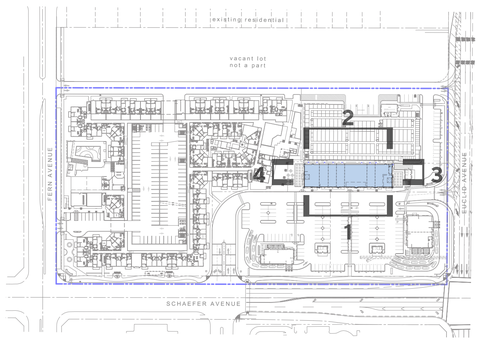
3. EAST ELEVATION



4. WEST ELEVATION

LEGEND

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GL1	GLAZING PPG IDEASCAPES 60 CLEAR
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LT1	DECORATIVE WALL SCONCE
G	GLASS OVERHEAD SECTIONAL DOOR



KEY PLAN N.T.S.

ORBIS REAL ESTATE PARTNERS

ORBIS - NWC EUCLID & SCHAEFER

Chino, CA

RETAIL / FOOD SHOPS - EXTERIOR ELEVATIONS

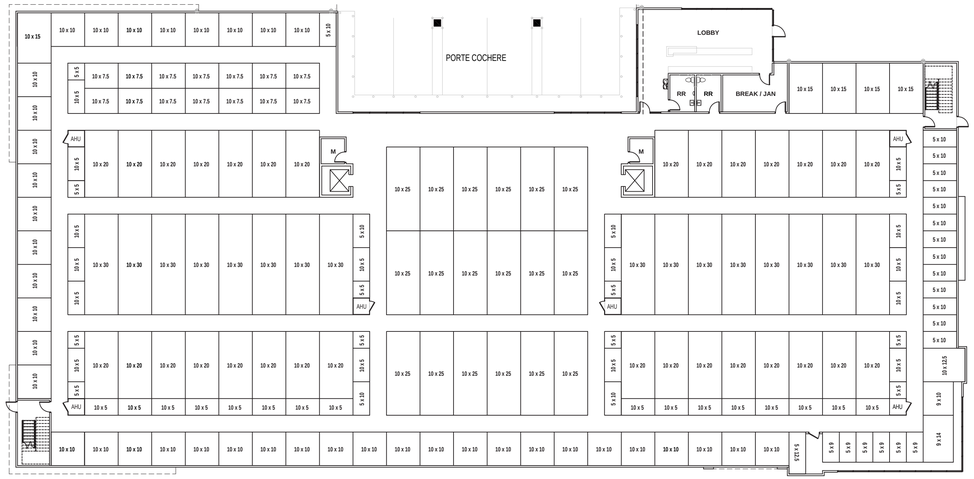
Architecture. Design. Relationships.

FUSCOE ENGINEERING

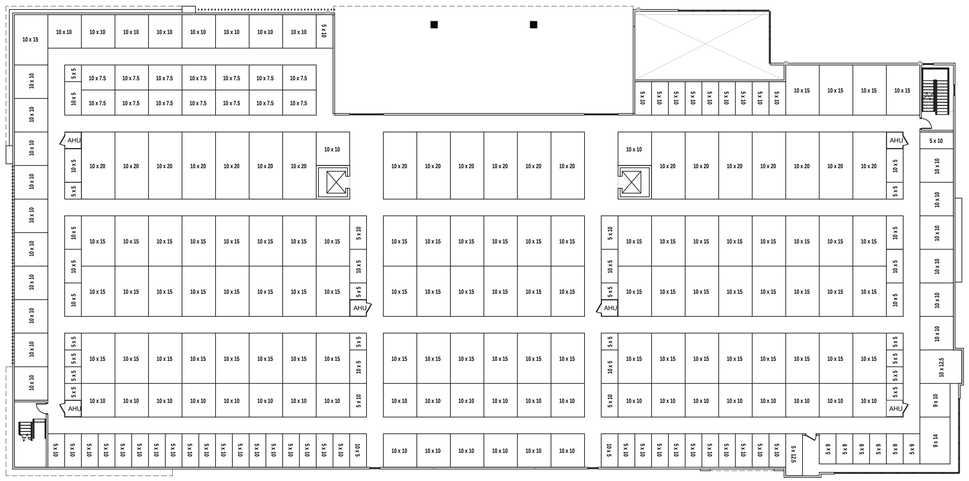
SITESCAPES Landscape Architecture & Planning

17

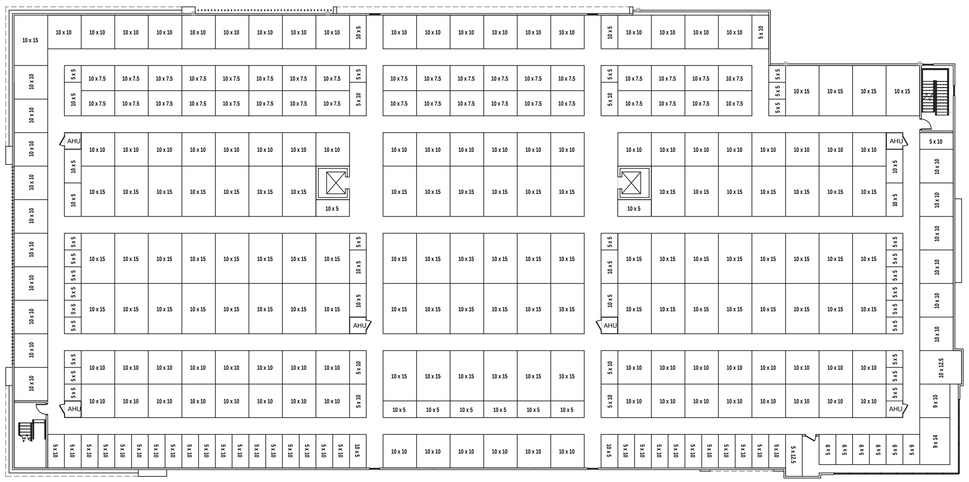
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Job No.	2021-708
Date	2025-05-09



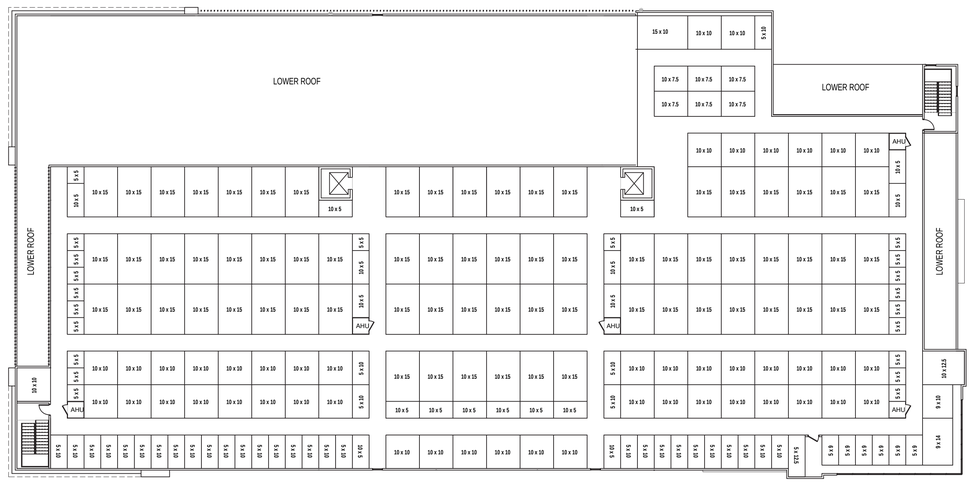
FIRST FLOOR
34,911 SF



SECOND FLOOR
33,485 SF



THIRD FLOOR
37,221 SF



FOURTH FLOOR
26,819 SF

4TH LEVEL/1ST LEVEL = 26,819SF / 34,911 SF = 76.8% 76.8<80

TOTAL SF = 132,438 SF

Unit Size	Count	Unit Area SF	%
LEVEL 4			
5 x 5	21	525	1%
5 x 9	6	270	0%
5 x 10	33	1650	2%
5 x 12.5	1	63	0%
9 x 10	1	90	0%
9 x 14	1	126	0%
10 x 5	17	850	1%
10 x 7.5	6	450	0%
10 x 10	47	4700	5%
10 x 12.5	1	125	0%
10 x 15	70	10500	11%
	204	19349	20%
LEVEL 3			
5 x 5	26	650	1%
5 x 9	6	270	0%
5 x 10	36	1800	2%
5 x 12.5	1	63	0%
9 x 10	1	90	0%
9 x 14	1	126	0%
10 x 5	21	1050	1%
10 x 7.5	36	2700	3%
10 x 10	95	9500	10%
10 x 12.5	1	125	0%
10 x 15	75	11250	11%
	299	27624	28%
LEVEL 2			
5 x 5	15	375	0%
5 x 9	6	270	0%
5 x 10	43	2150	2%
5 x 12.5	1	63	0%
9 x 10	1	90	0%
9 x 14	1	126	0%
10 x 5	15	750	1%
10 x 7.5	14	1050	1%
10 x 10	54	5400	6%
10 x 12.5	1	125	0%
10 x 15	71	10650	12%
10 x 20	20	4000	4%
	242	25049	26%
LEVEL 1			
5 x 5	11	275	0%
5 x 9	6	270	0%
5 x 10	19	950	1%
5 x 12.5	1	63	0%
9 x 10	1	90	0%
9 x 14	1	126	0%
10 x 5	31	1550	2%
10 x 7.5	14	1050	1%
10 x 10	40	4000	4%
10 x 12.5	1	125	0%
10 x 15	4	600	1%
10 x 20	30	6000	6%
10 x 25	18	4500	5%
10 x 30	16	4800	6%
	193	24399	26%
Grand total	**938**	**96421**	**100%**

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Chino, CA

SELF STORAGE- FLOOR PLANS

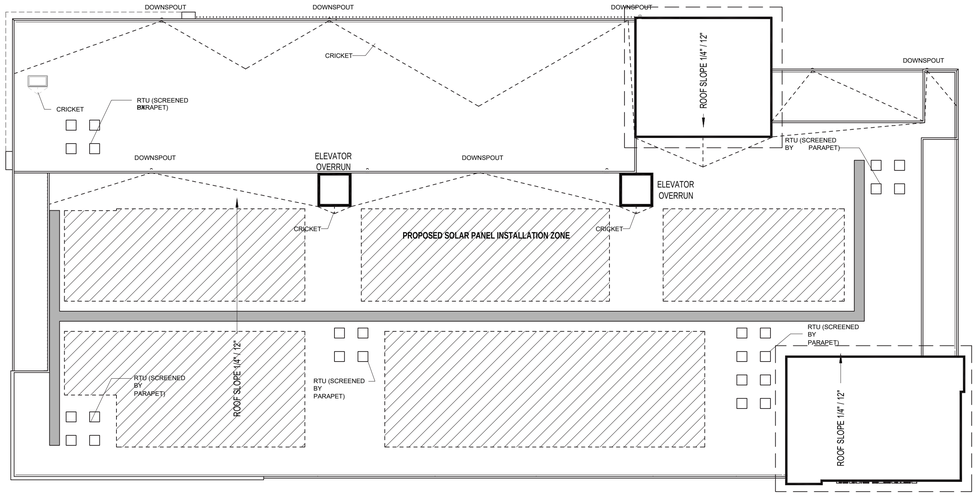
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FUSCOE ENGINEERING

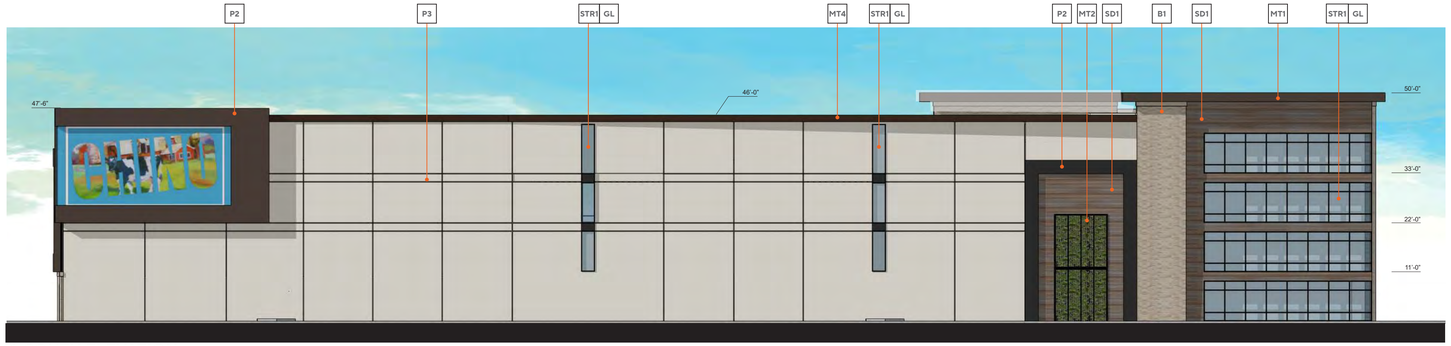
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18

Scale 3/64" = 1'-0"
Job No. 2021-708
Date 2025-05-09


DOWNSPOUT
DOWNSPOUT
DOWNSPOUT
CRICKET
ROOF SLOPE 1/4" / 12"
DOWNSPOUT
CRICKET
RTU (SCREENED BY PARAPET)
DOWNSPOUT
ELEVATOR OVERRUN
DOWNSPOUT
RTU (SCREENED BY PARAPET)
ELEVATOR OVERRUN
CRICKET
PROPOSED SOLAR PANEL INSTALLATION ZONE
CRICKET
RTU (SCREENED BY PARAPET)
RTU (SCREENED BY PARAPET)
ROOF SLOPE 1/4" / 12"
RTU (SCREENED BY PARAPET)
ROOF SLOPE 1/4" / 12"

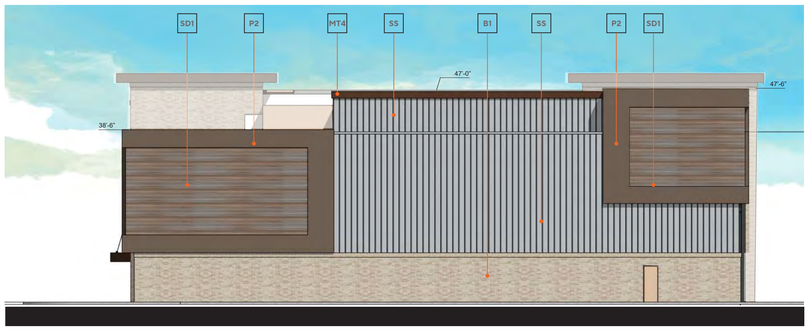
ROOF PLAN



1. SOUTH ELEVATION



2. NORTH ELEVATION



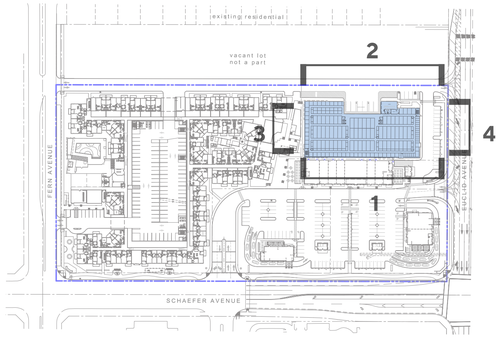
3. WEST ELEVATION



4. EAST ELEVATION

LEGEND

SD1	FIBERON COMPOSITE CLADDING -WILDWOOD BLEND, PALO, MORA, KOA
SD2	EQUITONE (NATURA) FIBER CEMENT BOARD COLOR: N861
MT1	HANGING METAL CANOPY WITH TENSION ROD SUPPORT AND STAINED CEDAR UNDERSIDE COLOR TO MATCH BERRIDGE "DARK BRONZE"
MT2	WALL MOUNTED METAL VINEAGE LATTICE COLOR TO MATCH BERRIDGE "DARK BRONZE"
MT3	METAL TUBE BEAMS COLOR TO MATCH BERRIDGE "DARK BRONZE"
MT4	METAL FASCIA / TRIM COLOR TO MATCH BERRIDGE "DARK BRONZE"
MT5	METAL FASCIA / TRIM COLOR TO MATCH BERRIDGE "WHITE"
P1	EXTERIOR CEMENT PLASTER FINISH SEMI-SMOOTH BY OMEGA COLOR TO MATCH DUNN EDWARDS DEW381 - DROPLETS
P2	EXTERIOR CEMENT PLASTER FINISH SEMI-SMOOTH BY OMEGA COLOR TO MATCH DUNN EDWARDS DEC755 - COCOA
P3	EXTERIOR CEMENT PLASTER FINISH SEMI-SMOOTH BY OMEGA COLOR TO MATCH DUNN EDWARDS DEC773 - HEATHER
P4	EXTERIOR CEMENT PLASTER FINISH SEMI-SMOOTH BY OMEGA COLOR TO MATCH DUNN EDWARDS DET454 - ARIZONA CLAY
P5	EXTERIOR CEMENT PLASTER FINISH SEMI-SMOOTH BY OMEGA COLOR TO MATCH DUNN EDWARDS DE5740 - DEEP LAGOON
B1	ENDICOTT BRICK BLEND OF 30% GOLDEN BUFF, 30% LIGHT SANDSTONE, 20% DARK SANDSTONE, 20% LIGHT GRAY BLEND THIN BRICK TEXTURE: "VELOUR"
STR1	ALUMINUM STOREFRONT ARCADIA INC. AB-7 DARK BRONZE
GL1	GLAZING PPG IDEASCAPES 60 CLEAR
HM	HOLLOW METAL DOOR COLOR TO MATCH ADJACENT COLOR
LT1	DECORATIVE WALL SCONCE
G	GLASS OVERHEAD SECTIONAL DOOR
SS	STANDING SEAM METAL SIDING PAC-CLAD - HIGHLINE S1 COLOR: SLATE GRAY



KEY PLAN N.T.S.

ORBIS REAL ESTATE PARTNERS

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Chino, CA

SELF STORAGE- EXTERIOR ELEVATIONS

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20

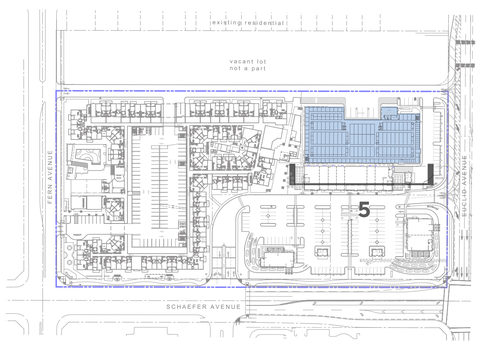
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Job No.	2021-708
Date	2025-05-09



5. SOUTH ELEVATION (W/RETAIL/FOOD SHOPS)

LEGEND

SD1	FIBERON COMPOSITE CLADDING -WILDWOOD BLEND, PALO, MORA, KOA
SD2	EQUITONE (NATURA) FIBER CEMENT BOARD COLOR: N861
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SS	STANDING SEAM METAL SIDING PAC-CLAD - HIGHLINE S1 COLOR: SLATE GRAY



KEY PLAN N.T.S.

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ORBIS - NWC EUCLID & SCHAEFER

Chino, CA

SELF STORAGE- EXTERIOR ELEVATION (W/RETAIL/FOOD SHOPS)

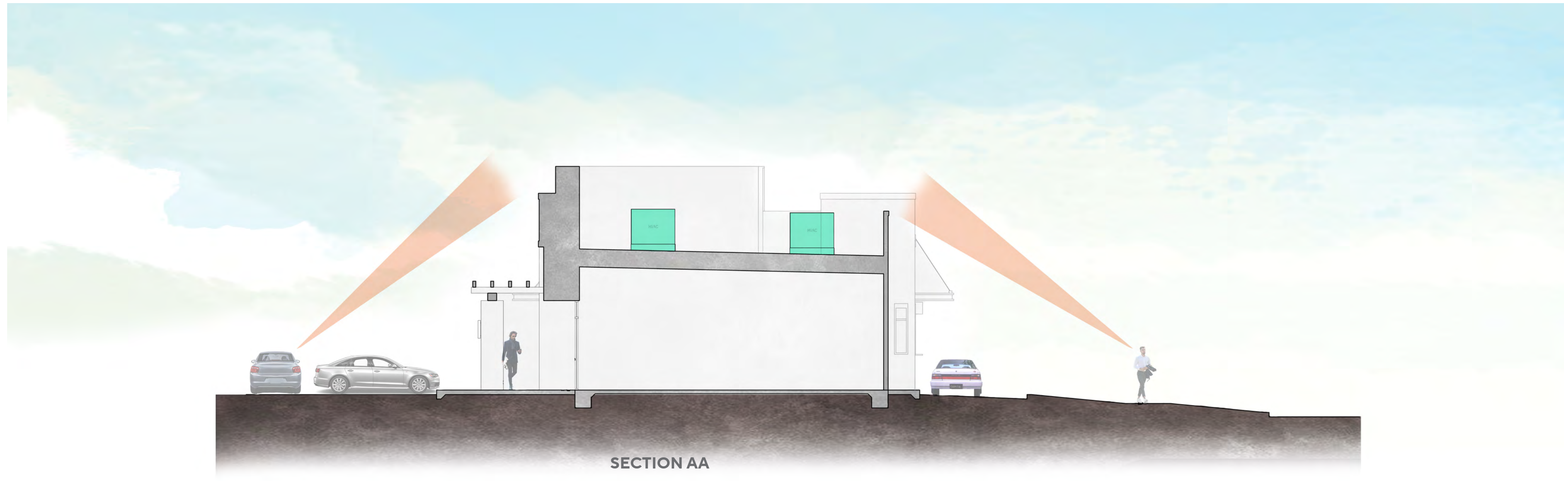
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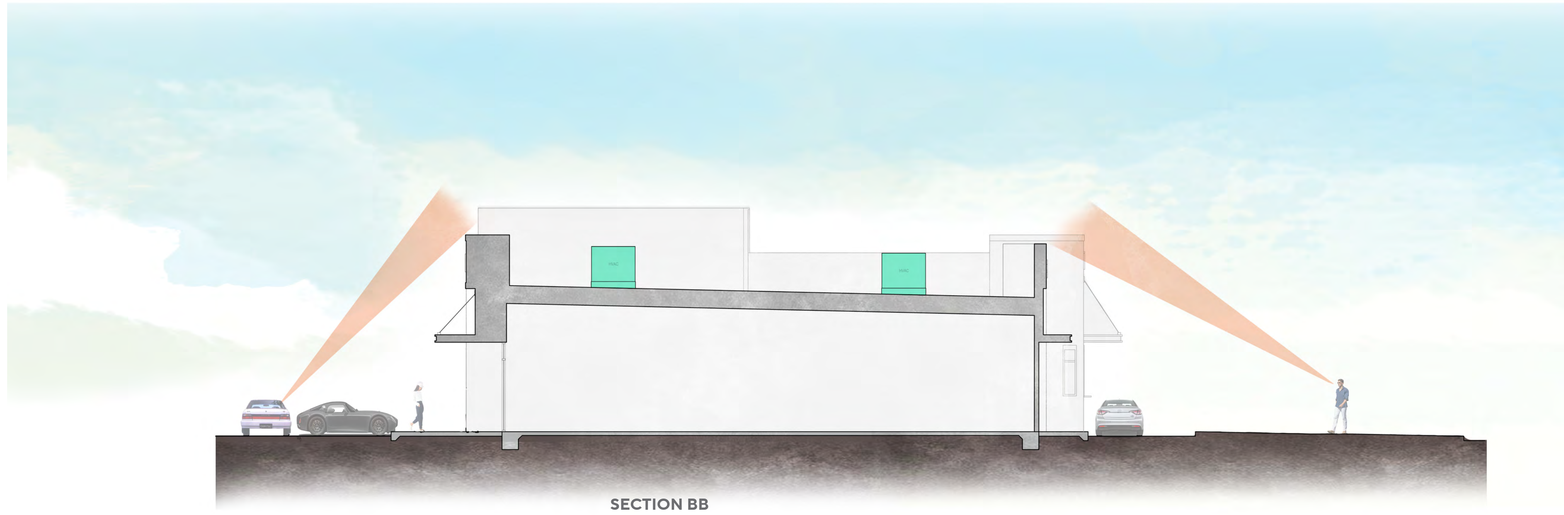
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21

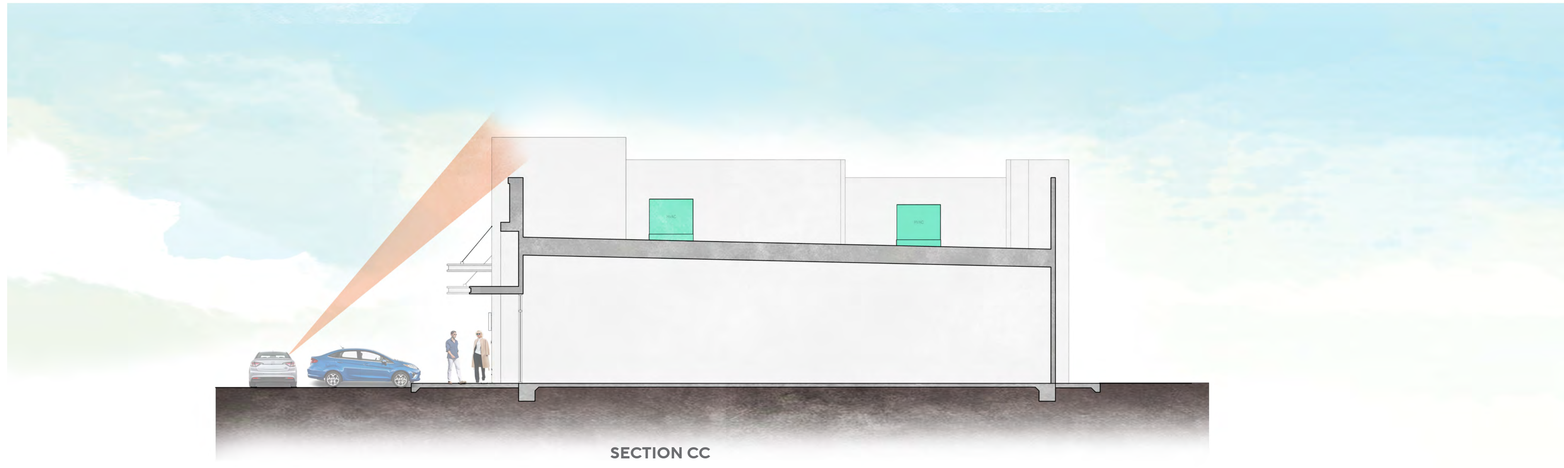
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SECTION AA

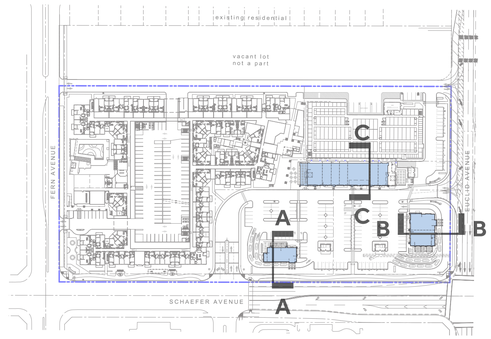


SECTION BB



SECTION CC

NOTE:
MECHANICAL EQUIPMENT SHALL NOT EXTEND ABOVE THE PARAPET AND BE VISIBLE FROM THE STREET



KEY PLAN N.T.S.

ORBIS REAL ESTATE PARTNERS

ORBIS - NWC EUCLID & SCHAEFER

Chino, CA

LINE OF SIGHT EXHIBIT

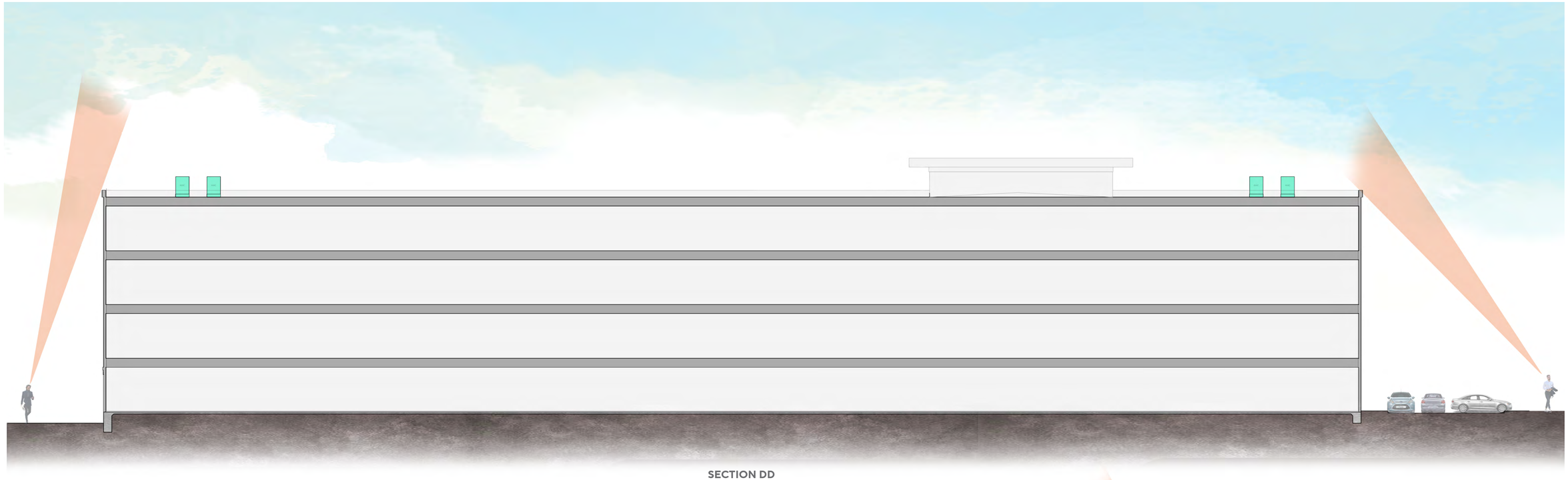
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FUSCOE ENGINEERING

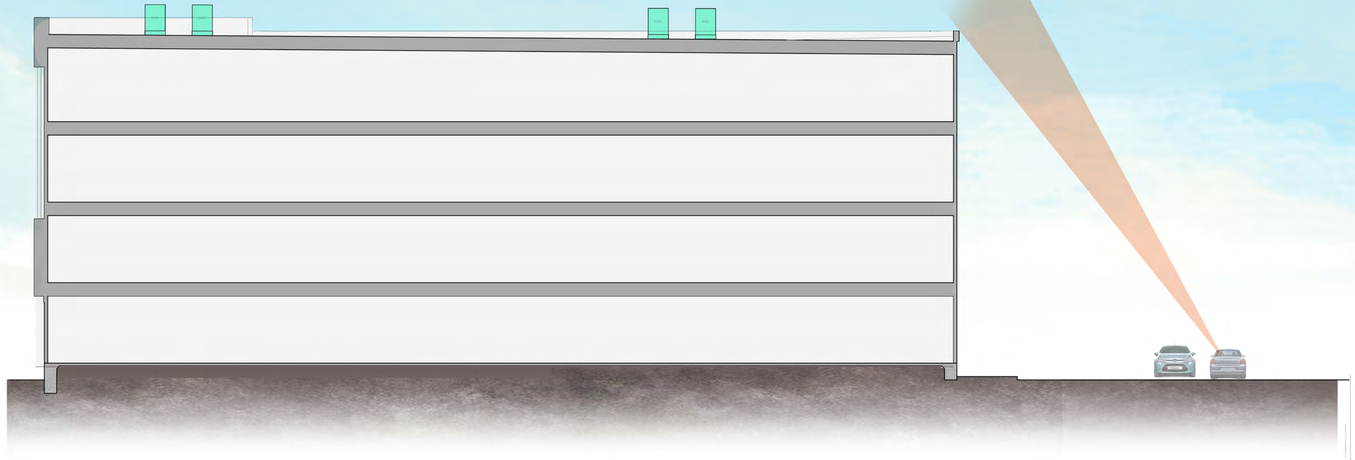
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22

Scale 1/16" = 1'-0"
Job No. 2021-708
Date 2025-05-09

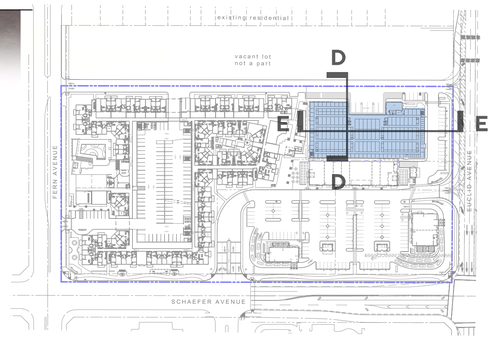


SECTION DD



SECTION EE

NOTE:
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KEY PLAN N.T.S.

ORBIS REAL ESTATE PARTNERS

ORBIS - NWC EUCLID & SCHAEFER

Chino, CA

LINE OF SIGHT EXHIBIT

Architecture. Design. Relationships.

FUSCOE ENGINEERING

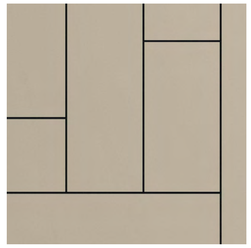
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23

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Job No.	2021-708
Date	2025-05-09



SD1



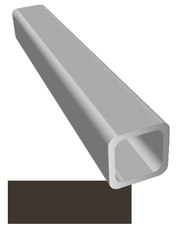
SD2



MT1



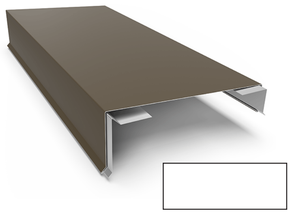
MT2



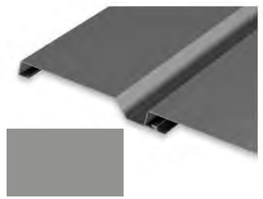
MT3



MT4



MT5



SS

P1



P2

P3



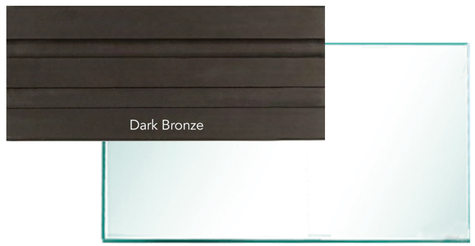
P4



P4



B1



STR1 GL



LT1



G

LEGEND

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G	GLASS OVERHEAD SECTIONAL DOOR
SS	STANDING SEAM METAL SIDING PAC-CLAD - HIGHLINE S1 COLOR: SLATE GRAY

PROJECT DESCRIPTION

264 UNIT APARTMENT PROJECT CONSISTS OF A TYPE VA 4 STORY WITH 4+ STORY TYPE IA PARKING STRUCTURE

GROSS LAND AREA:	458,159 S.F.	10.52 ACRES
NET LOT AREA:	427,692 S.F.	9.82 ACRES
TOTAL UNITS:		264 UNITS
DENSITY:		26.9 DU/AC

EXISTING/PROPOSED USES

EXISTING USES:	VACANT
PROPOSED USES:	RESIDENTIAL

RESIDENTIAL BUILDING SUMMARY

UNITS	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4		TOTAL
S1	4	4	4	2		14
STUDIO	4	4	4	2		14
A0	9	10	11	9		39
A1	12	12	12	6		42
A2	15	12	13	12		52
1 BR	36	34	36	27		133
B1	3	8	8	6		25
B2	11	17	19	19		66
B3	5	5	7	1		18
2 BR	19	30	34	26		109
C1			4	4		8
3 BR	0	0	4	4		8
TOTAL	**55**	**64**	**74**	**57**		**264**

UNIT SUMMARY

UNIT TYPE	REMARK	UNIT NET SQ. FT.	NUMBER OF UNITS	TOTAL NET SQ. FT.	%	UNIT %
S1	**STUDIO / 1 BA**	534	14	7,476	5%	5%
A0	1 BR / 1 BA	676	39	26,364	15%	50.4%
A1	1 BR / 1 BA	708	42	29,736	16%	
A2	1 BR / 1 BA	743	52	38,636	20%	
					0%	
B1	2 BR / 2 BA	993	25	24,825	9%	41.3%
B2	2 BR / 2 BA	1,122	66	74,052	25%	
B3	2 BR / 2 BA	1,272	18	22,896	7%	
C1	3 BR / 2 BA	1,430	8	11,440	3%	3.0%
TOTAL		**892**	**264**	**235,425**	**100%**	**100.0%**

PARKING SUMMARY

RESIDENTIAL PARKING REQUIRED (9'-0" x 19')

UNIT TYPE	UNITS	REQUIRED PARKING (PER CITY STANDARDS)	STALLS REQUIRED
STUDIO	**14**	1.00	14
1 BR	133	1.50	200
2 BR	109	2.00	218
3 BR	8	2.00	16
TOTAL UNITS	264		**448**
GUEST		0.1	27
STALLS REQUIRED - RESIDENTIAL			**475**
TOTAL RESIDENTIAL STALLS REQUIRED		RATIO: 1.80	**475**

PARKING PROVIDED

		RESIDENTIAL STALLS	GUEST STALLS	LEASING STALLS	TOTAL STALLS
EXTERIOR ON GRADE STALLS		0	2	5	7
PARTIAL SUBTERRANEAN LEVEL		29			29
LEVEL 1		93			93
LEVEL 2		103			103
LEVEL 3		103			103
LEVEL 4		103			103
LEVEL 5		17	25		42
TOTAL RESIDENTIAL STALLS PROVIDED		448	27	5	**480**

EV STALLS REQUIRED AND PROVIDED

RESIDENTIAL AND ACCESSORY USE		STALLS	FACTOR		STD.	1/25 - 8' AISLE		**TOTAL**
ASSIGNED PARKING		**448**			172	8	=	**180**
	EV Chargers		5%	23				
	EV Ready - Low Power		25%	112				
	EV Capable		10%	45				
GUEST		**27**			11	1	=	**12**
	EV Chargers		5%	2				
	EV Ready - Low Power		25%	7				
	EV Capable		10%	3				

*All accessible stalls are provided at initial buildout.

*CGC 4.106.4.2.2

GROSS BLDG AREA

LEVEL	BLDG TYPE		
	PARKING (S.F.)	APARTMENTS (S.F.)	ROOF LOUNGE
SUBTERRANEAN	7,064		
1	39,459	99,509	
2	39,459	92,103	
3	39,459	99,509	
4	39,459	79,604	
5	15,529		6,400
TOTAL	**180,429**	**377,125**	
RESIDENTIAL TOTAL	**557,554**		

PRIVATE OPEN SPACE

UNIT TYPE	PATIO/BALCONY	QTY	TOTAL S.F.
S1	72	14	1,008
A0	72	39	2,808
A1	72	42	3,024
A2	73	52	3,796
B1	72	25	1,800
B2	73	66	4,818
B3	72	18	1,296
C1	72	8	576
SUBTOTAL		264	**19,126**
EXTENDED PATIOS	150	61	9,150
TOTAL			**28,276**
MINIMUM PRIVATE OPEN SPACE AT LEAST 25% OF TOTAL OUTDOOR LIVING AREA REQUIRED			**26,400**

COMMON OPEN SPACE

MINIMUM PERCENTAGE OF NET LOT AREA DEVOTED TO OPEN SPACE REQUIRED:	20%	85,538 S.F.
MINIMUM OUTDOOR LIVING AREA REQUIRED:	400	105,600 S.F.
MINIMUM COMMON OPEN SPACE REQUIRED:	0.65	68,640 S.F.
INTERIOR RECREATION AREAS 15% MAX. ALLOWED:	15%	15,168 S.F.

PROVIDED

TYPE	AREA S.F.
LEASING LOUNGE	1,183
CLUB ROOM	2,948
FITNESS	1,640
CO-WORK	1,159
FLEX ROOM	1,823
ROOFTOP COVERED AMENITY LOUNGE (GARAGE)	6,400
ROOFTOP OUTDOOR AMENITY DECK (GARAGE)	6,500
COURTYARD 1	10,553
COURTYARD 2	3,814
COURTYARD 3	12,495
ENTRY COURTYARD	3,620
ROOFTOP OUTDOOR AMENITY	18,200
RESIDENTIAL SOUTHEAST PERIMETER	7,280
RESIDENTIAL SOUTH PERIMETER	6,519
CORNER PARK	3,423
RESIDENTIAL NORTHWEST PERIMETER	8,924
RESIDENTIAL NORTHEAST PERIMETER	4,642
TOTAL COMMON OPEN SPACE PROVIDED	**101,123**
TOTAL OPEN SPACE PROVIDED*	**129,399**
INTERIOR RECREATION AREAS 15% MAX PROVIDED	**14.98% 15,153**
TOTAL OUTDOOR LIVING AREA PROVIDED	**114,246**
TOTAL OUTDOOR LIVING AREA PER UNIT PROVIDED	**433**

*COMMON AND PRIVATE TOTAL

AT LEAST 250 S.F. PER UNIT PROVIDED FOR RECREATIONAL FACILITIES	66,000	101,123

GENERAL DISCLAIMER

THESE CONCEPTUAL ARCHITECTURAL PLANS ARE FOR PLANNING & DEVELOPMENT PURPOSES ONLY. REVISIONS MAY BE REQUIRED DUE TO FURTHER REQUIREMENTS, INVESTIGATION FROM GOVERNING AGENCIES AND BUILDING CODE ANALYSIS. DIMENSIONS SHOWN ARE APPROXIMATE AND ARE BASED UPON THE INFORMATION AND SURVEYS AVAILABLE. PLEASE REFER TO CIVIL SURVEYS, DRAWINGS AND EXHIBITS FOR TECHNICAL INFORMATION AND MEASUREMENTS. PLEASE REFER TO THE LANDSCAPE ARCHITECT'S DRAWINGS AND EXHIBITS FOR ALL LANDSCAPE PLANTING, IRRIGATION, DESIGN AND SPECIFICATIONS.

vacant lot
not a part

FERN AVENUE

SCHAEFER AVENUE

VEHICULAR ENTRY

GATE

MOVE IN

MOVE IN

TRASH STAGING

LAY-BY LOADING

TRASH

OPEN TO SKY

PARKING 93

COURTYARD

COURTYARD 2

COURTYARD 3

LOUNGE 2

FITNESS (DOUBLE VOL.)

1641 SQ. FT.

SINGLE VOL.

YOGA / FITNESS STUDIO

POOL EQ.

LEASING LOBBY (DOUBLE VOL.

CO-WORKING (DOUBLE VOL.

USPS

CALL BOX

ELEC.

UTIL.

ACCESS

EE

FAST FOOD
PAD 1
2,500 SF
72'
35'

42'-0"

49'-10"

58'-0"

56'-11"

22'-10"

39'-8"

23'-2"

37'-9"

30'-0"

35'-5"

19'-0"

9'-0"

26'-0"

21'-6"

123

F

SITE PLAN NOTES

1. THIS ARCHITECTURAL SITE PLAN IS PROVIDED FOR OVERALL SITE REFERENCE. THE LOCATION OF ITEMS INCLUDED IN THIS SET OF PLANS IS FOR AGENCY DEPARTMENT USE ONLY.
2. THIS SITE PLAN IS FOR REFERENCE ONLY, AS AN ARCHITECTURAL PLAN FOR GENERAL LAYOUT AND IDENTIFICATION PURPOSES ONLY
3. FOR LOT LINE DIMENSIONS & HORIZONTAL CONTROL, SEE CIVIL DRAWINGS
4. FOR HARDSCAPE AND ALL SITE IMPROVEMENTS, SEE LANDSCAPE DRAWINGS
5. FOR PARKING GARAGE, SEE SEPARATE SUBMITTAL PACKAGE
6. FOR "FIRE LANE" DESIGN, SEE CIVIL AND LANDSCAPE DRAWINGS
7. FOR PERIMETER FENCING, SEE LANDSCAPE DRAWINGS
8. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR SPECIFIC SITE REQUIREMENTS
9. ALL PROPERTY LINES, EASEMENTS, AND BUILDINGS, EXISTING AND PROPOSED ARE SHOWN ON THIS PLAN BUT MUST BE VERIFIED WITH THE CIVIL PLANS
10. BUILDING SIGNAGE IS DESIGNED BY OTHERS AND INSTALLED BY THE GENERAL CONTRACTOR.
11. SITE SIGNAGE IS DESIGNED BY OTHERS AND INSTALLED BY THE CONTRACTOR.
12. SITE WALLS ARE DESIGNED BY OTHERS
13. DECORATIVE SITE LIGHTING IS DESIGNED BY OTHERS.
14. SURFACE WATER MUST DRAIN AWAY FROM BUILDING SEE CIVIL AND LANDSCAPE PLANS FOR DRAINAGE DESIGN.

NORTH

1"=30'-0" 0 15' 30' 60' 90'

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Chino, CA

RESIDENTIAL ENLARGED SITE PLAN

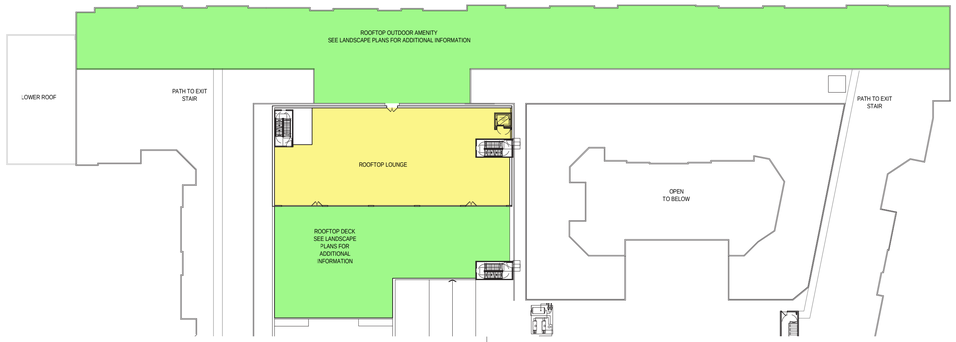
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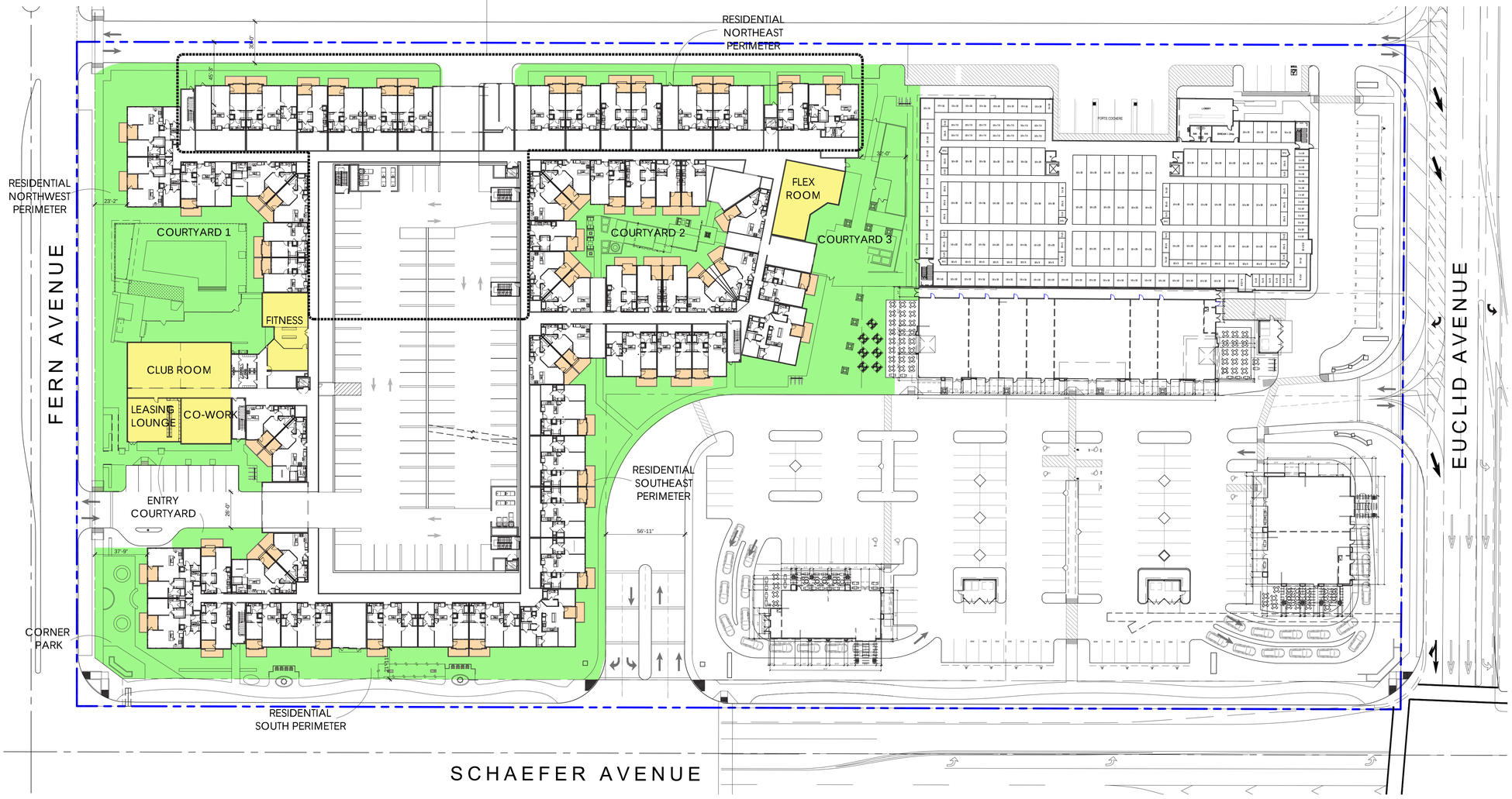
26

Scale
Job No. 2021-708
Date 2025-05-09



LEGEND

- INDOOR COMMON OPEN SPACE
- OUTDOOR COMMON OPEN SPACE
- PRIVATE OPEN SPACE @ GROUND FLOOR W/ EXTENDED PATIOS



PRIVATE OPEN SPACE			
UNIT TYPE	PATIO/BALCONY	QTY	TOTAL S.F.
S1	72	14	1,008
A0	72	39	2,808
A1	72	42	3,024
A2	73	52	3,796
B1	72	25	1,800
B2	73	66	4,818
B3	72	18	1,296
C1	72	8	576
SUBTOTAL		264	**19,126**
EXTENDED PATIOS	150	61	9,150
TOTAL			**28,276**
MINIMUM PRIVATE OPEN SPACE AT LEAST 25% OF TOTAL OUTDOOR LIVING AREA REQUIRED			**26,400**

COMMON OPEN SPACE		
MINIMUM PERCENTAGE OF NET LOT AREA DEVOTED TO OPEN SPACE REQUIRED:	20%	85,538 S.F.
MINIMUM OUTDOOR LIVING AREA REQUIRED:	400	105,600 S.F.
MINIMUM COMMON OPEN SPACE REQUIRED:	0.65	68,640 S.F.
INTERIOR RECREATION AREAS 15% MAX. ALLOWED:	15%	15,168 S.F.
PROVIDED		
TYPE		AREA S.F.
LEASING LOUNGE		1,183
CLUB ROOM		2,948
FITNESS		1,640
CO-WORK		1,159
FLEX ROOM		1,823
ROOFTOP COVERED AMENITY LOUNGE (GARAGE)		6,400
ROOFTOP OUTDOOR AMENITY DECK (GARAGE)		6,500
COURTYARD 1		10,553
COURTYARD 2		3,814
COURTYARD 3		12,495
ENTRY COURTYARD		3,620
ROOFTOP OUTDOOR AMENITY		18,200
RESIDENTIAL SOUTHEAST PERIMETER		7,280
RESIDENTIAL SOUTH PERIMETER		6,519
CORNER PARK		3,423
RESIDENTIAL NORTHWEST PERIMETER		8,924
RESIDENTIAL NORTHEAST PERIMETER		4,642
TOTAL COMMON OPEN SPACE PROVIDED		**101,123**
TOTAL OPEN SPACE PROVIDED*		**129,399**
INTERIOR RECREATION AREAS 15% MAX PROVIDED	**14.98%**	**15,153**
TOTAL OUTDOOR LIVING AREA PROVIDED		**114,246**
TOTAL OUTDOOR LIVING AREA PER UNIT PROVIDED		**433**
*COMMON AND PRIVATE TOTAL		
AT LEAST 250 S.F. PER UNIT PROVIDED FOR RECREATIONAL FACILITIES	66,000	101,123

NORTH

1"=40'-0" 0 20' 40' 80' 120'

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OPEN SPACE PLAN

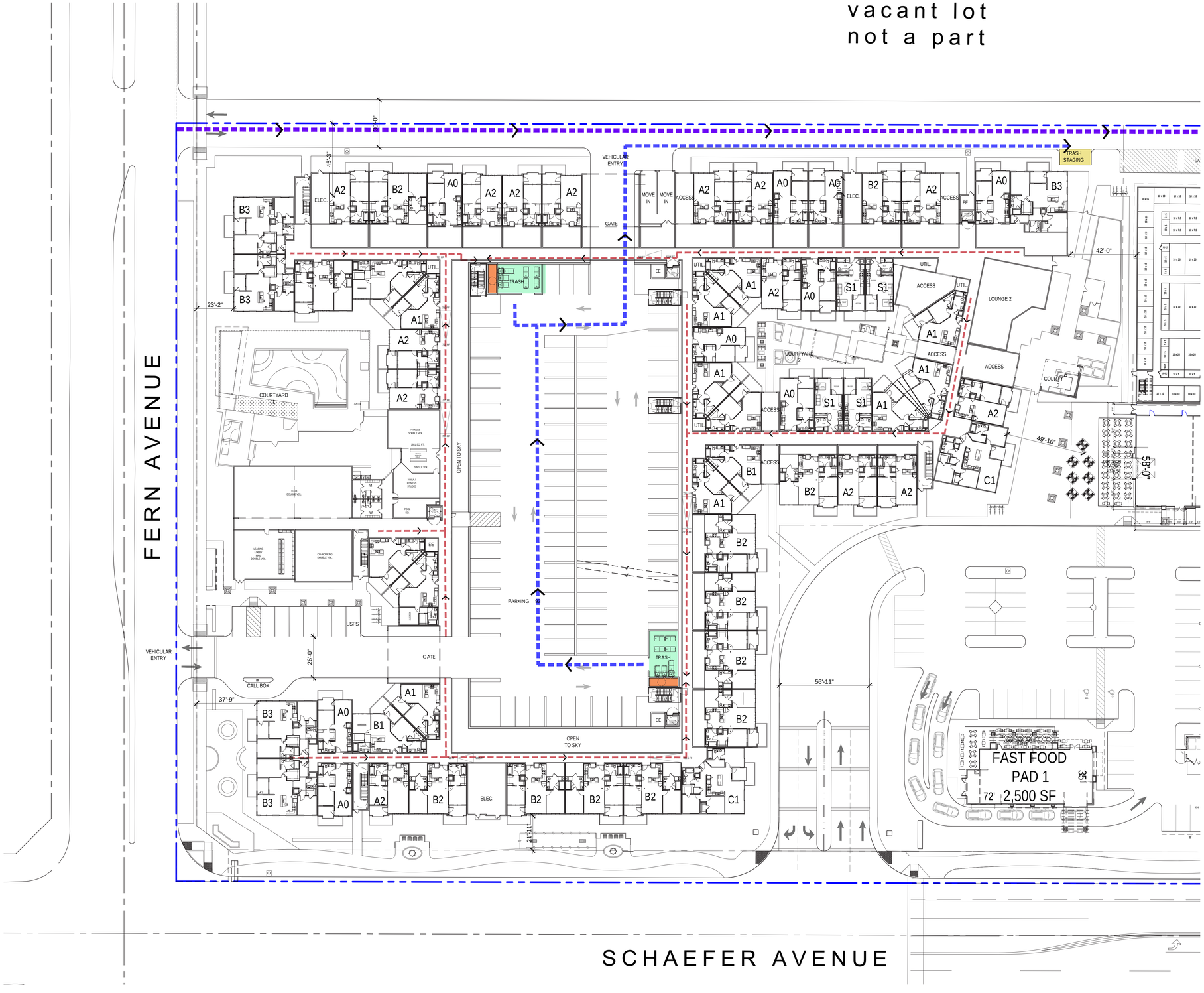
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Scale
Job No. 2021-708
Date 2025-05-09

vacant lot
not a part



TRASH NARRATIVE

RESIDENTS BRING THEIR TRASH, RECYCLING, AND ORGANIC WASTE TO 2 TRASH CHUTE ROOMS LOCATION ON EVERY LEVEL, EACH WASTE TYPE WILL HAVE ITS OWN DEDICATED CHUTE. THAT LEADS TO A TRASH TERMINATION ROOM ON THE GROUND FLOOR OF THE PARKING STRUCTURE

ON PICKUP DAYS, BINS WILL BE TOWED TO A DESIGNATED TRASH STAGING AREA OFF NORTHERN PRIVATE DRIVE, WHERE THEY WILL AWAIT PICKUP BY TRASH HAULER TRUCKS.

TRASH HAULERS WILL APPROACH THE SITE FROM FERN AVE, HEAD EAST ON NORTHERN PRIVATE DRIVE, SERVICE THE BINS, AND CONTINUE EAST AND EXIT THE SITE AND ONTO EULCID AVE.

LEGEND

- TRASH HAULER TRUCK ROUTE
- STAGING ROUTE
- RESIDENT TRASH ROUTE
- TRASH TERMINATION ROOM
- TRASH CHUTE ROOM
- STAGING AREA

RESIDENTIAL BUILDING TRASH SUMMARY

SOLID WASTE CALCUALTIONS

UNITS	C.Y./WK /UNIT	TOTAL C.Y. (50%)	COMPACTION RATIO	COMPACTED TRASH (C.Y.)	No. of 4 C.Y. BINS REQ'D	No. of TRASH ROOMS	No. of PICK-UPS PER WEEK	No. of 4 C.Y. BINS
264	0.5	66	3 : 1	22	6	2	2	2

RECYCLING CALCULATIONS

UNITS	C.Y./WK /UNIT	TOTAL C.Y. (50%)	TOTAL UNCOMPACTED (C.Y.)	No. of 4 C.Y. BINS REQ'D	No. of TRASH ROOMS	No. of PICK-UPS PER WEEK	No. of 4 C.Y. BINS REQ'D /ROOM
264	0.5	66	66	17	2	2	5

ORGANICS CALCULATIONS

UNITS	GALLONS/ WEEK	TOTAL(GAL/ WEEK)	NUMBER OF 64 GALLON CARTS	No. of TRASH ROOMS	No. of PICK-UPS PER WEEK	64 GAL CARTS REQ'D /ROOM
264	3	792	12	2	2	4

NORTH

1"=30'-0" 0 15' 30' 60' 90'

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RESIDENTIAL WASTE MANAGEMENT PLAN

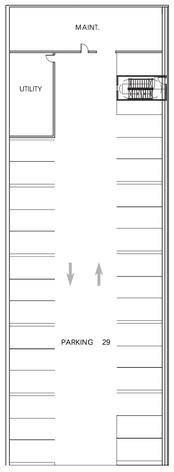
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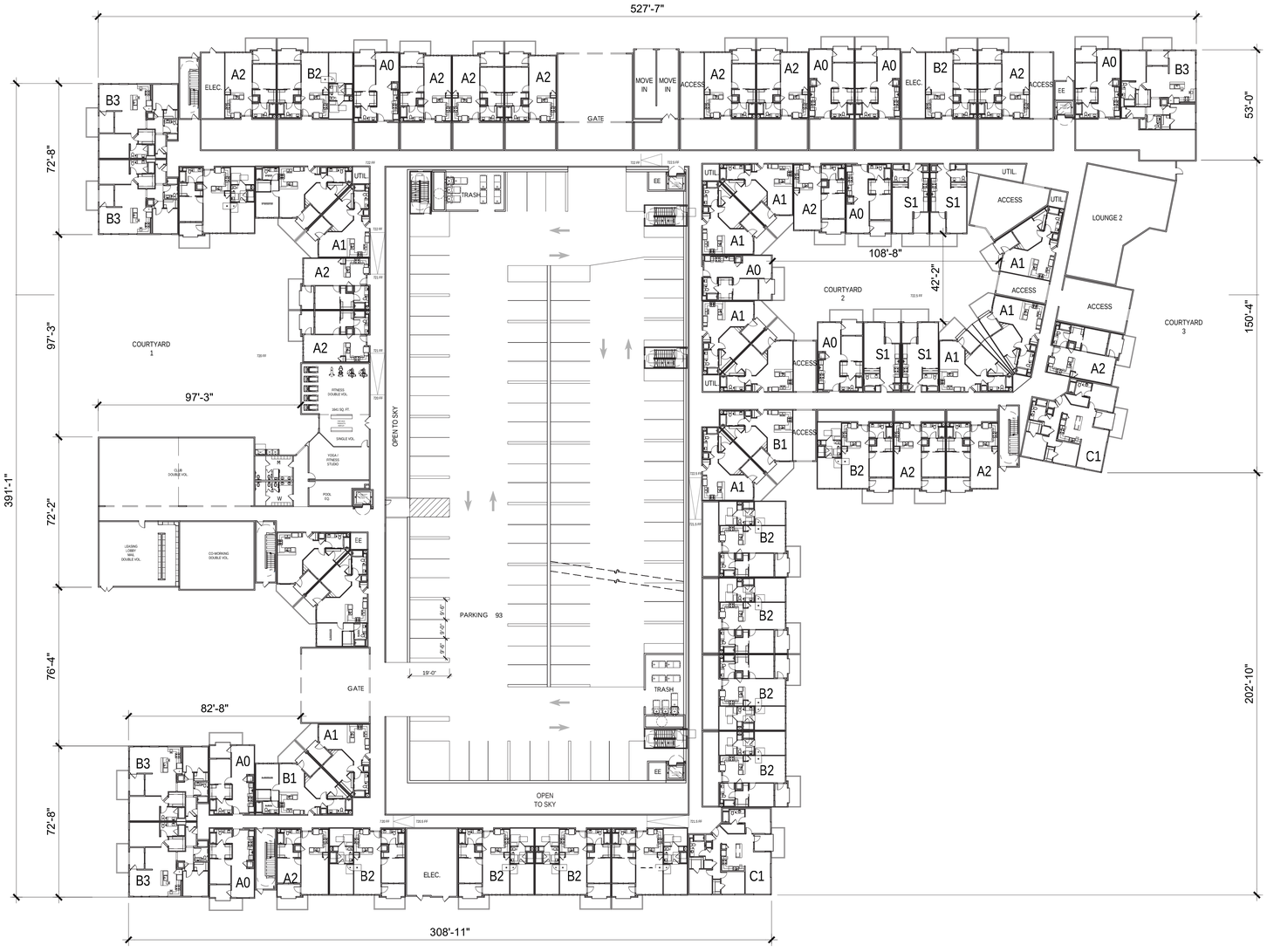
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Scale
Job No. 2021-708
Date 2025-05-09



PARTIAL SUBTERRANEAN LEVEL



NORTH

1"=30'-0" 0 15' 30' 60' 90'

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RESIDENTIAL BUILDING PLAN - 1ST LEVEL

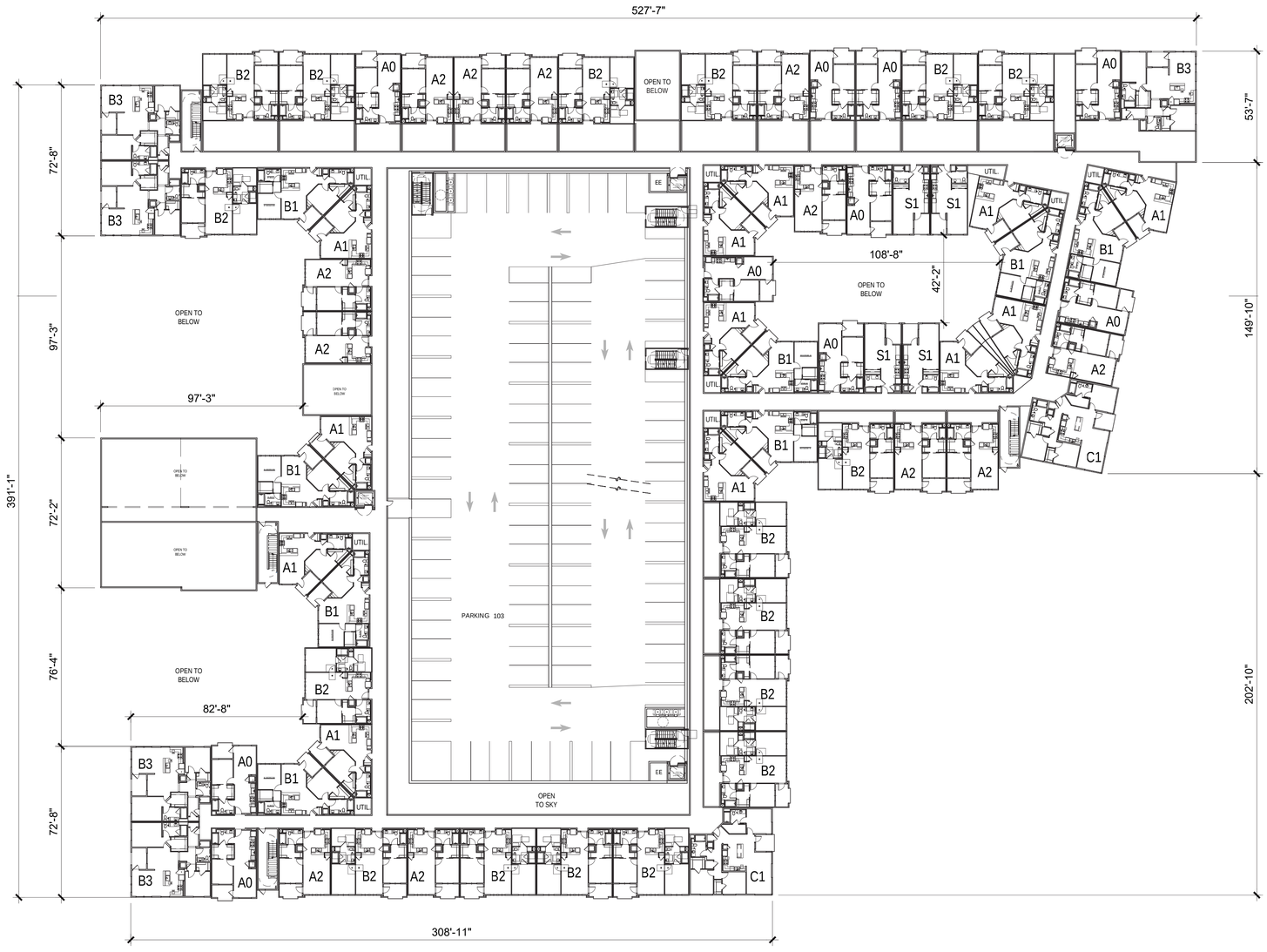
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29

Scale
Job No. 2021-708
Date 2025-05-09



NORTH

1"=30'-0" 0 15' 30' 60' 90'

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RESIDENTIAL BUILDING PLAN - 2ND LEVEL

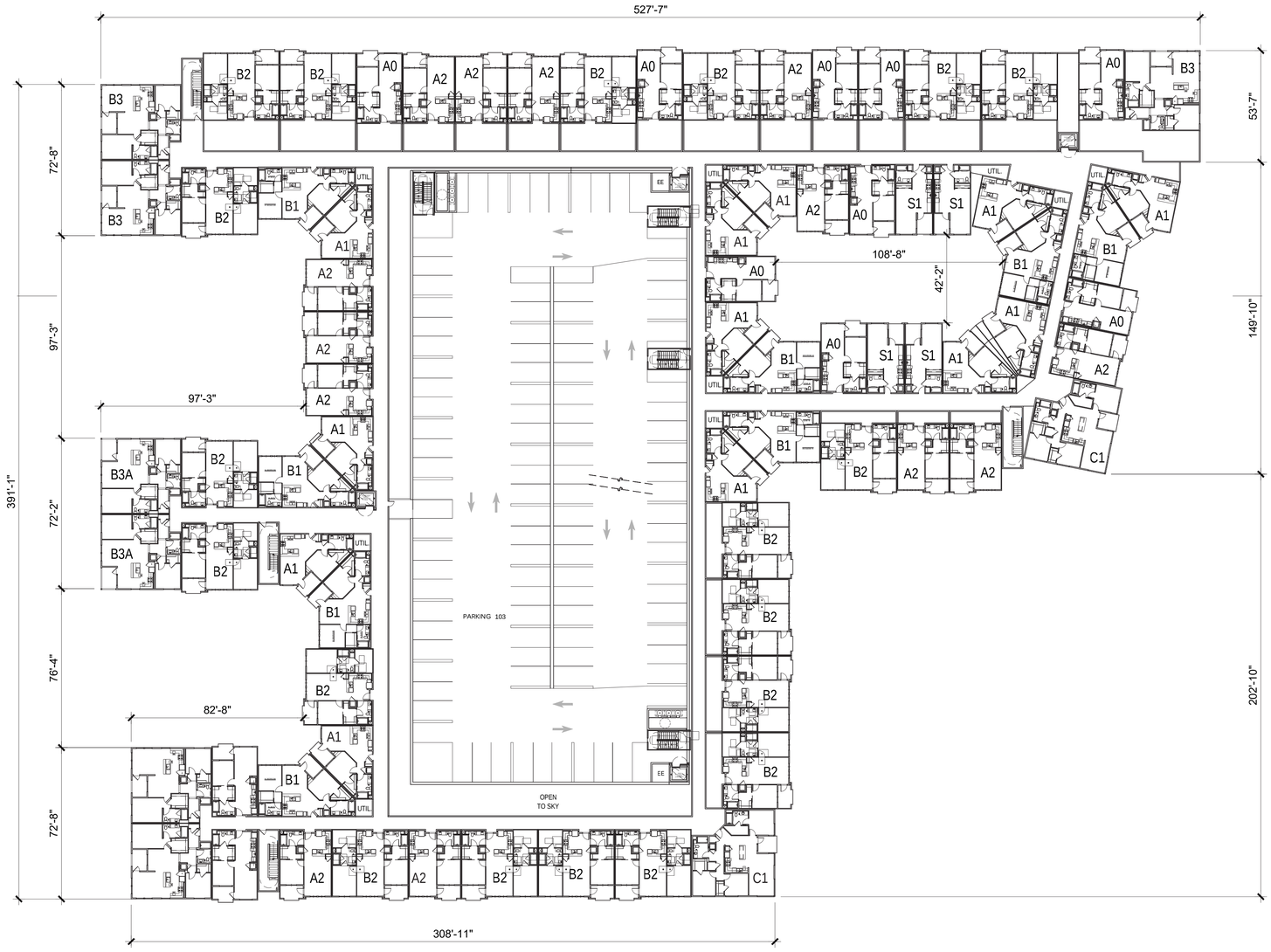
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30

Scale
Job No. 2021-708
Date 2025-05-09



NORTH

1"=30'-0" 0 15' 30' 60' 90'

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RESIDENTIAL BUILDING PLAN - 3RD LEVEL

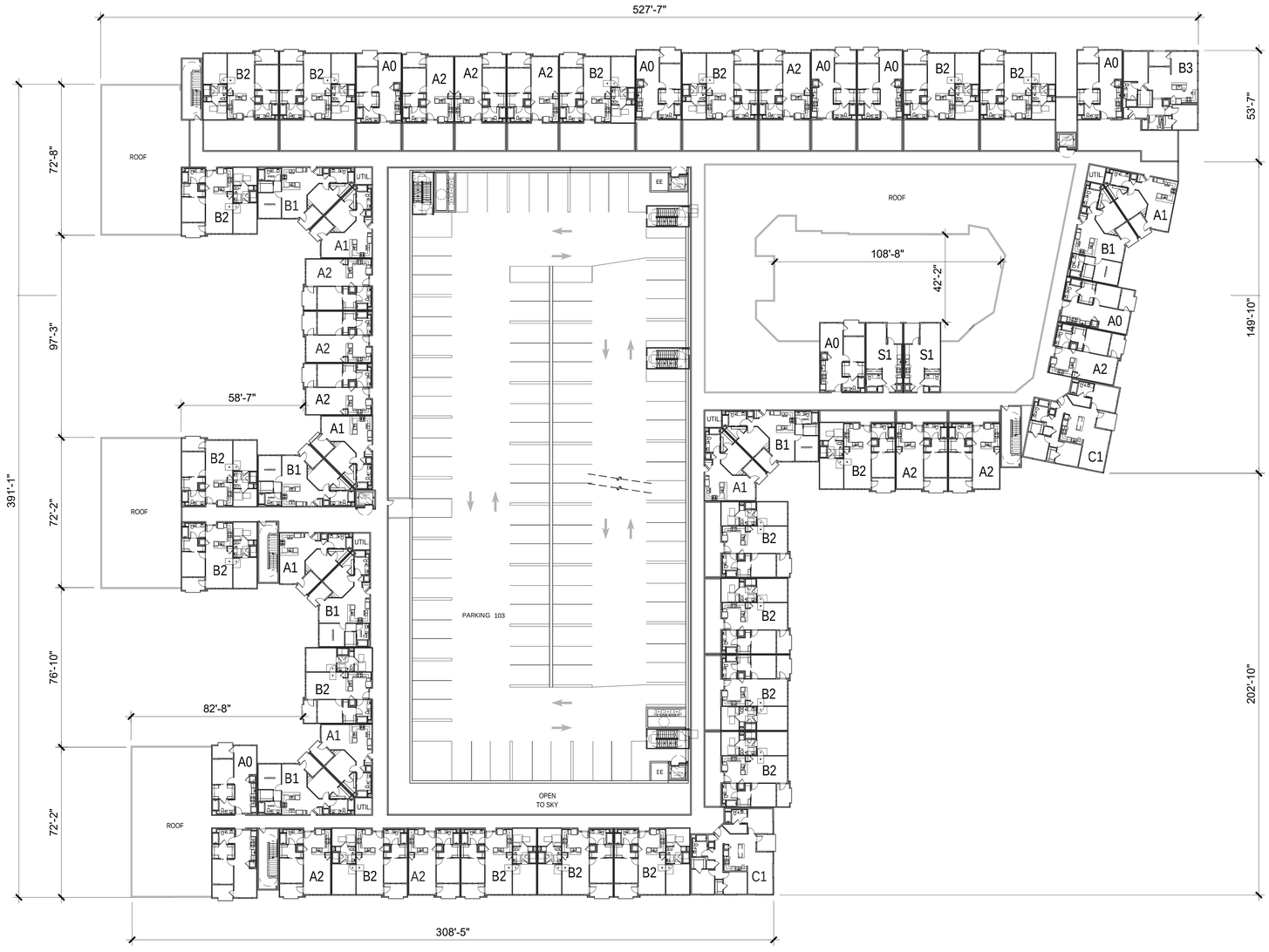
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Scale
Job No. 2021-708
Date 2025-05-09

31



NORTH

1"=30'-0" 0 15' 30' 60' 90'

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RESIDENTIAL BUILDING PLAN - 4TH LEVEL

ORBIS REAL ESTATE PARTNERS

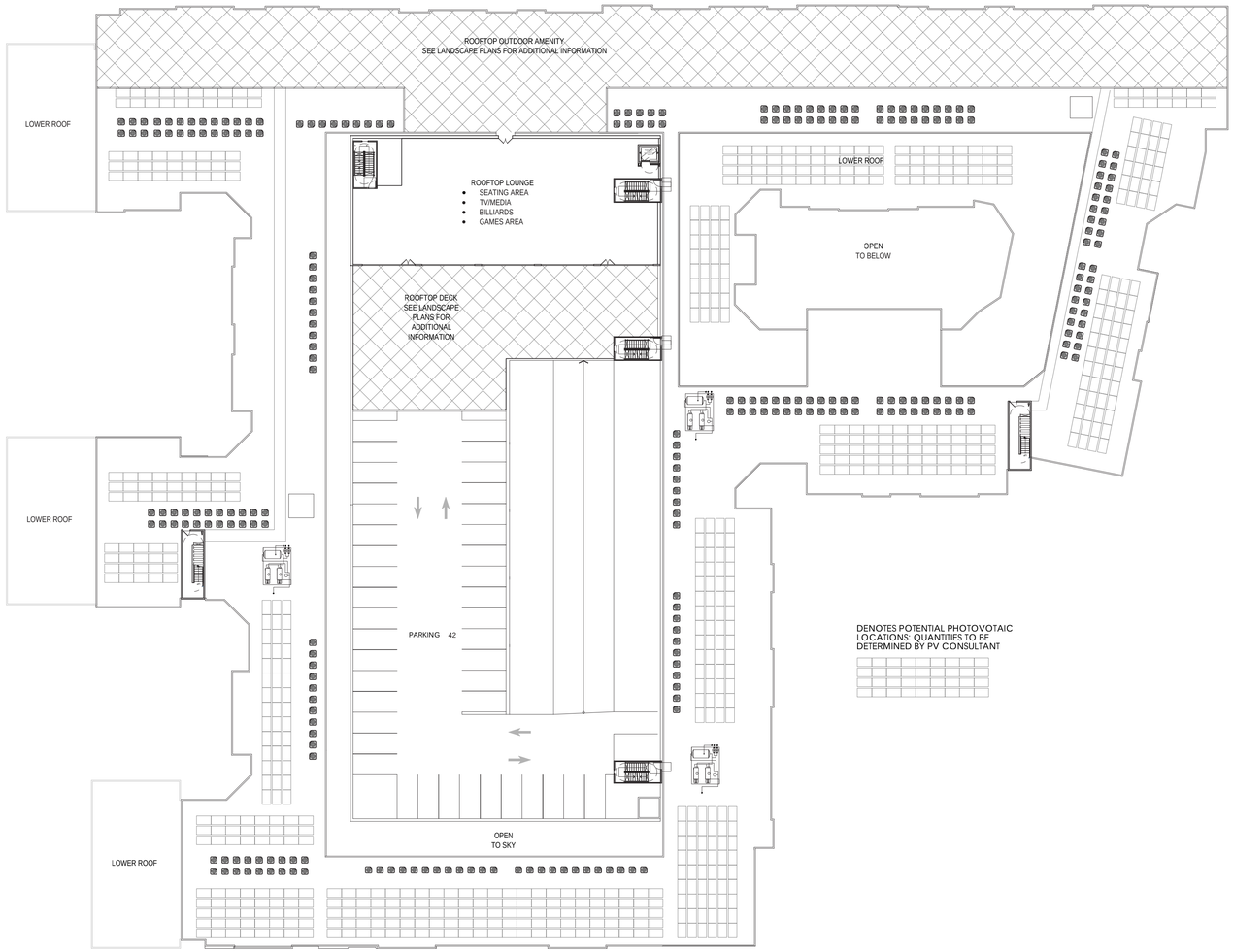
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Job No. 2021-708
Date 2025-05-09



DENOTES POTENTIAL PHOTOVOTAIC LOCATIONS. QUANTITIES TO BE DETERMINED BY PV CONSULTANT

NORTH

1"=30'-0" 0 15' 30' 60' 90'

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RESIDENTIAL ROOF PLAN

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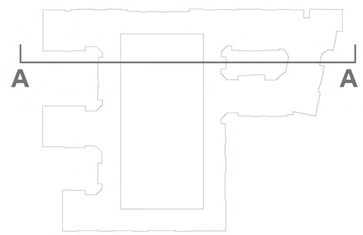
33

Scale

Job No. 2021-708

Date 2025-05-09





0 10' 20' 40' 60'

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RESIDENTIAL BUILDING SECTION

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34

Scale
Job No. 2021-708
Date 2025-05-09



WEST ELEVATION (FERN) 3

MATERIAL / COLOR LEGEND

1	EXTERIOR STUCCO
2	PORCELAIN WOOD TILE
3	STONE VENEER
4	ARCHITECTURAL TRIM
5	METAL RAILING
6	VINYL WINDOWS
7	GLASS RAILING
8	ALUMINUM STOREFRONT
9	METAL ACCESS GATE
10	MOVE-IN ROLL UP DOOR
11	METAL AWNING

FOR FURTHER INFORMATION NOT SHOWN HERE, REFER TO SHEET 39 FOR THE COLOR AND MATERIAL BOARD

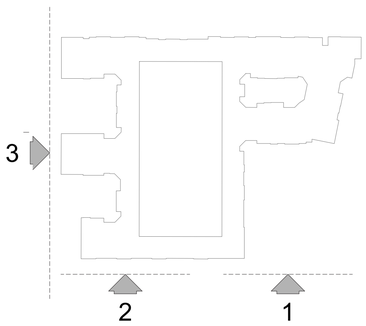


PARTIAL SOUTH ELEVATION (SCHAEFER) 2



PARTIAL SOUTH ELEVATION (SCHAEFER) 1





1/16"=1'-0" 0 8' 16' 32' 48'

ORBIS REAL ESTATE PARTNERS

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RESIDENTIAL ELEVATIONS

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35

Scale
Job No. 2021-708
Date 2025-05-09

MATERIAL / COLOR LEGEND

1	EXTERIOR STUCCO
2	PORCELAIN WOOD TILE
3	STONE VENEER
4	ARCHITECTURAL TRIM
5	METAL RAILING
6	VINYL WINDOWS
7	GLASS RAILING
8	ALUMINUM STOREFRONT
9	METAL ACCESS GATE
10	MOVE-IN ROLL UP DOOR
11	METAL AWNING

FOR FURTHER INFORMATION NOT SHOWN HERE, REFER TO SHEET 39 FOR THE COLOR AND MATERIAL BOARD



EAST ELEVATION 3

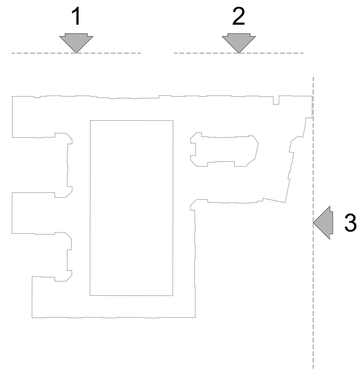


PARTIAL NORTH ELEVATION 2



PARTIAL NORTH ELEVATION 1





1/16"=1'-0" 0 8' 16' 32' 48'

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RESIDENTIAL ELEVATIONS

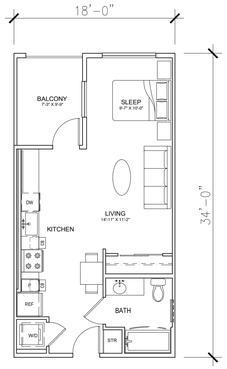
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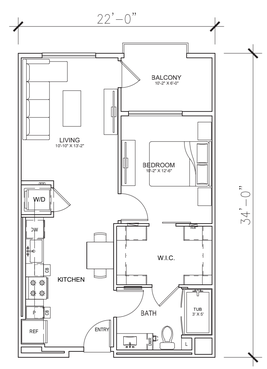
36

Scale
Job No. 2021-708
Date 2025-05-09



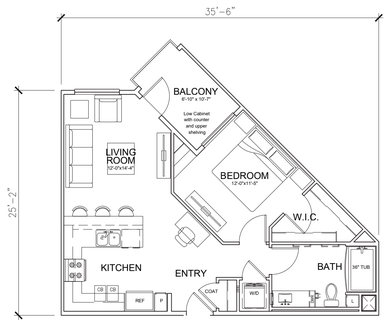
UNIT S1: STUDIO / 1BA

LIVABLE AREA: 533 SQ. FT.
PATIO/BALCONY: 72 SQ. FT.

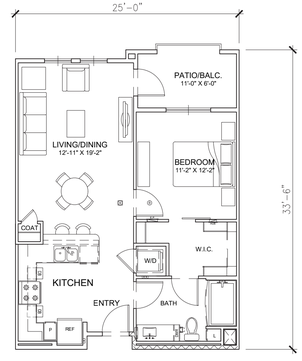


UNIT A0: JR 1BR / 1BA

LIVABLE AREA: 676 SQ. FT.
PATIO/BALCONY: 72 SQ. FT.

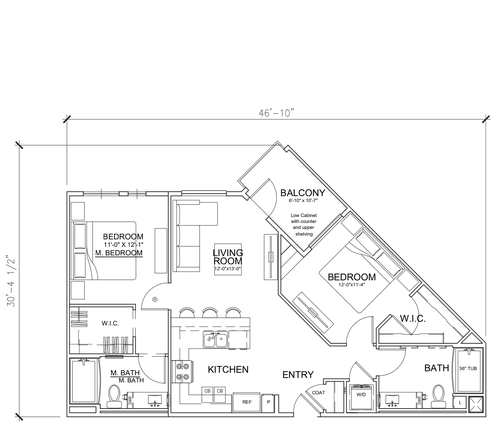


UNIT A1: 1BR / 1BA
LIVABLE AREA: 708 SQ. FT.
PATIO/ BALCONY AREA: 72 SQ. FT.



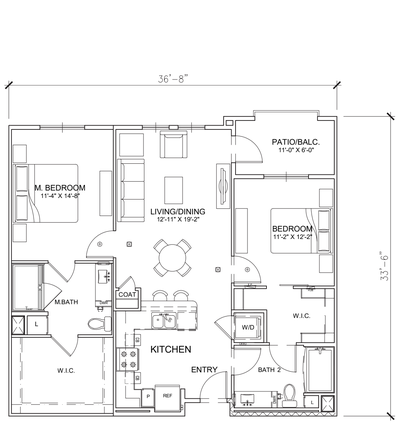
UNIT A2: 1BR / 1BA

LIVABLE AREA: 743 SQ. FT.
PATIO/BALCONY: 73 SQ. FT.



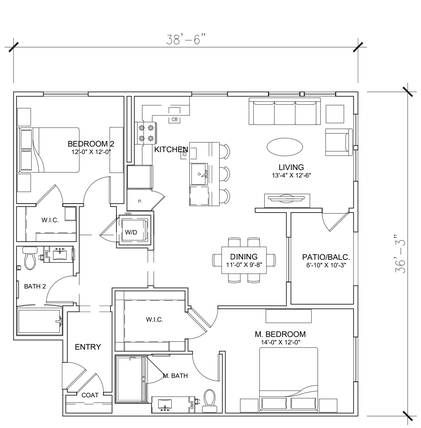
UNIT B1: 2BR / 2BA

LIVABLE AREA: 993 SQ. FT.
PATIO/BALCONY: 72 SQ. FT.



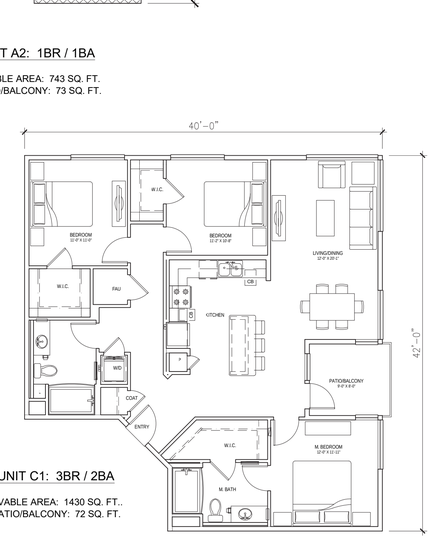
UNIT B2: 2BR / 2BA

LIVABLE AREA: 1122 SQ. FT.
PATIO/BALCONY: 73 SQ. FT.



UNIT B3: 2BR / 2BA

LIVABLE AREA: 1272 SQ. FT.
PATIO/BALCONY: 72 SQ. FT.



UNIT C1: 3BR / 2BA

LIVABLE AREA: 1430 SQ. FT..
PATIO/BALCONY: 72 SQ. FT.

1/8"=1'-0"

0 4' 8' 16' 24'

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Chino, CA

RESIDENTIAL UNIT PLANS

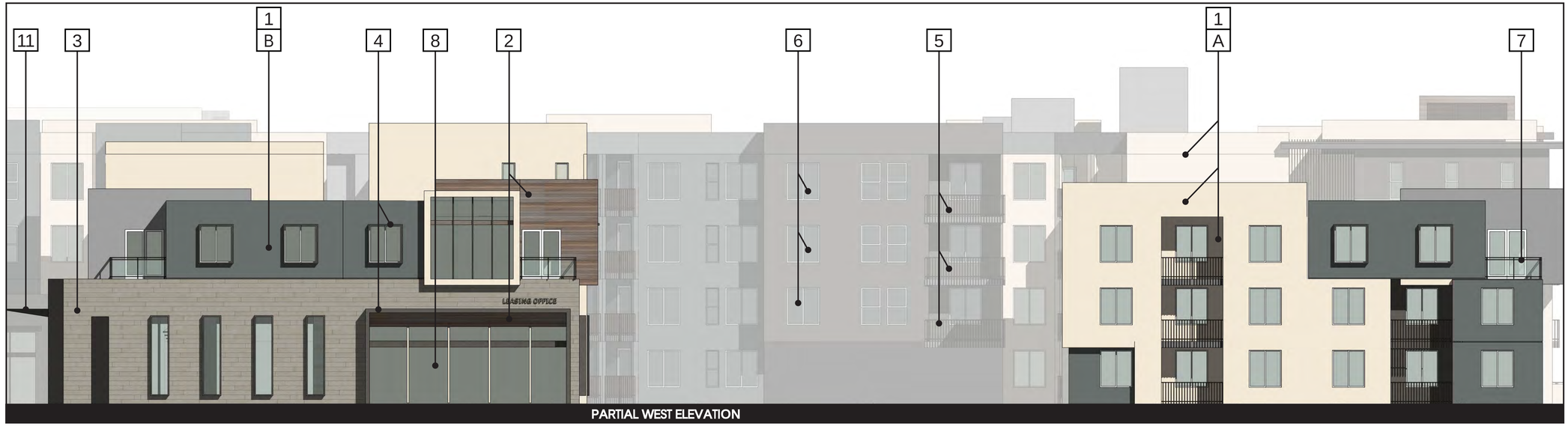
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37

Scale
Job No. 2021-708
Date 2025-05-09



PARTIAL WEST ELEVATION



PARTIAL EAST ELEVATION

A
SHERWIN WILLIAMS
RESTFUL WHITE SW7563

B
SHERWIN WILLIAMS
CITYSCAPE SW7067

C
SHERWIN WILLIAMS
COLONIAL REVIVAL STONE SW2827

D
SHERWIN WILLIAMS
URBANE BRONZE SW7048

E
SHERWIN WILLIAMS
TRICORN BLACK SW6258



1 EXTERIOR STUCCO
TO MATCH PAINT SPEC



2 PORCELAIN WOOD TILE BLEND
33% DRIFTWOOD
33% PROVENCE BROWN
33% TOASTED PECAN
OR EQUAL



3 STONE VENEER
VANTAGE30 - SOUTHERN PEAK
OR EQUAL



4 ARCHITECTURAL METAL TRIM
TO MATCH PAINT SPEC D



5 METAL RAILING
FRAME TO MATCH PAINT
SPEC E SLATS TO MATCH
PAINT SPEC C



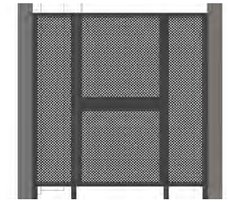
6 VINYL WINDOW/DOORS
WHITE



7 GLASS RAILING
FRAME TO MATCH PAINT
SPEC E



8 ALUMINUM STOREFRONT
SYSTEM
DARK BRONZE



9 METAL ACCESS GATE
TO MATCH PAINT SPEC E
OR EQUAL
(not present in elevations above)



10 MOVE-IN ROLL UP DOORS
DARK GRAY
(not present in elevations above)



11 FABRICATED METAL AWNING
TO MATCH PAINT SPEC E

ORBIS REAL ESTATE PARTNERS

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RESIDENTIAL COLOR AND MATERIAL BOARD

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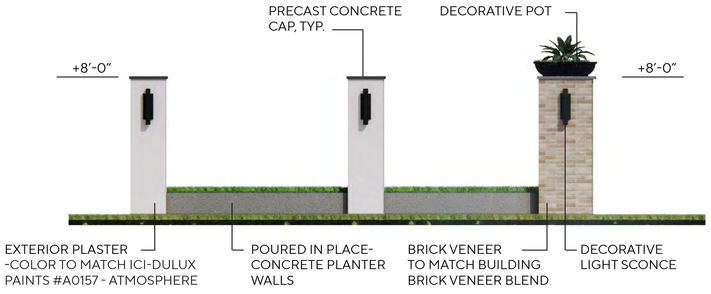
Scale
Job No. 2021-708
Date 2025-05-09



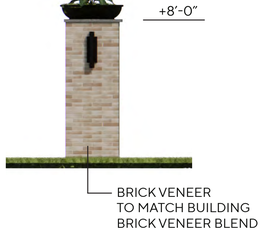
EUCLID ENTRY VIEW 2



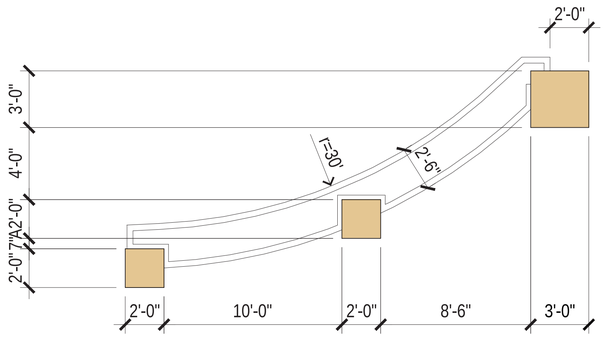
SCHAEFER ENTRY VIEW 2



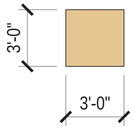
EUCLID PYLON ENTRY COLUMNS ELEVATION
(OTHER SIDE IS MIRRORED VERSION



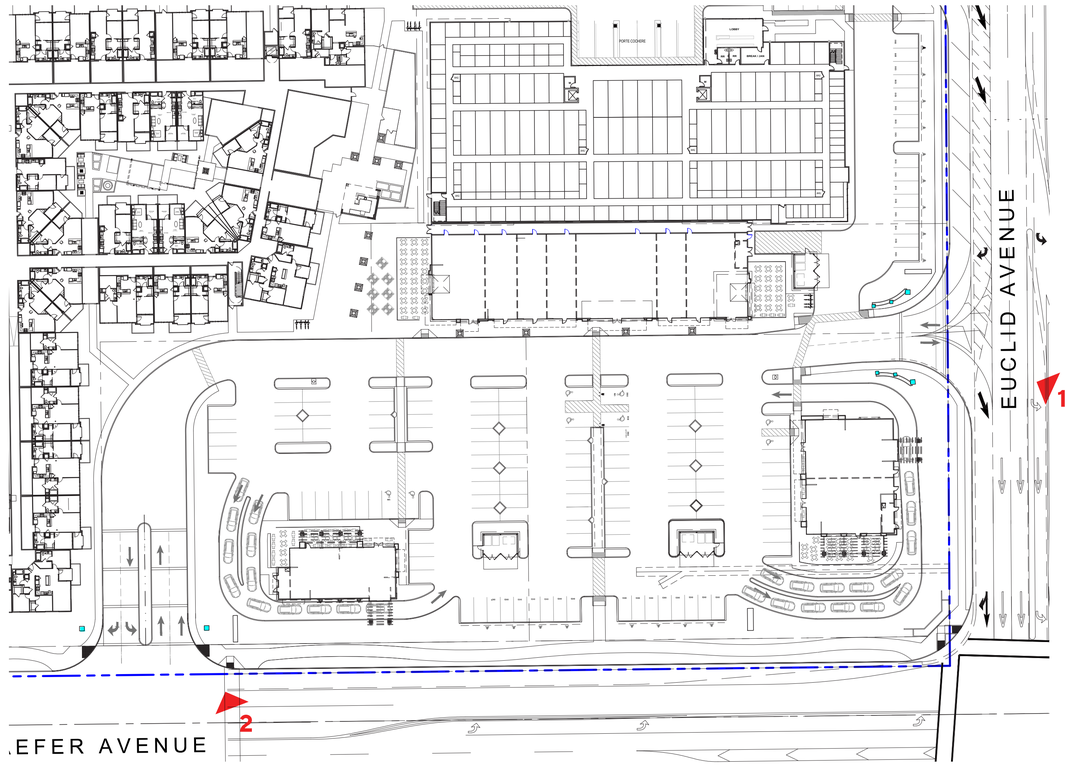
SCHAEFER PYLON ENTRY COLUMN ELEVATION
(ONE EACH SIDE OF ENTRY)



EUCLID PYLON ENTRY COLUMNS PLAN
(OTHER SIDE IS MIRRORED VERSION



SCHAEFER PYLON ENTRY COLUMN PLAN
(ONE EACH SIDE OF ENTRY)



KEYPLAN

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EUCLID & SCHAEFER ENTRY PYLON DETAILS & VIEWS

Architecture. Design. Relationships.

FUSCOE ENGINEERING

SITESCAPES Landscape Architecture & Planning

39

Scale
Job No. 2021-708
Date 2025-05-09

ABBREVIATIONS

A, AMPS	AMPERES
A/C	AIR CONDITIONER
AC	ALTERNATE CURRENT OR ABOVE COUNTER
AF	AMPERE FRAME
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AIC	AMPERE INTERRUPTION CURRENT
AL	ALUMINUM
ARCH	ARCHITECT/ARCHITECTURAL
AS	AMPERE SWITCH
AT	AMPERE TRIP
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GUAGE
BC	BARE COPPER
BKBD	BACKBOARD
BKR	BREAKER
C	CONDUIT
CB	CIRCUIT BREAKER
CCTV	CLOSED CIRCUIT TELEVISION
CAT.	CATALOG
CD	CANDELA
CFSD	COMBINATION FIRE SMOKE DAMPER
CKT	CIRCUIT
C.O.	CONDUIT ONLY
CU	COPPER
DETL	DETAIL
DISC	DISCONNECT (SWITCH)
DIST	DISTRIBUTION
DP	DISTRIBUTION PANEL
DWG	DRAWING
EC	ELECTRICAL CONTRACTOR
EG	EQUIPMENT GROUND (GREEN)
EM	EMERGENCY
EMS	ENERGY MANAGEMENT SYSTEM
EMT	ELECTRICAL METALLIC TUBING
EPO	EMERGENCY POWER OFF
(E)	EXISTING
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FLA	FULL LOAD AMPERES
FTV	FIELD TO VERIFY
(F)	FUTURE
FSEC	FOOD SERVICE EQUIPMENT CONTRACTOR
G, GND	GROUND
GC	GENERAL CONTRACTOR
GEN	GENERATOR
GFI	GROUND FAULT INTERRUPTER
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
HP	HORSEPOWER
HPS	HIGH PRESSURE SODIUM
HZ	HERTZ
IG	ISOLATED GROUND
ISC	INTERRUPTING SHORT CIRCUIT
JB	JUNCTION BOX
KCMIL	THOUSAND CIRCULAR MILLS
KV	KILOVOLTS
KVA	KILOVOLT–AMPERES
KW	KILOWATTS
KWH	KILOWATT–HOURS
LCL	LONG CONTINUOUS LOAD
LF	LINEAR FEET
LCP	LIGHT CONTROL PANEL
LPS	LOW PRESSURE SODIUM
LTG	LIGHTING
LTS	LIGHTS
MAX	MAXIMUM
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MH	METAL HALIDE
MIN	MINIMUM
MLO	MAIN LUG ONLY
MOCP	MAX OVERCURRENT PROTECTION
MTD	MOUNTED
MSB	MAIN SWITCHBOARD
MSG	MAIN SWITCHGEAR
N	NEUTRAL
NEC	NATIONAL ELECTRICAL CODE
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NTS	NOT TO SCALE
(N)	NEW
OH	OVERHEAD
P	POLE
PH	PHASE
PA	PUBLIC ADDRESS
PDU	POWER DISTRIBUTION UNIT
PNL	PANEL OR PANELBOARD
PVC	POLYVINYL CHLORIDE
(R)	REMOVE
REC	RECEPTACLE
RECEPT	RECEPTACLE
(RL)	RELOCATED
RMS	ROOT MEAN
SD	SQUARE SMOKE DETECTOR
SPECS	SPECIFICATIONS
SW	SWITCH
SWBD	SWITCHBOARD
SYM	SYMMETRICAL
T, TELE	TELEPHONE
TBB	TELEPHONE BACKBOARD
TYP	TYPICAL
UG	UNDERGROUND
UGPS	UNDERGROUND PULL SECTION
U.O.N.	UNLESS OTHERWISE NOTED
V	VOLT
VA	VOLT–AMPERES
VL	VERIFY LOCATION
W	WATTS
WH	WATER HEATER
WP	WEATHERPROOF
XFMR	TRANSFORMER

CODES REFERENCE

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 NATIONAL ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN CODE

SCOPE OF WORK

PROVIDE ELECTRICAL ENGINEERING DESIGN OF LIGHTING SYSTEMS AND PHOTOMETRIC STUDY FOR NEW RETAIL AND SHOPPING CENTER.

VICINITY MAP



SYMBOLS LIST

ANNOTATIONS

LIGHTING FIXTURE DESIGNATION. REFER TO LIGHTING FIXTURE SCHEDULE.

DETAIL REFERENCE

SHEET NOTE REFERENCE

DETAIL NOTE REFERENCE

KITCHEN EQUIPMENT DESIGNATION

EF 1 — MECHANICAL EQUIPMENT CALLOUT. "EF" INDICATES UNIT TYPE AND "1" INDICATES UNIT NUMBER. REFER TO MECHANICAL DRAWINGS FOR EXACT LOCATION AND ELECTRICAL REQUIREMENTS.

FDR-1 — FEEDER CALLOUT

REVISION REFERENCE

LIGHTING

RECESS MOUNTED LIGHTING FIXTURE.

SURFACE MOUNTED LIGHTING FIXTURE.

STRIP LIGHTING FIXTURE.

TRACK LIGHTING FIXTURE. PROVIDE ALL COMPONENTS NECESSARY FOR A COMPLETE INSTALLATION.

WALL MOUNTED LIGHTING FIXTURE.

RECESS OR SURFACE MOUNTED DOWNLIGHTING FIXTURE.

RECESS OR SURFACE MOUNTED WALL WASHING DOWNLIGHTING FIXTURE.

CEILING MOUNTED EXIT SIGN. SHADED SIDE INDICATES DIRECTION AND NUMBER OF FACES. PROVIDE ARROWS AS REQUIRED.

WALL MOUNTED EXIT SIGN. SHADED SIDE INDICATES DIRECTION AND NUMBER OF FACES. "L" LOW LEVEL MOUNTING. PROVIDE ARROWS AS REQUIRED.

POLE MOUNTED LIGHTING FIXTURE.

STANDARD 20A, 120/277V–1ø SPST TOGGLE SWITCH MOUNTED AT +48" A.F.F.–U.O.N.
- a,b – DENOTES TWO SWITCHES AND THIER RESPECTIVE CONTROL IDENTIFICATION.
- 3 – DENOTES 3–WAY SWITCH.
- P – DENOTES WITH PILOT LIGHT.
- D – DENOTES DIMMER SWITCH.
- K – DENOTES KEY SWITCH.
- T – DENOTES TIMER SWITCH.

CEILING MOUNTED OCCUPANCY SENSOR WITH OVERRIDE SWITCH. "a" INDICATES ZONE. WATT STOPPER W2000A OR EQUAL.

WALL MOUNTED OCCUPANCY SENSOR, MOUNT +48" AFF–U.ON. "a" INDICATES ZONE. WATT STOPPER UW–200 OR EQUAL.

LIGHTING 2–HR BYPASS SWITCH PER TITLE 24 REQUIREMENTS. "A" INDICATES ZONE. WATT STOPPER TS400 SERIES OR EQUAL. MOUNT AT +48" AFF – U.O.N.

EMERGENCY LIGHTING

RECESS MOUNTED EMERGENCY LIGHTING FIXTURE CONNECTED TO INTEGRAL EMERGENCY INVERTER.

SURFACE MOUNTED EMERGENCY LIGHTING FIXTURE CONNECTED TO INTEGRAL EMERGENCY INVERTER.

STRIP EMERGENCY LIGHTING FIXTURE. CONNECTED TO INTEGRAL EMERGENCY INVERTER.

RECESS OR SURFACE MOUNTED DOWNLIGHTING FIXTURE CONNECTED TO INTEGRAL EMERGENCY INVERTER.

GENERAL NOTES

1. PROVIDE ALL MATERIALS AND LABOR AS REQUIRED TO ACHIEVE A COMPLETE AND OPERATING SYSTEM.
2. COORDINATE AND OBTAIN APPROVALS FROM ALL RESPECTIVE UTILITY COMPANIES AS REQUIRED FOR A COMPLETE AND OPERATING INSTALLATION.
3. INSTALL RACEWAY SYSTEMS AS FOLLOWS:
   a. USE ELECTRIC METALLIC TUBE CONDUIT IN ALL AREAS PROTECTED ABOVE CEILING OR IN WALLS.
   b. USE RIGID GALVANIZED STEEL IN ALL AREAS EXPOSED TO WEATHER OR PHYSICAL DAMAGE.
   c. USE FLEXIBLE METALLIC CONDUIT ONLY IN AREAS AS PERMITTED BY LOCAL CODE AUTHORITY. USE SEAL–TITE IN AREAS EXPOSED TO WEATHER.
   d. USE COMPRESSION TYPE FITTINGS FOR ELECTRICAL METALLIC TUBING WHERE UTILIZED.
   e. USE P.V.C. CONDUIT UNDERGROUND WITH CODE SIZED GROUND. CONDUIT RISERS AND STUBS ABOVE GRADE SHALL BE I.M.C. WITH HALF–LAPPED TAPE COVERING OR P.V.C. COATING.
   f. THE USE OF MC CABLE IS PERMITTED AS LONG AS AGREED BY OWNER(S)/AHJ.
4. ALL NEW WIRING SHALL BE COPPER TYPE "THHN/THWN" – U.O.N..
5. ALL FIXTURE, DEVICE, ETC... LOCATIONS SHALL BE VERIFIED WITH ARCH. DRAWINGS AS WELL AS EQUIPMENT SUPPLIER REQUIREMENTS PRIOR TO ANY ROUGH–IN WORK.
6. ALL LIGHTING FIXTURES SHALL BE MOUNTED AND SUPPORTED IN ACCORDANCE WITH OSHA STANDARDS AND ALL NATIONAL AND LOCAL ELECTRICAL CODES.
7. ELECTRICAL CONTRACTOR SHALL PROVIDE LIGHTING FIXTURE MOUNTING KITS AS REQUIRED TO SUIT THE EXACT TYPE OF POLE TO WHICH THEY ARE MOUNTED.
8. THESE DRAWINGS ARE DIAGRAMMATIC AND REPRESENT THE INTENT OF EQUIPMENT, DEVICES, ETC... TO BE CONNECTED AND THE CIRCUITS TO WHICH THEY ARE TO BE CONNECTED TO. CONTRACTOR SHALL INSTALL ALL CONDUIT, J–BOXES, ETC... AS REQUIRED FOR A COMPLETE AND OPERATING SYSTEM.
9. ALL EXTERIOR EQUIPMENT SHALL BE WEATHERPROOF.
10. ELECTRICAL CONTRACTOR SHALL PERFORM ALL WORK IN STRICT ACCORDANCE WITH ALL LOCAL AND NATIONAL GOVERNING CODES.
11. ALL EQUIPMENT SHALL BE NEW AND BEAR A "UL" LABEL – U.O.N..
12. ELECTRICAL CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY BUILDING PERMITS.
13. COMPLETE ELECTRICAL INSTALLATION SHALL BE GUARANTEED IN WRITING FOR A PERIOD OF (1) YEAR – U.O.N..
14. ELECTRICAL CONTRACTOR SHALL VISIT SITE PRIOR TO BID DATE, TO VERIFY ALL EXISTING CONDITIONS TO BE ENCOUNTERED IN THE INSTALLATION OF ALL NEW EQUIPMENT, FIXTURES DEVICES, FEEDERS, ETC.. EXACT INSTALLATION METHOD AND REQUIREMENTS SHALL BE VERIFIED AND DETERMINED PRIOR TO BID DATE. CONTRACTORS SHALL IMMEDIATELY NOTIFY THIS ENGINEER OF ANY REQUIRED MODIFICATIONS WHICH ARE NOT SHOWN ON THESE DRAWINGS. SUBMITTAL OF BID INDICATES CONTRACTOR IS COGNIZANT OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED.
15. ALL EQUIPMENT ELECTRICAL CHARACTERISTICS, NEMA CONFIGURATION, LOCATIONS, AND CONNECTION REQUIREMENTS SHALL BE VERIFIED PRIOR TO ANY ROUGH–IN WORK.
16. ELECTRICAL CONTRACTOR SHALL FURNISH THE FOLLOWING SHOP DRAWINGS FOR PRIOR APPROVAL:
   a. ALL SUBSTITUTED LIGHT FIXTURES.
   b. ALL ELECTRICAL SERVICE EQUIPMENT, DISTRIBUTION EQUIPMENT AND PANELBOARDS.
   c. OTHER ITEMS AS SPECIFICALLY INDICATED.

   THESE ITEMS SHALL BE APPROVED BY THIS OFFICE PRIOR TO ANY COMMENCEMENT OF PLACING ORDERS OR PERFORMING ANY ROUGH–IN WORK.
17. COMPLETE ELECTRICAL SYSTEM SHALL BE GROUNDED IN ACCORDANCE WITH THE PRESENTLY ADOPTED EDITION OF THE N.E.C. ART. 250.
18. PENETRATIONS OF ALL FIRE RATED WALLS OR CEILINGS SHALL BE FIRE RATED IN ACCORDANCE WITH ALL LOCAL AND NATIONAL CODES.
19. PROVIDE RIVETED ON ENGRAVED PLASTIC NAMEPLATES (BLACK WITH WHITE LETTERS) FOR ALL MAJOR ELECTRICAL EQUIPMENT.
20. PROVIDE THE OWNER WITH ONE SET OF ELECTRICAL "AS–BUILTS" AT THE COMPLETION OF JOB.
21. PANELBOARDS SHALL BE PROVIDED WITH TYPEWRITTEN PANEL SCHEDULE MOUNTED INSIDE EACH PANEL AND ENGRAVED PRIMARY/SECONDARY PANEL LABELS FROM SWITCHBOARD.
22. A SEPARATE GROUNDING CONDUCTOR SHALL BE RUN IN ALL NON METALLIC CONDUIT RUNS.
23. ALL ELECTRICAL DEVICES SHOWN IN LIGHT ARE EXISTING TO REMAIN AND DARK ARE NEW.
24. THE UNGROUNDED AND GROUNDED CONDUCTORS OF EACH MULTI–WIRE BRANCH CIRCUIT SHALL BE GROUPED BY APPROVED WIRE TIES OR SIMILAR MEANS IN AT LEAST ONE LOCATION WITHIN THE PANELBOARD OR OTHER POINT OF ORIGINATION. PROVIDE APPROVED HANDLE TIE AT CIRCUIT BREAKER AS REQUIRED.

EMPIRE 3
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E3 PROJECT NO.: 23083–00–155
PROJECT MANAGER: TRAVIS TH MOOK

SITE LIGHTING FIXTURE SCHEDULE

TYPE	SYMBOL	MANUFACTURER CATALOG#	LAMP QTY. & TYPE	FIXTURE WATTAGE	VOLTS	REMARKS
SA1		LITHONIA KAX1 LED P1 40K R4 MVOLT SPA (OR APPROVED EQUAL)	(1) 50W LED	50W	MVOLT	SINGLE HEAD LED LIGHT FIXTURE MOUNTED ON 2'-6" CONCRETE POLE BASED. POLE: SEE DETAIL ON SHEET E-2.0, ELECTRO-STATIC APPLICATION POLE SHALL HAVE A MIN. EPA=10 FOR 100 MPH WIND. LIGHTING FIXTURE SHALL BE EQUIPPED WITH A MOTION SENSING CONTROL AS PER ENERGY CODE SECT 130.2(c)(3)A(i).
SA2		LITHONIA KAX1 LED P1 40K R4 MVOLT SPA (OR APPROVED EQUAL)	(2) 100W LED	100W	MVOLT	SAME AS TYPE "SA1" EXCEPT WITH 2 HEADS
SA3		LITHONIA KAX1 LED P1 40K R4 MVOLT SPA (OR APPROVED EQUAL)	(3) 300W LED	480W	MVOLT	SAME AS TYPE "SA1" EXCEPT WITH 3 HEADS
SA4		LITHONIA KAX1 LED P1 40K R4 MVOLT SPA (OR APPROVED EQUAL)	(4) 400W LED	640W	MVOLT	SAME AS TYPE "SA1" EXCEPT WITH 4 HEADS
SB		EELP AL26-Q-112L-QT-50K-T5-CL/WB/MS1 (OR APPROVED EQUAL)	(1) 121W LED	121W	MVOLT	SINGLE HEAD LED LIGHT FIXTURE MOUNTED TO BUILDING EXTERIOR. LIGHT TO BE INSTALLED BY BUILDING DESIGNER.
SC		EELP AL26-Q-81L-QT-50K-T5-CL/WB/MS1 (OR APPROVED EQUAL)	(1) 84W LED	84W	MVOLT	SINGLE HEAD LED LIGHT FIXTURE MOUNTED TO BUILDING EXTERIOR. LIGHT TO BE INSTALLED BY BUILDING DESIGNER.
SD		LITHONIA RAD1 LED P2 30K SYM MVOLT SPA HS (OR APPROVED EQUAL)	(1) 25W LED	24W	MVOLT	SINGLE HEAD LED LIGHT FIXTURE MOUNTED ON 2'-6" CONCRETE POLE BASED WITH HOUSESIDE SHIELD POLE: SEE DETAIL ON SHEET E-2.0, ELECTRO-STATIC APPLICATION POLE SHALL HAVE A MIN. EPA=10 FOR 100 MPH WIND. LIGHTING FIXTURE SHALL BE EQUIPPED WITH A MOTION SENSING CONTROL AS PER ENERGY CODE SECT 130.2(c)(3)A(i).
A		LITHONIA KAXW LED P1 40K R3 MVOLT (OR APPROVED EQUAL)	(1) 29W LED	29W	MVOLT	LED WALL LUMINAIRE.
B		LITHONIA WDGE1 LED P2 35K 90CRI VW (OR APPROVED EQUAL)	(1) 10W LED	10W	MVOLT	LED WALL PACK MOUNTED ABOVE EXIT DOOR.

NOTE:
1. VERIFY ALL LIGHT FIXTURE FINISH COLORS WITH ARCHITECTS AND/OR OWNER'S REPRESENTATIVE.

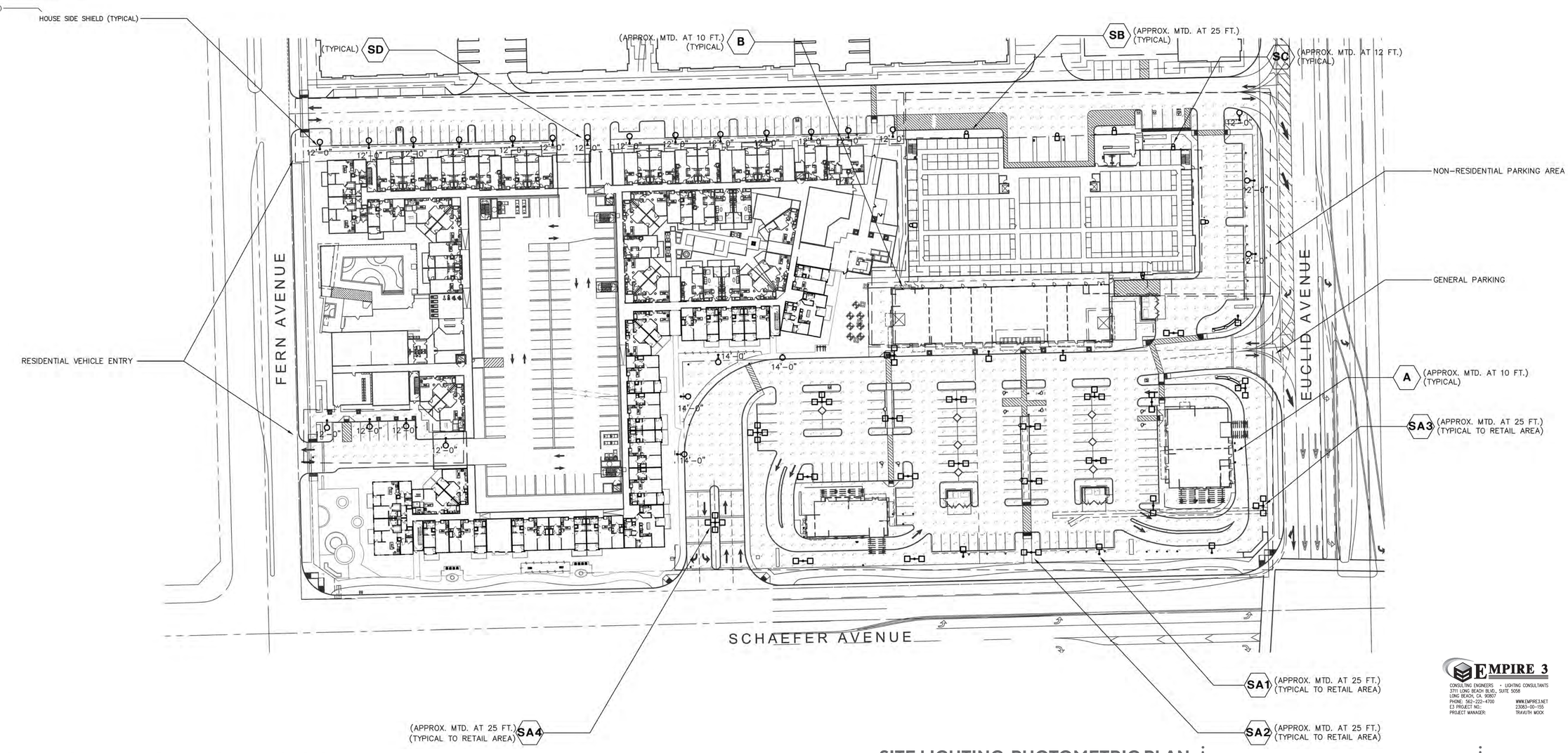
OUTDOOR LIGHTING SHALL COMPLY WITH THE FOLLOWING REGULATIONS:

A. ILLUMINATION.
1. LIGHTING ON PRIVATE AND PUBLIC PROPERTY SHALL BE DESIGNED TO PROVIDE SAFE AND ADEQUATE LIGHTING WHILE MINIMIZING LIGHT SPILLAGE TO ADJACENT PROPERTIES.
2. OUTDOOR LIGHTING SHALL UTILIZE ENERGY-EFFICIENT FIXTURES AND LAMPS.
3. ALL AREAS WITH FREQUENT VEHICULAR AND PEDESTRIAN TRAFFIC SHALL HAVE LIGHTING PROVIDING A MINIMUM ONE FOOT CANDLE OF LIGHT AT GROUND LEVEL DURING THE HOURS OF DARKNESS.
4. LIGHTING FOR PARKING FACILITIES SHALL BE DESIGNED TO PROVIDE A MINIMUM AVERAGE ILLUMINATION OF ONE AND A HALF-FOOT CANDLES OF LIGHT, MEASURED AT GROUND LEVEL. HOWEVER, MAXIMUM AVERAGE ILLUMINATION SHALL NOT EXCEED THREE FOOT CANDLES FOR COMMERCIAL DEVELOPMENTS AND TWO FOOT CANDLES FOR MULTIFAMILY RESIDENTIAL AND INDUSTRIAL DEVELOPMENTS, MEASURED AT GROUND LEVEL.
5. NO LIGHTING ON PRIVATE PROPERTY SHALL PRODUCE AN ILLUMINATION LEVEL GREATER THAN ONE FOOT CANDLE ON ANY PROPERTY WITHIN A RESIDENTIAL ZONING DISTRICT.
6. PERMANENTLY INSTALLED LIGHTING SHALL NOT BLINK, FLASH, OR BE UNUSUALLY HIGH INTENSITY OR BRIGHTNESS.
7. LIGHTING WITHIN AND ADJACENT TO THE OZ2 ZONING DISTRICT SHALL BE DESIGNED SO AS TO MINIMALLY IMPACT HABITAT AREAS.

B. FIXTURES.
1. MAXIMUM HEIGHT OF FREESTANDING OUTDOOR LIGHT FIXTURES SHALL BE AS FOLLOWS: FOR RESIDENTIAL PROPERTY WITH NON-RESIDENTIAL USES, THE MAXIMUM HEIGHT SHALL BE TWELVE FEET. FOR NON-RESIDENTIAL PROPERTY ADJACENT TO RESIDENTIAL DEVELOPMENT, THE MAXIMUM HEIGHT SHALL BE FOURTEEN FEET. OTHERWISE THE MAXIMUM HEIGHT SHALL BE TWENTY-FIVE FEET. OVERALL, LIGHT FIXTURES SHALL BE THE MINIMUM HEIGHT NECESSARY TO MAINTAIN THE AVERAGE ILLUMINATION REQUIREMENT.
2. LIGHT FIXTURES SHALL BE SHIELDED, RECESSED AND DIRECTED DOWNWARD AND AWAY FROM ADJOINING PROPERTIES AND PUBLIC RIGHTS-OF-WAY TO REDUCE LIGHT SPILLAGE.

CALCULATIONS ARE PROVIDED USING INDUSTRY RECOGNIZED SOFTWARE AND ARE PROVIDED FOR ESTIMATION PURPOSES ONLY. INPUT DATA FOR THE CALCULATIONS CORRESPONDS TO THE INFORMATION PROVIDED TO US (ASSUMPTIONS MAY BE MADE FOR INFORMATION THAT IS NOT PROVIDED). IT IS THE RESPONSIBILITY OF THOSE USING THIS SERVICE TO VERIFY THAT OUR INPUT DATA IS CONSISTENT WITH EXPECTED FIELD CONDITIONS. RESULTS OF THE LIGHTING CALCULATIONS ACCURATELY REFLECT THE INPUT DATA. HOWEVER, ACTUAL LIGHTING LEVELS WILL VARY DEPENDING ON FIELD CONDITIONS SUCH AS ROOM CHARACTERISTICS, TEMPERATURE, VOLTAGE AND LAMP/BALLAST OUTPUT AND OTHER FACTORS. CALCULATIONS ARE ALSO SUBJECT TO THE LIMITATIONS OF THE SOFTWARE. DUE TO THE ABOVE CONSIDERATIONS, EMPIRE 3 CONSULTING ENGINEERS CANNOT GUARANTY THAT ACTUAL LIGHT LEVELS MEASURED IN THE FIELD WILL MATCH OUR INITIAL CALCULATIONS.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
GENERAL PARKING	+	2.7 fc	7.5 fc	1.0 fc	7.5:1	2.7:1
NON-RESIDENTIAL PARKING AREA	+	2.0 fc	7.0 fc	0.2 fc	35.0:1	10.0:1
RESIDENTIAL VEHICLE ENTRY	+	2.0 fc	4.3 fc	0.3 fc	14.3:1	6.7:1



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PROJECT MANAGER: TRAVIATH WOOK

ORBIS REAL ESTATE PARTNERS

ORBIS - NWC EUCLID & SCHAEFER

Chino, CA

SITE LIGHTING-PHOTOMETRIC PLAN

Architecture. Design. Relationships.

FUSCOE ENGINEERING

SITESCAPES Landscape Architecture & Planning

41

Scale 1" = 50'-0"
Job No. 2021-708
Date 2025-05-09

SSS Square Straight Steel Poles

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. **Example:** SSS 20 SC EM19 DDBXD

Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness	Mounting[1]			Options		Finish[4]
SSS	10'–19' (see TL214 increments add 4 to the digit for length. For 30–6 specify AVAILABLE)	4E 4" Tapit EMT[2] 4G 4" Tapit RMC[2] 5C 5" Tapit EMT[2] 6G 6" Tapit RMC[2] See technical information available for complete ordering information.	Tenon mounting 1P1 One tap (includes 1½" slip) 1Z0 2-1/8" I.D. (2 3/8" NPS) 1Z5 2-5/8" I.D. (2 1/2" NPS) 1Z0 3-1/8" I.D. (3" NPS) 1Z5 4" I.D. (3 1/2" NPS) RAD MAST ARM ADAPTER[3] Refer to catalog EA10 1 at 90° EA12S 2 at 180° EA12EVB 2 at 180° with new side plug-end EA129 2 at 90° EA139 3 at 90° EA149 4 at 90° ADJUSTABLE SQUARE TENON[3] RELATIVE TO HANDHOLE Refer to catalog EA1015S 1 at 90° EA1239S 2 at 180° EA1239Q 2 at 90° EA1239Q3 3 at 90° EA1239Q4 4 at 90° EA1239Q5 5 at 90° EA1239Q6 6 at 90° EA1239Q8 8 at 90° EA1239Q10 10 at 90° EA1239Q12 12 at 90° EA1239Q16 16 at 90° EA1239Q20 20 at 90° EA1239Q24 24 at 90° EA1239Q32 32 at 90° EA1239Q36 36 at 90° EA1239Q40 40 at 90° ARRAY Square & Bolt Drilling[3] DRILL[5] Single DRILL[5] Double DRILL[5] Triple DRILL[5] Quad DRILL[5] Custom	Shipped installed VD Vibration dampener HAND Hand access hole (Std location)[6] HEA_xx Hardware cutout (see selection)[7][8] GFI120V_xx 120V receptacle[9] GFI_240V_xx 240V receptacle[9] GFI_277V_xx 277V receptacle[9] MOLD_120V_xx 120V molded receptacle[9] MOLD_240V_xx 240V molded receptacle[9] MOLD_277V_xx 277V molded receptacle[9] UNIV_xx Universal receptacle[9] SHIELD_xx Shield handhole cover (Standard is plastic. Specify xx to add) HEIGHT_ADJ Z Pedestal base cover extra sheet (specify Z) IC Interior coating[10] LOCK Lock and key both of handhole where specified (both are the same)[11] TP Tamper resistant handhole cover fasteners NRC NRC-CRI-20 compliant gasketed handhole cover fit & quality CE CE listed with label (includes NRC compliant cover) BAA Buy American Act Compliant[12]	Square shaft powder coat colors DDBXD Dark bronze DBLXD Black DNATXD Natural aluminum DWHXD White DSNDXD Sandstone DGRAXD Charcoal gray DTANXD Tennis green DSLVXD Designer silver DSSNXD Sandstone DTBRTXD Textured dark bronze DTBLKXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white Other Finishes GALV Galvanized finish Architectural Colors and Special Finishes Paint over Galvanized, Ral Colors, Custom Colors and Textured Warranty Finishes available.

NOTES

1. Handhole is 4" wide x 12" high, reinforced per AASHTO. Specify reinforcing if handhole is not at base.
2. Tapit EMT or RMC shaft is supplied with a "T" (13 Gauge) at a 45° CW Gauge) in center of base. "A" – 6 EMT, "G" – 6 RMC.
3. All square tapit poles include tapit cap. When ordering, remove tenoning and drill mounting holes for same pole. Follow the example: EA1239Q36. The specification includes a required extra handhole.
4. Refer to the finish spec sheet for the same 5-drilling template pattern and warranties respectively.
5. All drilling is to require a minimum wall thickness of 0.18" (4.7 mm).
6. Insert "E" or "Z" in the square below spacing (EA1239Q2).
7. Add 1 and 2" poles. Will cannot be installed if pole base (EM) (EL, AM, GR) are located higher than 2-3 of the pole's total length.
   Example: Pole height is 25'; A pole will cannot be placed above 16'.
8. Specify location and orientation when ordering option.
   For "C": Specify the height above the base of pole (in feet or inches and inches as follows: Example: 19 feet and 6" Add as 19'-3
   For "Z": Specify orientation from handhole (A,B,C,D). Refer to the Handhole Orientation diagram below. Example: 120° CW specify A-D. For standard, A = 0° (12:00).
9. Electrical service is 15 A/2-3 AWG, **UL** listed **standard**, with weatherproof cover providing 15" slack and 2-3/8" O.D. if receptacle has been specified above. Receptacles are factory ordered and shipped as a separate line item from Acuity Brands Controls.
10. EDG does not come with GFI outlet or handhole covers. These must be **supplied by** contractor/electrician.
11. Combination of same keys and **different** in handholes is standard. 11 Handholes covers.
12. Powder-enhanced, non-woven cover.
13. Oh, when will certifications are required.
14. Finish must be specified. Additional colors available; see Architectural Colors brochure linked here (Form No. 794.3). Lead times may be elevated up to 3 weeks due to paint processes.

Accessories: Order as separate catalog number.
FLSTOC Plug-In ELCO Tilting
PLUGS Plug-In DRACO Tilting

LITHONIA LIGHTING®

PAGE 555

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LIGHT POLE | SCALE NTS | 3

LITHONIA LIGHTING®

FEATURES & SPECIFICATIONS

INTENDED USE — These specification sets are for USA standards only. Square SS straight Steel is a general purpose light pole for up to 19' foot mounting height. This pole provides a robust, yet cost effective option for mounting area fixtures and floodlights.

CONSTRUCTION

Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of steel tubular goods, hot rolled, commercial-quality steel tubing with a minimum yield of 55,000 LTS-grade, 0.120 g, or 50 KSI (T-grade, 0.179 L. Shaft is one-piece with full length (plus handhole) high frequency electrical butt seam weld. Uniformity exists in cross-section with flat sides, small corner radii and excellent functional qualities. Available shaft widths are 4", 5" and 6".

Pole Top (specify base included): Tenon top, slip fitter side mount fixture, tenon with drilling (includes extra handhole) and cross top. Side drilled and cross poles include a removable top cap.

Handhole: A reinforced handhole with grounding provisions is provided at 18" from the base on side A. The finishing the handhole frame may not be possible and requires engineering review. Low-alt. finish support. Hollow for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Covers is the inside 3.5 (plastic) two-piece hollow cover, finished to match the pole, is provided with each pole automatically. Additional base cover options are available upon request.

Anchor Base/Bolts: Anchor base is fabricated from sheet steel meets ASTM A36 standards and can be allowed to match existing if consistency overall. Bolts for modification. Anchor bolts are manufactured to ASTM F1554 Standards: grade 55, 55 KSI minimum yield strength and tensile strength of 75-95 KSI. Top threaded portion (minimum 12") is hot-dipped galvanized per ASTM A153.

HARDWARE — All threads between are high-strength galvanized carbon steel. All nuts-mated and between are galvanized or stainless steel.

FINISH — Our standard paint of baked-on coat is the TGIC (Triglycidyl Isocyanurate) Polyester powder that meets 5# and 5E-Specifications of ASTM D3359. Premier-coat finishes include Dark Bronze, White, Black, and Natural Aluminum colors. Architectural Colors and Special Finishes are available for specific and include, but are not limited to, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available.

BUY AMERICAN ACT — Product with the "BAA" option is accredited in the USA, and meets the Buy American Act government procurement requirement under FAR, DFARS and DOT regulations.
Please refer to www.acuitybrands.com/buy-american for additional information.

INSTALLATION — **Do not** erect poles with mast leading fixtures installed. Factory-supplied templates must be used when installing anchor bolts. Lithonia Lighting will not accept claims for incorrect anchor bolt placement due to failure to use templates. Lithonia Lighting is not responsible for the foundation design.

WARRANTY — 5-year limited warranty. Refer to the only warranty provided and review its statements in the specific to these warranty warranty of any kind. All other expressed or implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application.
Specifications subject to change without notice.

Catalog Number
Notes
Type

Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

BAA

ORDERING

PAGE 555

LIGHT POLE | SCALE NTS | 3

KAX LED Size 1
LED Area Luminaire



Catalog Number
Notes
Type

A+ Capable Luminaire

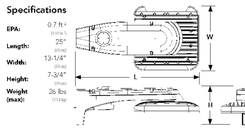
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability!
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam Link for DTL DLL

Specifications



EPA: 0.7 ft² (0.065 m²)
Length: 25" (635 mm)
Width: 13-1/4" (337 mm)
Height: 7-3/4" (197 mm)
Weight (max): 26 lbs (11.8 kg)

A+ Capable options indicated by this color background.

Ordering Information **EXAMPLE:** KAX1 LED P4 40K R3 MVOLT SPA DDBXD

KAX1 LED

Series	Performance package	Color temperature	Distribution	Voltage	Mounting
KAX1 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	R3 Type 3 R4 Type 4 R5 Type 5	MVOLT[1] 120[1] 208[1] 240 277[1] 347[1] 480[1]	Shipped included SPA Square pole fitter RPA Round pole fitter

Control options	Other options	Finish
Shipped included PER NEMA twist-lock receptacle only (controls ordered separately)[2] PERS Five-wire receptacle only (controls ordered separately)[2] PER7 Seven-wire receptacle only (controls ordered separately)[2] PIR Motion sensor, 8' mounting height, ambient sensor enabled[3,4] PIRH Motion sensor, 15' mounting height, ambient sensor enabled[3,4] PIRHFC3V Motion sensor, 15' mounting height, ambient sensor enabled, 3-wire (120-277V), ambient sensor enabled[3,4] PIRH1FC3V Motion sensor, 15' mounting height, ambient sensor enabled, 3-wire (120-277V), ambient sensor enabled, 1% dimming wire pigtail[3,4] DCI Color correction[5] Shipped separately BCE Bird control element[6] BCS Bird control shield[6]	Shipped installed SF Single fuse (120, 277, 347V)[7] DF Double fuse (208, 240, 480V)[7] DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) BL30 Bi-level switched dimming, 30% (not with PIR or PIRH)[8] BL50 Bi-level switched dimming, 50% (not with PIR or PIRH)[8] PE Photocell, Button Type[9] DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details) DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) BCE Bird control element[6] BCS Bird control shield[6] Shipped separately BSW Wall mounted bi-level switch[8] EGS External glare shield[10] BS Bird spikes[6]	Finish DDBXD Dark bronze DBLXD Black DNATXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBKTXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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KAX1 LED
Rev. 04/01/21
Page 1 of 4

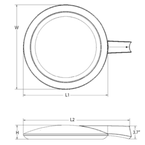
LIGHT FIXTURE TYPE "SA2", "SA3" & "SA4" | SCALE NTS | 2

Radean Arm Mount
LED Area Luminaire



Catalog Number
Notes
Type

Specifications



EPA: 0.75 ft² (0.07 m²)
Length:
L1 24" (61 cm)
L2 30" (60.96 cm)
Width: 24" (61 cm)
Height: 4" (10.2 cm)
Weight (max): 29lbs (13.15Kg)

Introduction

The RADEAN arm mount luminaire is the perfect choice for pedestrian applications where daytime aesthetics and visual comfort are needed. Adding architectural flair to any space, the RADEAN's low-profile shape and smooth curves blend in while adding a touch of elegance.
Perfect for campuses, parks, pedestrian malls, courtyards and pathways, the RADEAN arm mount is the Architect's choice to provide beautiful aesthetics both day and night.

Ordering Information **EXAMPLE:** RAD1 LED P3 30K SYM MVOLT RPA PE DNAXD

RAD1 LED

Series	Performance package	Color temperature	Distribution	Voltage	Mounting
RAD1 LED	P1 3,000 Lumens P2 5,000 Lumens P3 7,000 Lumens P4 11,000 Lumens P5 16,000 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	SYM Symmetric type V ASY Asymmetric type IV PATH Pathway type III	MVOLT[1] 277[1] 120[1] 347 208[1] 480 240[1]	SPA Square pole mounting (includes adapter) RPA Round pole mounting WBA Wall bracket

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR 2 enabled[2] PE Button photocell[3] EAD Field adjustable output[4]	Shipped separately HS Houseside shield[5]	DDBXD Dark bronze DBLXD Black DNATXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBKTXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories
Ordered and shipped separately.
RADHS Houseside shield (specify white)
RADCL Decorative Cast Aluminum Base (specify finish)
RADTBC Tether base for #10 AWG pole (specify finish)
* Part number is painted accessory, order 1 for each luminaire.

NOTES
1. 2700K and 3500K may require extended lead times.
2. NLTAIR2 PIR for 480V operates on 277V. For 120-277V 050-60 Hz, 0-10V dimming, ambient sensor enabled, 8' mounting height. Double fuse (DF) requires 208, 240 or 480 voltage option.
3. NLTAIR2 not available with PE or FAO. Must link to external nLight Air network. Does not include occupancy sensor. For more information refer to CELDC pole mount sensor.
4. Also available as a separate accessory; see Accessories information. Shield is field installable in 45° increments.

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RAD1 LED
Rev. 08/10/22

LIGHT FIXTURE TYPE "SD" | SCALE NTS | 7

WDGE1 LED
Architectural Wall Sconce

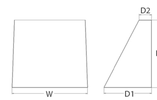


Catalog Number
Notes
Type

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.
WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

Specifications



Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight (without options): 9 lbs

WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K) P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	–	–	1,200	2,000	–	–	–	–
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	–
WDGE3 LED	15W	18W	Standalone / nLight	2,500	8,500	10,000	12,000	–	–
WDGE4 LED	–	–	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information **EXAMPLE:** WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P1 P2	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K[1] 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347[1]	Shipped included SRM Surface mounting bracket KTM Architectural Mounting Washer bracket (drywall mounting locations only)[2] Shipped separately AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.

Options	Finish
E4WH Emergency battery backup, Certified in CA Title 20 MAIDRS (4W, 0°C min) PE Photocell, Button Type DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details) DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points. BAA Buy American Act Compliant	DDBXD Dark bronze DBLXD Black DNATXD Natural aluminum DWHXD White DSSTXD Sandstone DDBTXD Textured dark bronze DBLBKTXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTDD Textured Sandstone

Accessories
Ordered and shipped separately.
WDGAWS DDBXD WDGE 1 inch Architectural Wall Spacer (specify finish)
WDGJBPBW DDBXD WDGE1 surface-mounted back box (specify finish)

NOTES
1. 50K not available in 90CRI.
2. 347V not available with E4WH, DS or PE.
3. E4WH not available with PE or DS.
4. PE not available with DS.
5. Not qualified for DLC. Not available with E4WH.

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WDGE1 LED
Rev. 11/21/22

LIGHT FIXTURE TYPE "B" | SCALE NTS | 6

KAXW
LED Wall Luminaire



Catalog Number
Notes
Type

A+ Capable Luminaire

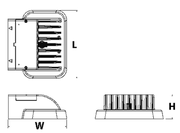
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability!
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.

Specifications



Length: 14" (356 mm)
Width: 12" (305 mm)
Height: 5" (127 mm)
Weight (max): 19.7 lbs (9 kg)

A+ Capable options indicated by this color background.

Ordering Information **EXAMPLE:** KAXW LED P3 40K R3 MVOLT DDBXD

KAXW LED

Series	Performance package	Color temperature	Distribution	Voltage	Mounting	Control options	Other options	Finish (required)
KAXW LED	P1 P2 P3	30K 3000K 40K 4000K 50K 5000K	R3 Type 3 R4 Type 4	MVOLT[1] 120[1] 208[1] 240 277[1] 347[1] 480[1]	Shipped included (blank) Surface mounting bracket	Shipped included PER NEMA twist-lock receptacle only (controls ordered separately)[2] PERS Five-wire receptacle only (controls ordered separately)[2] PER7 Seven-wire receptacle only (controls ordered separately)[2] PIR 180° motion sensor, 8' mounting height, ambient sensor enabled[3,4] FAO Field adjustable output[5] PIRH Bi-level motion sensor, 15' mounting height, ambient sensor enabled[3,4] PIRHFC3V Bi-level motion sensor, 15' mounting height, ambient sensor enabled, 3-wire (120-277V), ambient sensor enabled[3,4] PIRH1FC3V Bi-level motion sensor, 15' mounting height, ambient sensor enabled, 3-wire (120-277V), ambient sensor enabled, 1-10V dimming wire pigtail[3,4]	Shipped installed SF Single fuse (120, 277, 347V)[6] DF Double fuse (208, 240, 480V)[6] BCE Bird control element[7] BCS Bird control shield[7] Shipped separately BSW Wall mounted bi-level switch[8] EGS External glare shield[9] BS Bird spikes[7]	DDBXD Dark bronze DBLXD Black DNATXD Natural aluminum DWHXD White DSSTXD Sandstone DDBTXD Textured dark bronze DBLBKTXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

NOTES
1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
2. Not available in the P1 performance package.
3. Not available with ROAM®. See PERS or PER7 option.
4. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See Accessories information.
5. If ROAM® node required, must be ordered and shipped as a separate line item from Acuity Brands Controls.
6. Specify on of Sensor Switch MSCD-7-DDF control; see Motion Sensor Switch Control for details. Dimming driver standard. Not available with PERS or PER7. Must specify 120V or 277V. Requires PER or separate on/off.
7. Not available with PERS or PER7 options.
8. Must specify 120, 277, or 347V option.
9. Must specify 208, 240, or 480V option.
10. Also available as a separate accessory; see Accessories information.
11. Requires a contractor supplied ½" EMT skintight fitting.
12. Requires luminaire to be specified with PER, PERS or PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

Accessories
Ordered and shipped separately.
BLGW 12.25 Photocell - DLL twist-lock (120-277V)
BLGW1 14.038 IR Photocell - DLL twist-lock (347V)
BLGW1 14.038 IR Photocell - DLL twist-lock (480V)
KAXWSC 10.5 Mounting arm
KAXWSC-U Bird deterrent spikes
KAXWEGS External glare shield

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KAXW LED
Rev. 10/13/22
Page 1 of 5

LIGHT FIXTURE TYPE "A" | SCALE NTS | 5

VersaLED Lighting
Versatile Lighting Solutions

Project
Type
Catalog Number

SPECIFICATIONS OUTDOOR

HOUSING
- Heavy duty die cast aluminum housing and front frame
- Bronze powdercoat bronze finish
- Corrosion resistant housing and hardware
- OxyShield 9-stage anti-oxidation process
- Silicone rubber gasket

ELECTRICAL
- Quad Tap (QT) - 120/208/240/277V
- Dimmable driver standard
- 347V-480V also available
- Operating Temperature: -40ºF (-40ºC) - 122ºF (50ºC)

OPTICAL SYSTEM
- Clear and diffused glass lenses available
- High quality heat sinks for temperature control
- IC current controlled LED circuits
- 320,000 hours @ L_{70}
- CRI: 80
- Offered in 30K, 40K, and 50K
- Types I, II, III, IV, V available

ILLUMINATION
- 89.5W LED / 86.6 System Watts
- 111.5W LED /119.9 System Watts

MOUNTING
- No mounting hardware standard
- Optionally mounts with trunion, slip fitter, yoke mount, wall bracket, or mounting arm

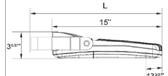
CODE COMPLIANCE
- cSAus Listed for Wet Locations
- Meets UL Requirements
- IP65 Rated
- Meets DLC Requirements
- Assembled in USA Available

WARRANTY
- 5 Year
- 10 Year Available



Shown with ARM mount

AL26-Q
Small LED Area Light



Length with Mount:
SB: 18"
SF: 15"
AY: 15"
ARM: 19"
AAM: 19"

ORDERING INFORMATION

CATALOG #	Lumens	Distribution	Color	Lens
AL26-Q-65L-QT-40K-T5-CL	7,530	Type V	4000K	Flat Clear
AL26-Q-81L-QT-40K-T1-CL	10,099	Type I	4000K	Flat Clear
AL26-Q-81L-QT-50K-T1-CL	9,417	Type I	5000K	Flat Clear
AL26-Q-81L-QT-40K-T2-CL	9,964	Type II	4000K	Flat Clear
AL26-Q-81L-QT-50K-T2-CL	9,634	Type II	5000K	Flat Clear
AL26-Q-81L-QT-30K-T3-CL	9,526	Type III	3000K	Flat Clear
AL26-Q-81L-QT-40K-T3-CL	9,969	Type III	4000K	Flat Clear
AL26-Q-81L-QT-50K-T3-CL	10,583	Type III	5000K	Flat Clear
AL26-Q-81L-QT-30K-T4-CL	9,946	Type IV	3000K	Flat Clear
AL26-Q-81L-QT-40K-T4-CL	9,269	Type IV	4000K	Flat Clear
AL26-Q-81L-QT-50K-T4-CL	9,940	Type IV	5000K	Flat Clear
AL26-Q-81L-QT-30K-T5-CL	9,086	Type V	3000K	Flat Clear
AL26-Q-81L-QT-40K-T5-CL	9,414	Type V	4000K	Flat Clear
AL26-Q-81L-QT-50K-T5-CL	10,096	Type V	5000K	Flat Clear
AL26-Q-112L-QT-40K-T1-CL	13,841	Type I	4000K	Flat Clear
AL26-Q-112L-QT-50K-T1-CL	14,629	Type I	5000K	Flat Clear
AL26-Q-112L-QT-40K-T2-CL	13,913	Type II	4000K	Flat Clear
AL26-Q-112L-QT-50K-T2-CL	13,955	Type II	5000K	Flat Clear
AL26-Q-112L-QT-40K-T3-CL	14,296	Type III	4000K	Flat Clear
AL26-Q-112L-QT-50K-T3-CL	15,331	Type III	5000K	Flat Clear
AL26-Q-112L-QT-30K-T4-CL	12,149	Type IV	3000K	Flat Clear
AL26-Q-112L-QT-40K-T4-CL	12,568	Type IV	4000K	Flat Clear
AL26-Q-112L-QT-50K-T4-CL	13,499	Type IV	5000K	Flat Clear
AL26-Q-112L-QT-30K-T5-CL	13,161	Type V	3000K	Flat Clear
AL26-Q-112L-QT-40K-T5-CL	13,937	Type V	4000K	Flat Clear
AL26-Q-112L-QT-50K-T5-CL	14,624	Type V	5000K	Flat Clear

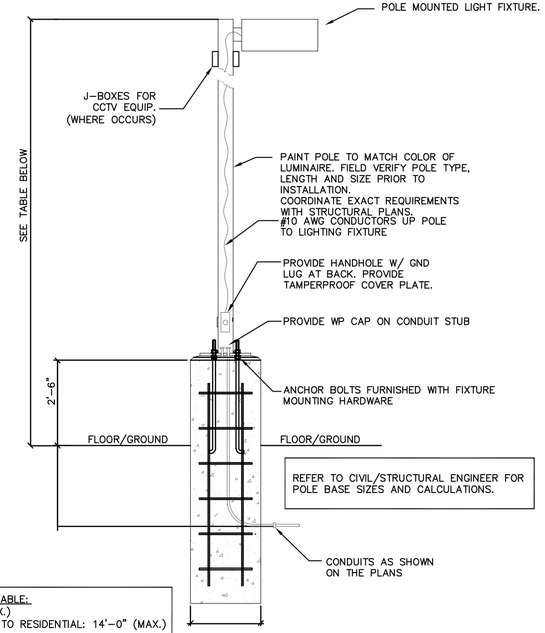
See second page for options/accessories

EELP A Division of EELP, Inc.

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(800) 490-4496
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AL26-Q-LED
rev. 12042018

LIGHT FIXTURE TYPE "SB" & "SC" | SCALE NTS | 4



LIGHT POLE MOUNTING HEIGHT TABLE:
RESIDENTIAL AREA: 12'–0" (MAX.)
NON–RESIDENTIAL & ADJACENT TO RESIDENTIAL: 14'–0" (MAX.)
RETAIL AREA: 25'–0" (MAX.)

ORBIS REAL ESTATE PARTNERS

ORBIS - NWC EUCLID & SCHAEFER

Chino, CA

DETAILS & LIGHTING FIXTURE SPECS

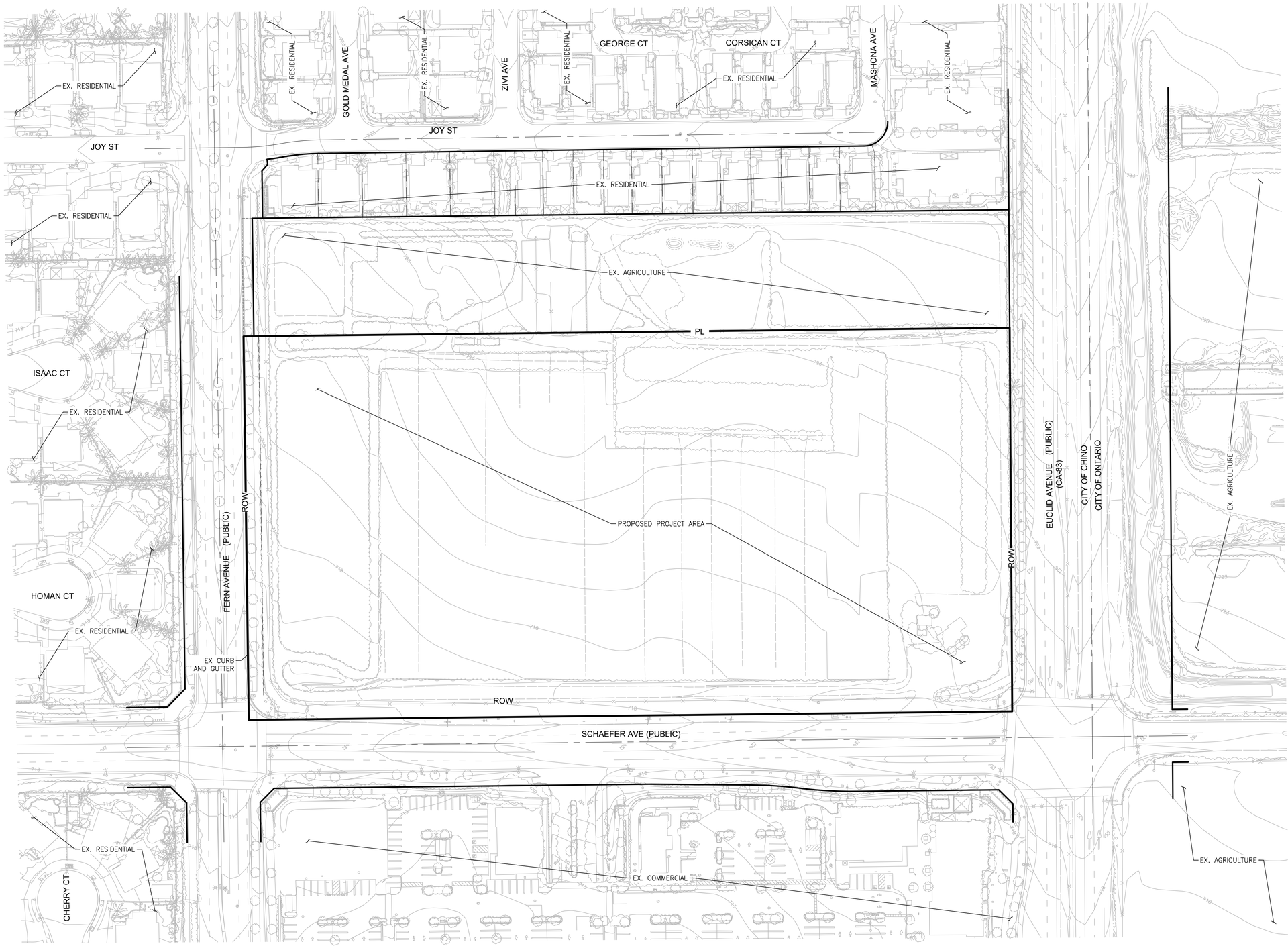
Architecture. Design. Relationships.

FUSCOE ENGINEERING

SITESCAPES
Landscape Architecture & Planning

Scale
Job No. 2021-708
Date 2025-05-09

SITE UTILIZATION MAP



60' 0' 30' 60'

SCALE: 1" = 60'

LEGEND:

———	EXISTING PARCEL LINE
——— – ———	EXISTING CENTER LINE
PL	PROPERTY LINE
ROW	RIGHT OF WAY

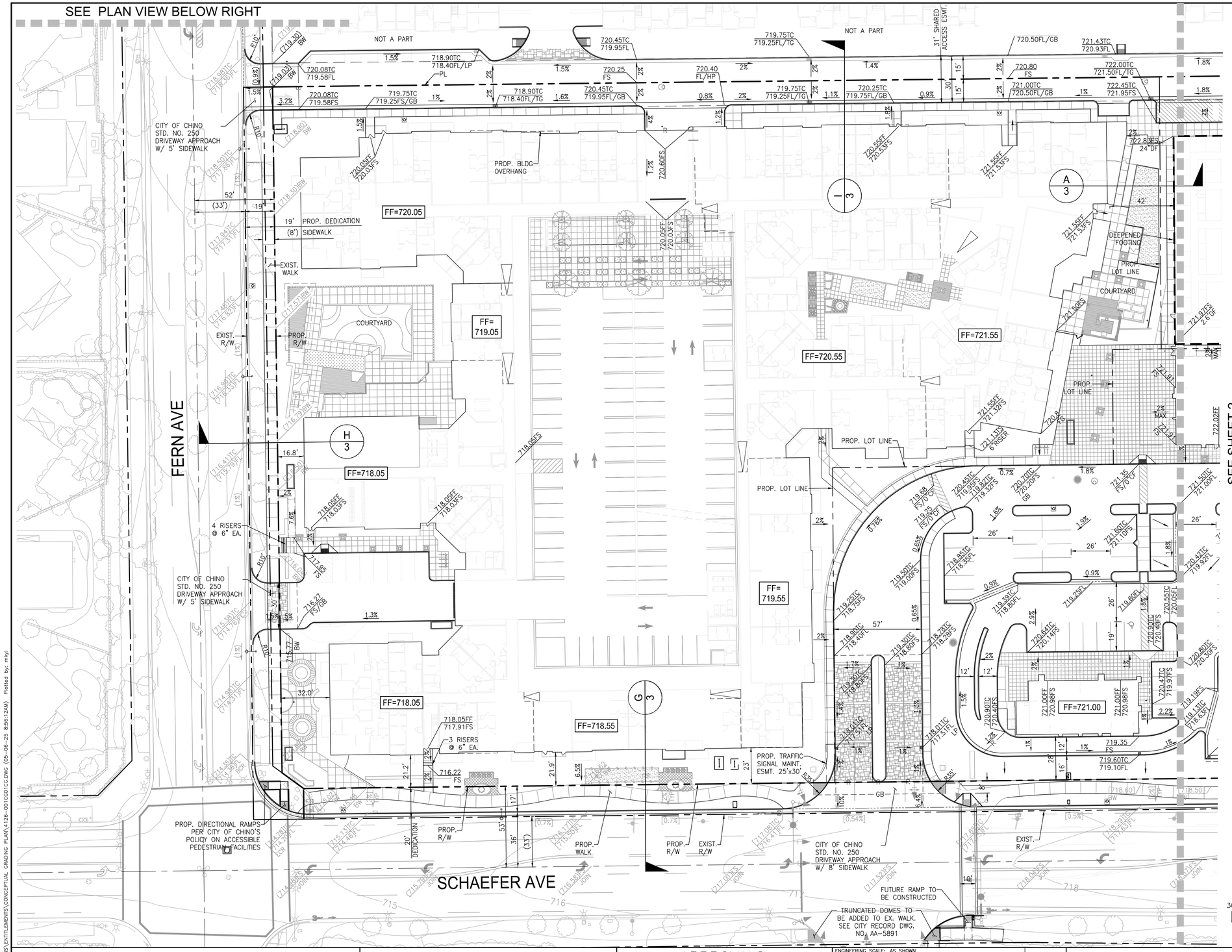
DATE PREPARED:

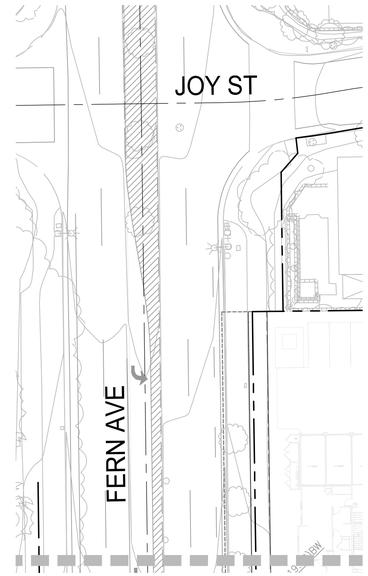
9/12/2023

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FULL CIRCLE THINKING
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Suite 100
Irvine, California 92618 fuscoe.com

C1

F:\PROJECTS\4126\001\EXHIBITS\4126-001XH-SITE UTILIZATION MAP.DWG (09-12-23)





SEE PLAN VIEW ABOVE LEFT

ABBREVIATIONS:

(XXX.XX)	EXISTING ELEVATION
XXX.XX	PROPOSED ELEVATION
[XXX.XX]	PROPOSED OFFSITE ELEVATION
BCR	BEGIN CURB RETURN
BW	BACK OF WALK
DF	DEEPENED FOOTING
ECR	END CURB RETURN
EP	EDGE OF PAVEMENT
EX.	EXISTING
FF	FINISHED FLOOR
FL	FLOWLINE
FS	FINISHED SURFACE
GB	GRADE BREAK
PL	PROPERTY LINE
PROP.	PROPOSED
R	RIDGE
RAM	RAMMED AGGREGATE PIER
R/W	RIGHT OF WAY
SW	STEMWALL
TC	TOP OF CURB

LEGEND:

- FIRE WATER DOUBLE CHECK DETECTOR ASSEMBLY (DCDA)
- AREA DRAIN
- DOMESTIC WATER BACKFLOW PREVENTION ASSEMBLY
- WATER METER
- SEWER MANHOLE
- FIRE HYDRANT
- CDS UNIT
- MODULAR WETLAND
- FLOW ARROW
- EX. EASEMENT LINE
- EXISTING RIGHT OF WAY
- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED PROPERTY LINE
- STREET CENTERLINE
- PROPOSED DEEPENED FOOTING

PEDESTRIAN FACILITIES NOTE:
ALL EXISTING PEDESTRIAN FACILITIES ALONG PROJECT FRONTAGE INCLUDING, BUT NOT LIMITED TO, SIDEWALK AND RAMPS NOT IN CONFORMANCE TO CURRENT ADA AND THE CITY OF CHINO'S POLICY ON ACCESSIBLE PEDESTRIAN FACILITIES SHALL BE REMOVED AND REPLACED AT THE OWNER'S/DEVELOPER'S EXPENSE.

30' 0' 15' 30'
SCALE: 1" = 30'

FUSCOE ENGINEERING
15535 Sand Canyon Ave, Suite 100
Irvine, California 92618
949.474.1960
fuscoe.com
REGISTERED PROFESSIONAL ENGINEER SAMANTHA FABING NO. 85535 CIVIL STATE OF CALIFORNIA

CONCEPTUAL
EDEN MIXED-USED DEVELOPMENT PROJECT
CONCEPTUAL GRADING PLAN
04/11/2025

REVISIONS	REFERENCES

APPROVALS
THIS PLAN IS SIGNED BY THE CITY ENGINEER FOR CONCEPT AND ADHERENCE TO CITY STANDARDS AND REQUIREMENTS ONLY. THE CITY ENGINEER IS NOT RESPONSIBLE FOR DESIGN, ASSUMPTIONS, OR ACCURACY

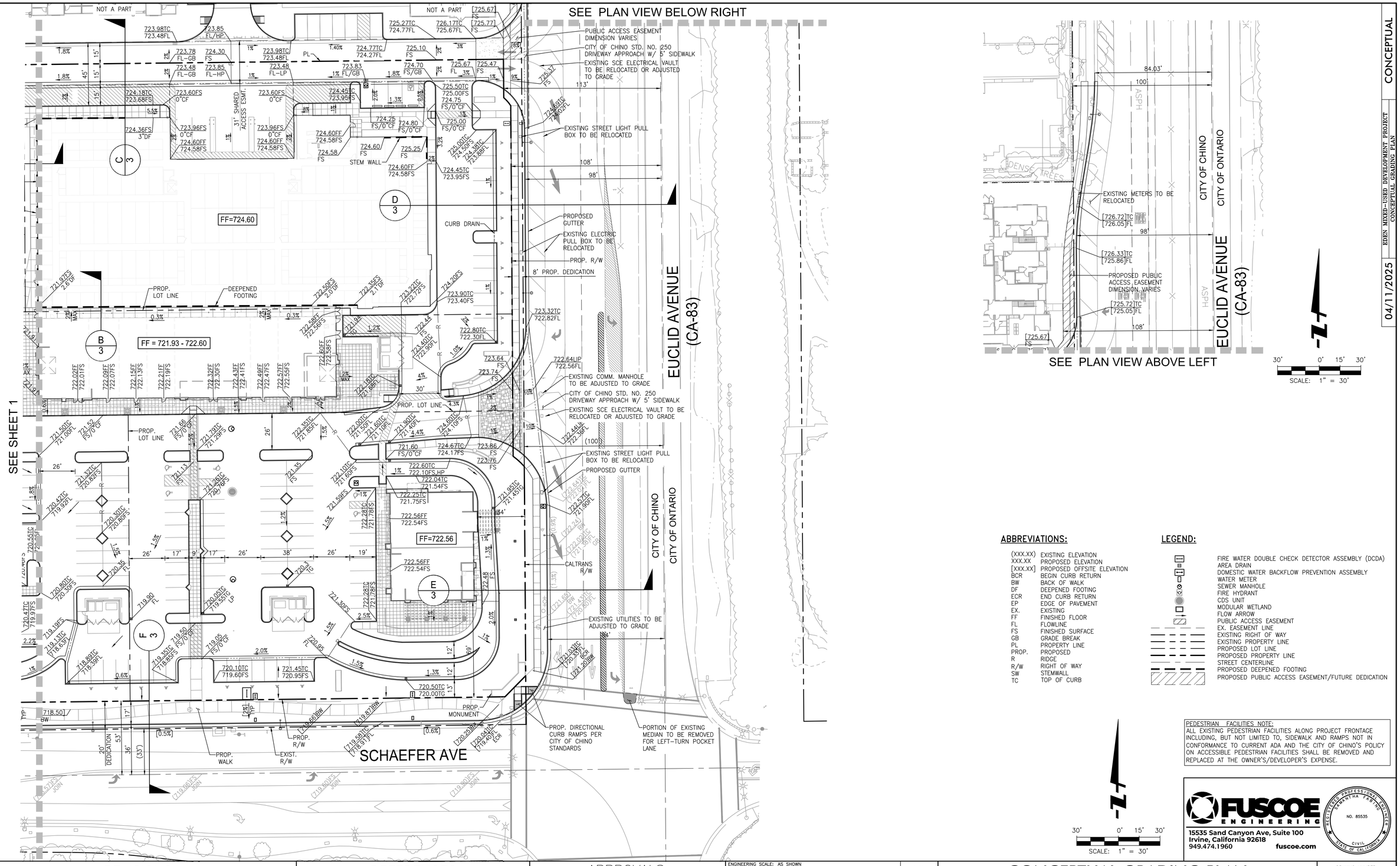
ENGINEERING SCALE: AS SHOWN
PREPARED UNDER THE SUPERVISION OF:
SAMANTHA FABING, P.E. RCE 85535
DRAWN: AH,MK
CHECKED: SF
RECOMMENDED:
APPROVED:
DATE:

CONCEPTUAL GRADING PLAN
EDEN MIXED-USED DEVELOPMENT PROJECT
TTM 20634

City of Chino – Engineering Dept.

C2
SHEET 1 OF 4

F:\PROJECTS\4128\03\PLANS\ENTITLEMENTS\CONCEPTUAL GRADING PLAN\4128-03TCG01CG.DWG (05-06-25, 8:56:12AM) Plotted by: mkyr



ABBREVIATIONS:

(XXX.XX)	EXISTING ELEVATION
XXX.XX	PROPOSED ELEVATION
[XXX.XX]	PROPOSED OFFSITE ELEVATION
BCR	BEGIN CURB RETURN
BW	BACK OF WALK
DF	DEEPENED FOOTING
ECR	END CURB RETURN
EP	EDGE OF PAVEMENT
EX.	EXISTING
FF	FINISHED FLOOR
FL	FLOWLINE
FS	FINISHED SURFACE
GB	GRADE BREAK
PL	PROPERTY LINE
PROP.	PROPOSED
R	RIDGE
R/W	RIGHT OF WAY
SW	STEMWALL
TC	TOP OF CURB

LEGEND:

- FIRE WATER DOUBLE CHECK DETECTOR ASSEMBLY (DCDA)
- AREA DRAIN
- DOMESTIC WATER BACKFLOW PREVENTION ASSEMBLY
- WATER METER
- SEWER MANHOLE
- FIRE HYDRANT
- CDS UNIT
- MODULAR WETLAND
- FLOW ARROW
- PUBLIC ACCESS EASEMENT
- EX. EASEMENT LINE
- EXISTING RIGHT OF WAY
- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED PROPERTY LINE
- STREET CENTERLINE
- PROPOSED DEEPENED FOOTING
- PROPOSED PUBLIC ACCESS EASEMENT/FUTURE DEDICATION

SCALE: 1" = 30'

PEDESTRIAN FACILITIES NOTE:
ALL EXISTING PEDESTRIAN FACILITIES ALONG PROJECT FRONTAGE INCLUDING, BUT NOT LIMITED TO, SIDEWALK AND RAMPS NOT IN CONFORMANCE TO CURRENT ADA AND THE CITY OF CHINO'S POLICY ON ACCESSIBLE PEDESTRIAN FACILITIES SHALL BE REMOVED AND REPLACED AT THE OWNER'S/DEVELOPER'S EXPENSE.

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REGISTERED PROFESSIONAL ENGINEER SAMANTHA FABING NO. 85535 CIVIL STATE OF CALIFORNIA

CONCEPTUAL
EDEN MIXED-USED DEVELOPMENT PROJECT
CONCEPTUAL GRADING PLAN
04/11/2025

REVISIONS	REFERENCES

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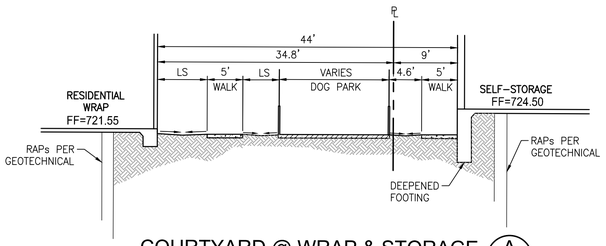
ENGINEERING SCALE: AS SHOWN
PREPARED UNDER THE SUPERVISION OF:
SAMANTHA FABING, P.E. RCE 85535
DRAWN: AH,MK
CHECKED: SF
RECOMMENDED:
APPROVED:
DATE:

CONCEPTUAL GRADING PLAN
EDEN MIXED-USED DEVELOPMENT PROJECT
TTM 20634

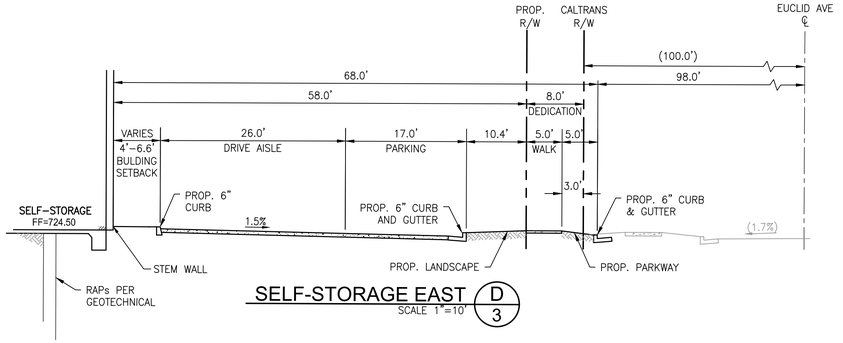
City of Chino – Engineering Dept.

DRAWING NUMBER: C3
SHEET 2 OF 4

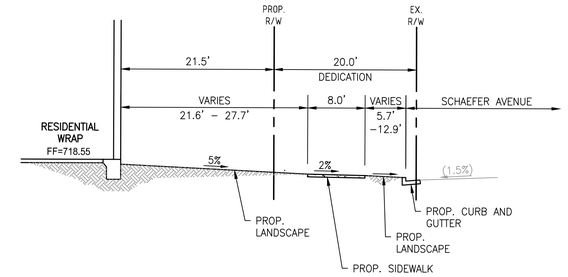
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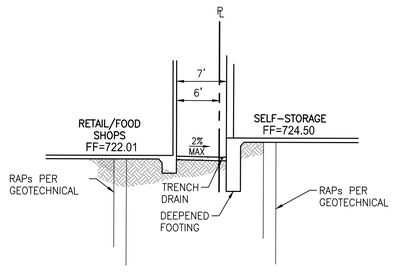
COURTYARD @ WRAP & STORAGE (A/3)
SCALE 1"=10'



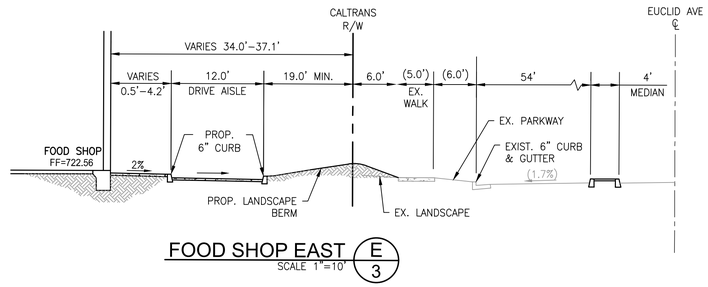
SELF-STORAGE EAST (D/3)
SCALE 1"=10'



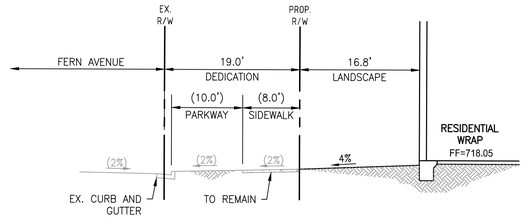
RESIDENTIAL WRAP SOUTH (G/3)
SCALE 1"=10'



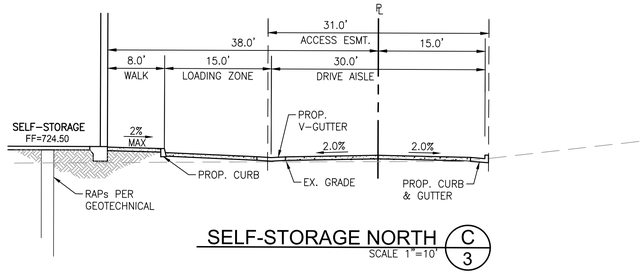
SELF-STORAGE @ FOOD HALL (B/3)
SCALE 1"=10'



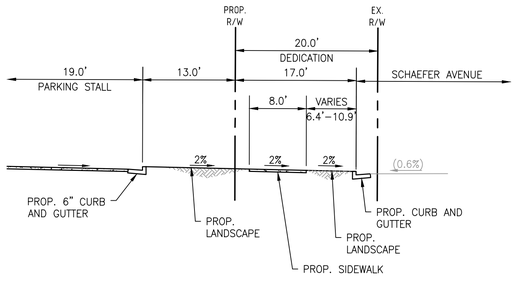
FOOD SHOP EAST (E/3)
SCALE 1"=10'



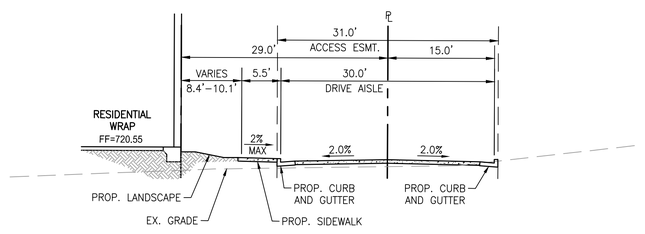
RESIDENTIAL WRAP WEST (H/3)
SCALE 1"=10'



SELF-STORAGE NORTH (C/3)
SCALE 1"=10'



PARKING LOT SOUTH (F/3)
SCALE 1"=10'



RESIDENTIAL WRAP NORTH (I/3)
SCALE 1"=10'

CONCEPTUAL

EDEN MIXED-USED DEVELOPMENT PROJECT
CONCEPTUAL GRADING PLAN

04/11/2025

FUSCOE ENGINEERING
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REGISTERED PROFESSIONAL ENGINEER
SAMANTHA FABING
NO. 85535
CIVIL
STATE OF CALIFORNIA

REVISIONS	REFERENCES

APPROVALS
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ENGINEERING SCALE: AS SHOWN
PREPARED UNDER THE SUPERVISION OF:
SAMANTHA FABING, P.E. RCE 85535
DRAWN: AH,MK
CHECKED: SF
RECOMMENDED:
APPROVED:
DATE:

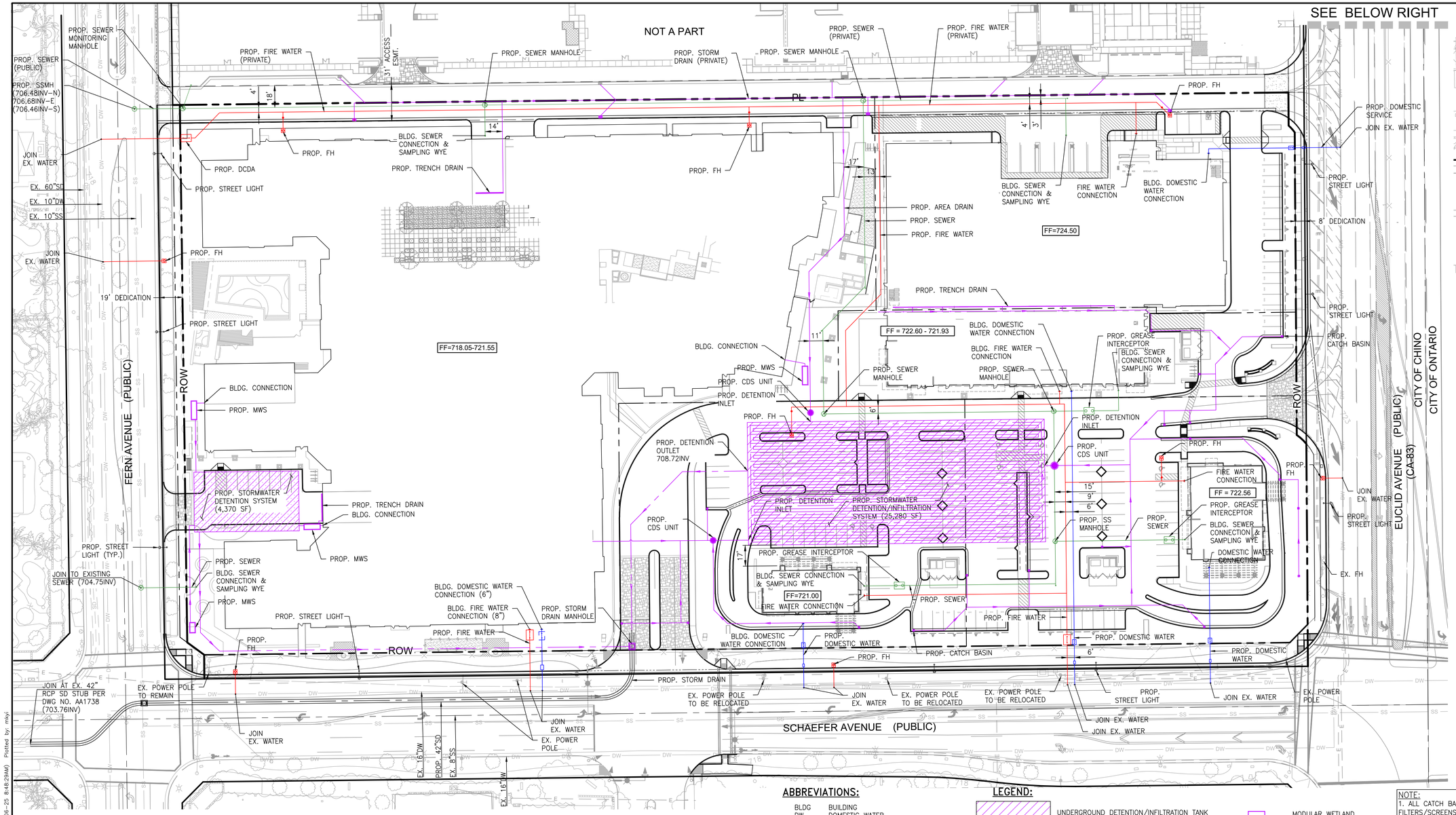
SECTIONS
EDEN MIXED-USED DEVELOPMENT PROJECT
TTM 20634

City of Chino – Engineering Dept.

C4

SHEET 3 OF 4

F:\PROJECTS\4126\001\PLANS\ENTITLEMENTS\CONCEPTUAL GRADING PLAN\4126-001C003CS.DWG (05-06-25 8:47:45AM) Plotted by: mkyi



ABBREVIATIONS:

BLDG	BUILDING
DW	DOMESTIC WATER
DWG	DRAWING
EX.	EXISTING
FH	FIRE HYDRANT
FW	FIRE WATER
MH	MANHOLE
MWS	MODULAR WETLAND SYSTEM
PL	PROPERTY LIMIT
PROP.	PROPOSED
ROW	RIGHT OF WAY
SD	STORM DRAIN
SS	SANITARY SEWER

LEGEND:

- UNDERGROUND DETENTION/INFILTRATION TANK
- UNDERGROUND DETENTION STORAGE TANK
- SANITARY SEWER
- STORM DRAIN
- DOMESTIC WATER
- FIRE WATER
- FIRE WATER DETECTOR ASSEMBLY DOUBLE CHECK/RP
- CATCH BASIN WITH TRASH FILTER
- DOMESTIC WATER BACKFLOW PREVENTION ASSEMBLY
- WATER METER
- SEWER MANHOLE
- FIRE HYDRANT
- CDS UNIT
- MODULAR WETLAND
- GREASE INTERCEPTOR
- EXISTING STREETLIGHT
- PROPOSED STREETLIGHT
- EXISTING POWER POLE

NOTE:
1. ALL CATCH BASINS TO INCLUDE TRASH CAPTURE FILTERS/SCREENS

ELECTRICAL UTILITY NOTES:
1. ALL PUBLIC STREET LIGHTS TO BE INSTALLED PER CITY OF CHINO STANDARDS.
2. UNDERGROUND ALL EXISTING UTILITY LINES ADJOINING AND INTERIOR TO SITE, INCLUDING POWER LINES 34.5kV OR LESS, PER CITY OF CHINO MUNICIPAL CODE

FUSCOE ENGINEERING
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REGISTERED PROFESSIONAL ENGINEER — SAMANTHA FABING — NO. 85535 — CIVIL — STATE OF CALIFORNIA

40' 0' 20' 40'
SCALE: 1" = 40'

CONCEPTUAL
EDEN MIXED-USED DEVELOPMENT PROJECT
CONCEPTUAL GRADING PLAN
04/11/2025

REVISIONS

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SAMANTHA FABING, P.E. RCE 85535
DRAWN: AH,MK
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APPROVED:
DATE:

CONCEPTUAL UTILITY PLAN
EDEN MIXED-USED DEVELOPMENT PROJECT
TTM 20634

City of Chino – Engineering Dept.

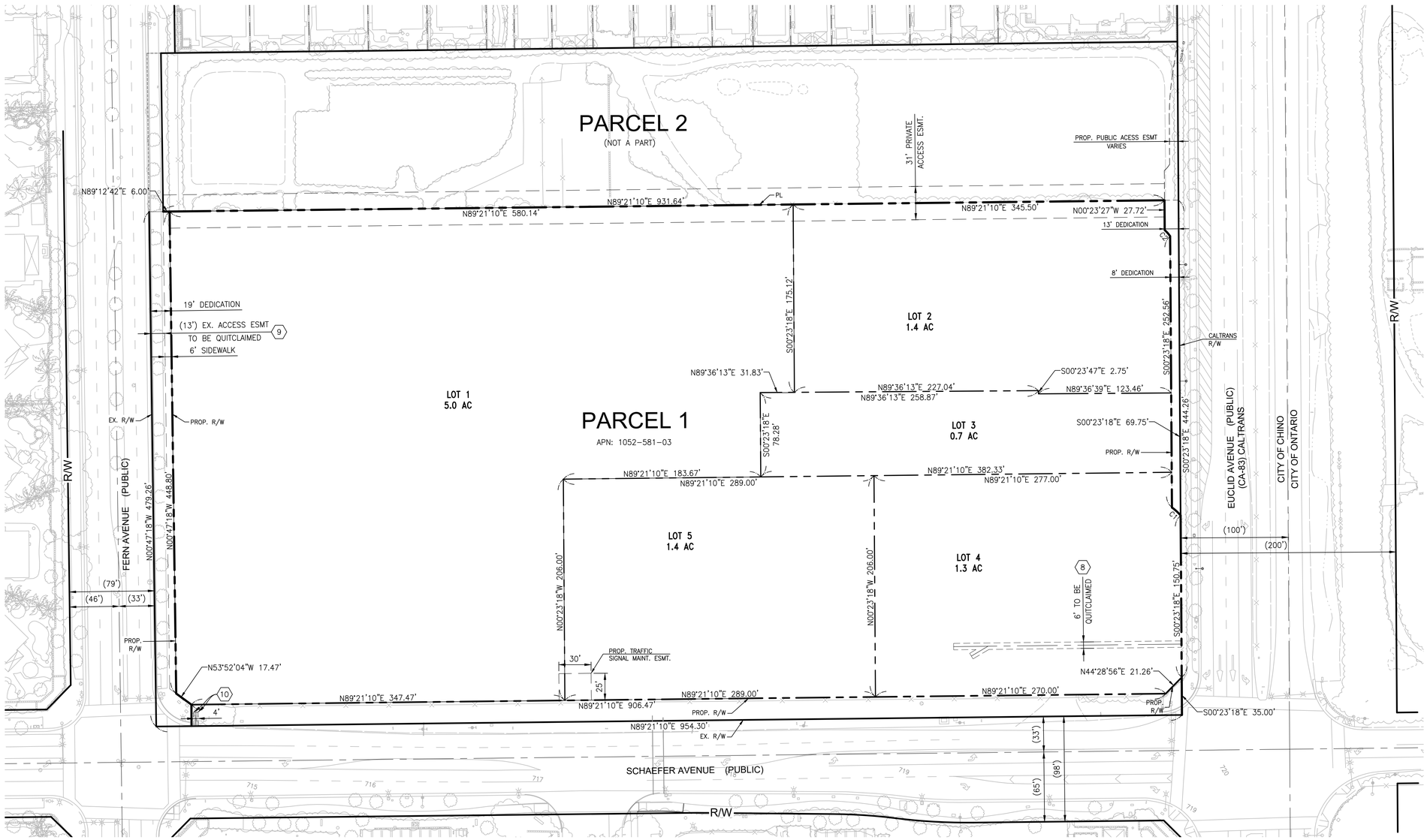
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SHEET 4 OF 4

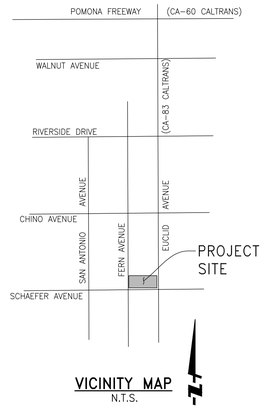
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VESTING TENTATIVE TRACT MAP NO. 20634

IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

PARCEL 1 OF CERTIFICATE APPROVING A LOT LINE ADJUSTMENT, RECORDED MARCH 28, 2003 AS DOCUMENT NO. 2003-205437, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS: ALL OF LOT 69, TOGETHER WITH THAT PORTION OF LOT 68, BOTH IN SECTION 7, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO MAP SHOWING SUBDIVISION OF PORTION OF RANCHO SANTA ANA DEL CHINO, IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 6, PAGE 15, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHERLY OF A LINE PARALLEL WITH AND DISTANT NORTHERLY 479.26 FEET, MEASURED AT RIGHT ANGLES, FROM THE SOUTHERLY LINE OF SAID LOT 69. THE SOUTHERLY LINE OF SAID LOT 69 BEING ALSO THE NORTHERLY LINE OF SCHAEFER AVENUE, 66 FEET IN WIDTH.





VICINITY MAP
N.T.S.

50' 0' 25' 50'
SCALE: 1" = 50'

CURVE TABLE			
CURVE #	RADIUS	LENGTH	Δ
C1	44.50'	10.93'	14°04'14"
C2	30.00'	7.67'	14°38'23"

PROPERTY AREA SUMMARY (EXISTING):

LOT #	LOT SIZE (SF)	LOT WIDTH (FT)	LOT DEPTH (FT)
1	458,159	958	479

PROPERTY AREA SUMMARY (PROPOSED):

LOT #	LOT SIZE (SF)	LOT WIDTH (FT)	LOT DEPTH (FT)
1	218,744	580	459
2	61,838	359	184
3	29,268	380	78
4	58,308	277	206
5	59,534	289	206

SITE ADDRESS:

7050 SCHAEFER AVE.
CHINO, CA 91710

SHEET INDEX:

VESTING TENTATIVE TRACT MAP.....1
SITE UTILIZATION MAP.....2
SECTIONS.....3

LEGEND & ABBREVIATIONS:

	EXISTING PARCEL LINE	EX.	EXISTING
	EXISTING CENTER LINE	PROP.	PROPOSED
	EXISTING EASEMENT	PL	PROPERTY LINE
	PROPOSED EASEMENT	R/W	RIGHT OF WAY
	PROPOSED LOT LINE	SD	STORM DRAIN
	PROPOSED RIGHT OF WAY		

EXISTING EASEMENTS:

(X) INDICATES PLOTTED HEREON

(8) AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED MAY 5, 2004, AS INSTRUMENT NO. 2004-0314073, OFFICIAL RECORDS. TO BE QUITCLAIMED

(9) AN EASEMENT FOR PUBLIC STREET AND ROAD, PUBLIC UTILITIES, WIRES, CABLES, CONDUITS, STORM SEWERS, SANITARY SEWERS, AND WATER PIPELINES PURPOSES IN FAVOR OF THE CITY OF CHINO RECORDED JUNE 9, 2004, AS INSTRUMENT NO. 2004-0409385, OFFICIAL RECORDS. TO BE QUITCLAIMED

(10) AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED SEPTEMBER 3, 2004, AS INSTRUMENT NO. 2004-0645398, OFFICIAL RECORDS. TO REMAIN

NOTES:

(1) QUITCLAIM NEEDED BY
a. SCE
b. CITY OF CHINO

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CHINO, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL 1 OF CERTIFICATE APPROVING A LOT LINE ADJUSTMENT, RECORDED MARCH 28, 2003 AS DOCUMENT NO. 2003-205437, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:
ALL OF LOT 69, TOGETHER WITH THAT PORTION OF LOT 68, BOTH IN SECTION 7, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO MAP SHOWING SUBDIVISION OF PORTION OF RANCHO SANTA ANA DEL CHINO, IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 6, PAGE 15, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHERLY OF A LINE PARALLEL WITH AND DISTANT NORTHERLY 479.26 FEET, MEASURED AT RIGHT ANGLES, FROM THE SOUTHERLY LINE OF SAID LOT 69. THE SOUTHERLY LINE OF SAID LOT 69 BEING ALSO THE NORTHERLY LINE OF SCHAEFER AVENUE, 66 FEET IN WIDTH.

ASSESSOR'S PARCEL NUMBER:

1052-581-03

BASIS OF BEARINGS:

BEARINGS HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS-83) ZONE V, 2017.50 EPOCH, AS DERIVED LOCALLY BY GPS CONTINUALLY OPERATING REFERENCE STATIONS NOCO AND TWMS AS PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER BEARING NORTH 68°06'39" WEST.

GRID COORDINATES:

STATION	NORTHING	EASTING
NOCO	1793441.3657	6692255.4891
TWMS	1812470.7807	6644892.3711

DISTANCES SHOWN HEREON ARE GROUND DISTANCES. TO APPROXIMATE GRID DISTANCES, MULTIPLY THE DISTANCES BY THE COMPUTED COMBINATION FACTOR (CF) 0.9999771 AT POINT 10017.

BENCHMARK:

CITY OF CHINO BENCHMARK NUMBER: 137/69

ELEV = 714.268 NGVD29 DATE 8-2001

DESCRIPTION:
2-1/2 INCH BRASS DISC STAMPED "137/69 RESET 6-01", IN TOP OF CURB 1' EAST OF THE ECR OF THE NORTHWEST CURB RETURN AT THE INTERSECTION OF FERN AVENUE AND SCHAEFER AVENUE.

FLOOD NOTE:

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 06071C8620H, EFFECTIVE DATE AUGUST 28, 2008.

ZONING:

EXISTING ZONING: GENERAL COMMERCIAL LAND USE DISTRICT
EXISTING LAND USE: GENERAL COMMERCIAL
PROP. LAND USE: MIXED USE

CIVIL ENGINEER:

FUSCOE ENGINEERING
15535 SAND CANYON
SUITE 100
IRVINE, CA 92618
PHONE: 949.474.1960
CONTACT: SAMANTHA FABING, P.E.

OWNER/DEVELOPER:

ORBIS SCHAEFER, LLC
CLARK SCHAEFER PARTNERS, LLC
280 NEWPORT CENTER DRIVE, SUITE 240
NEWPORT BEACH, CA 92660

ENGINEERS'S STATEMENT:

THIS MAP WAS PREPARED UNDER MY DIRECTION AND WAS COMPILED FROM RECORD DATA IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES.

SAMANTHA FABING, P.E. 85535 — 08/23/2024 DATE

REGISTERED PROFESSIONAL ENGINEER — SAMANTHA FABING — NO. 85535 — CIVIL — STATE OF CALIFORNIA

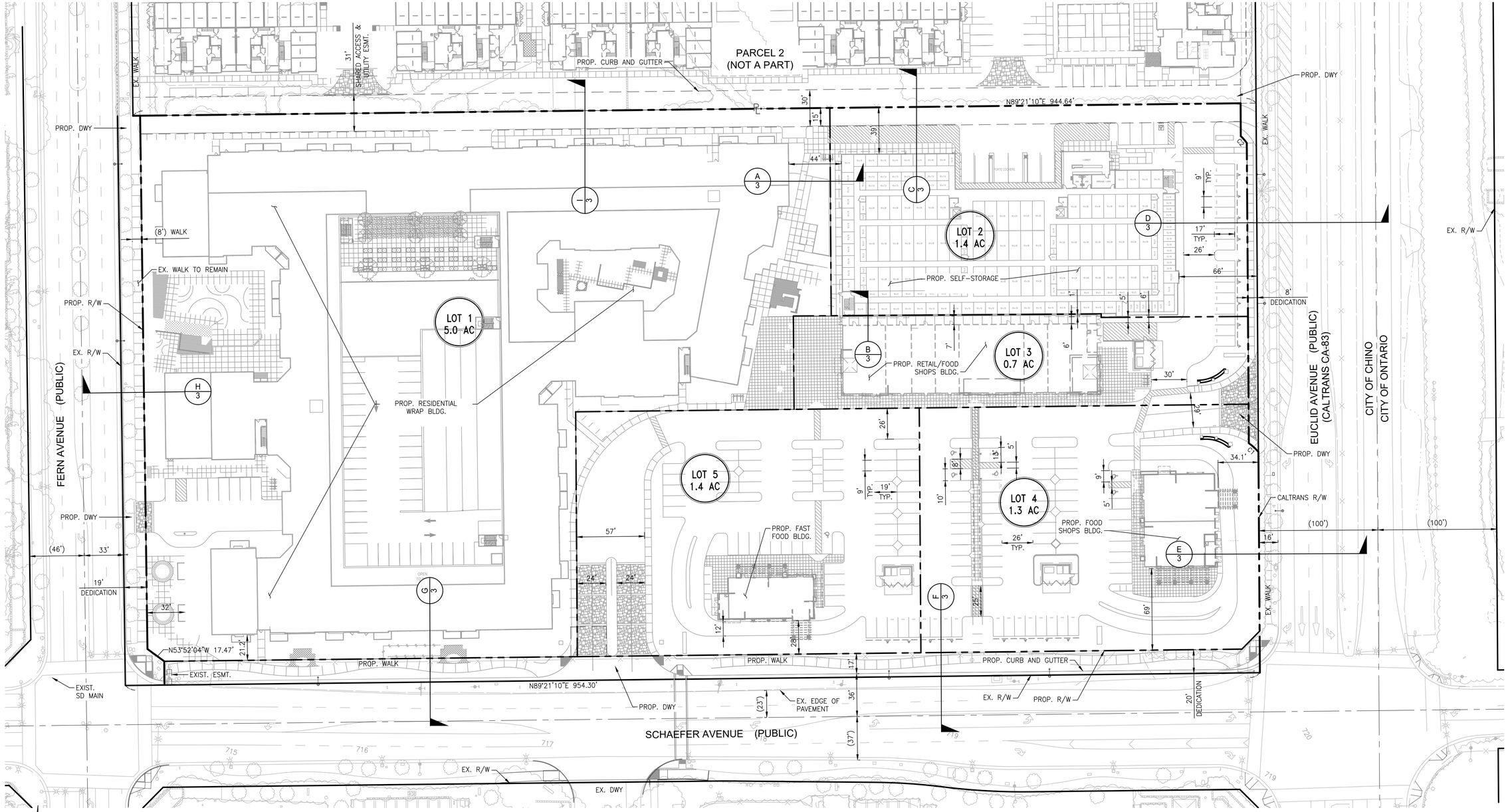
DATE PREPARED:

FEBRUARY 29, 2024

C6

VESTING TENTATIVE TRACT MAP NO. 20634 - SITE UTILIZATION MAP

IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



40' 0' 20' 40'

SCALE: 1" = 40'

CIVIL ENGINEER:

FUSCOE ENGINEERING
15535 SAND CANYON
SUITE 100
IRVINE, CA 92618
PHONE: 949.474.1960
CONTACT: SAMANTHA FABING, P.E.

OWNER/DEVELOPER:

ORBIS SCHAEFER, LLC
CLARK SCHAEFER PARTNERS, LLC
280 NEWPORT CENTER DRIVE, SUITE 240
NEWPORT BEACH, CA 92660

LEGEND:

- EXISTING PARCEL LINE
- EXISTING CENTER LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- EXISTING TREE
- EXISTING POWER POLE

ABBREVIATIONS:

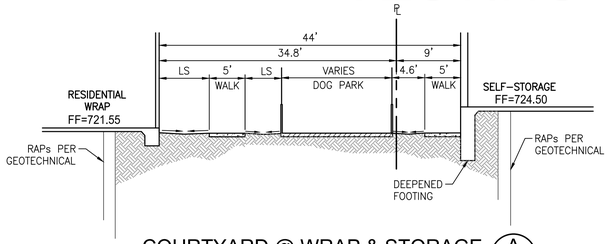
BLDG.	BUILDING
ESMT.	EASEMENT
EX./EXIST.	EXISTING
FF	FINISHED FLOOR
PROP.	PROPOSED
PL	PROPERTY LINE
RAM	RAMMED AGGREGATE PIERS
R/W	RIGHT OF WAY
SD	STORM DRAIN
DWY	DRIVEWAY

C7
SHEET 2 OF 3

C:\AUTODESK_AUTOSAVE\ACPUBLISH_40624\4126-00ITM01TS.DWG (05-09-25)

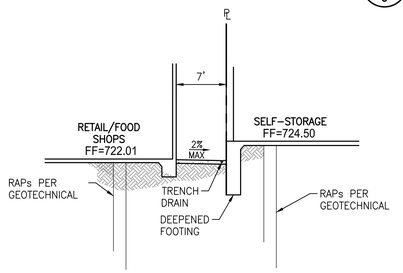
VESTING TENTATIVE TRACT MAP NO. 20634 - SECTIONS

IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



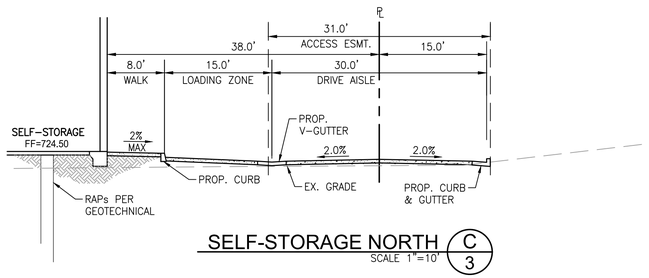
COURTYARD @ WRAP & STORAGE (A/3)

SCALE 1"=10'



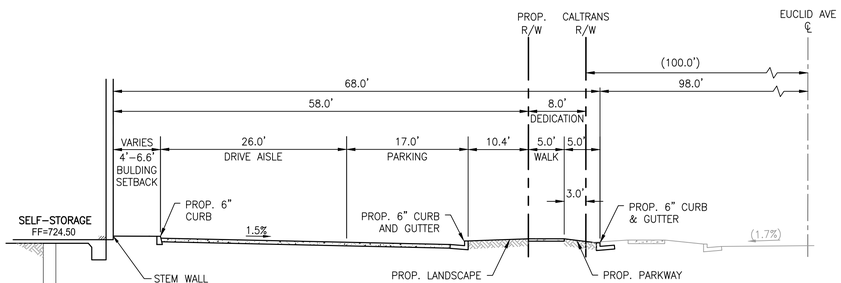
SELF-STORAGE @ FOOD HALL (B/3)

SCALE 1"=10'



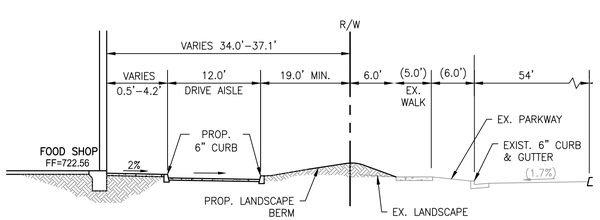
SELF-STORAGE NORTH (C/3)

SCALE 1"=10'



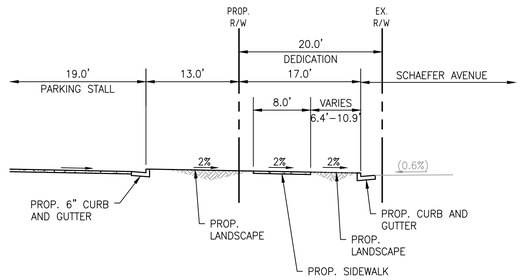
SELF-STORAGE EAST (D/3)

SCALE 1"=10'



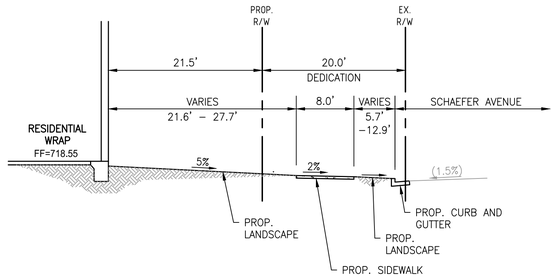
FOOD SHOP EAST (E/3)

SCALE 1"=10'



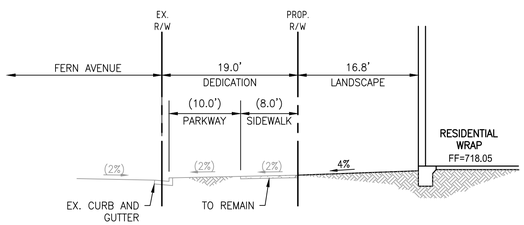
PARKING LOT SOUTH (F/3)

SCALE 1"=10'



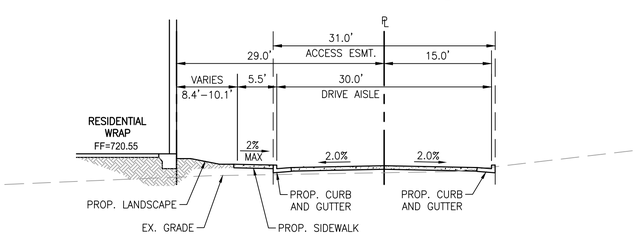
RESIDENTIAL WRAP SOUTH (G/3)

SCALE 1"=10'



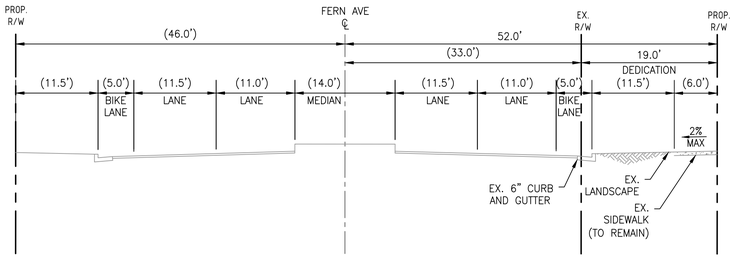
RESIDENTIAL WRAP WEST (H/3)

SCALE 1"=10'



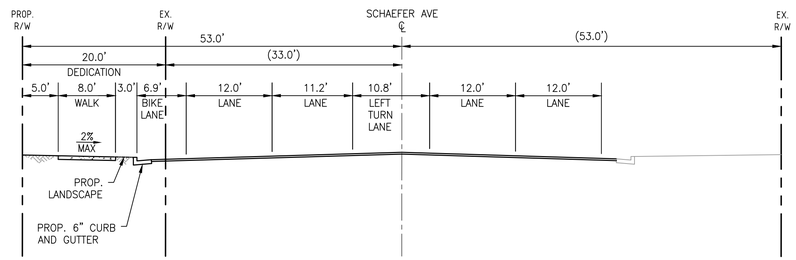
RESIDENTIAL WRAP NORTH (I/3)

SCALE 1"=10'



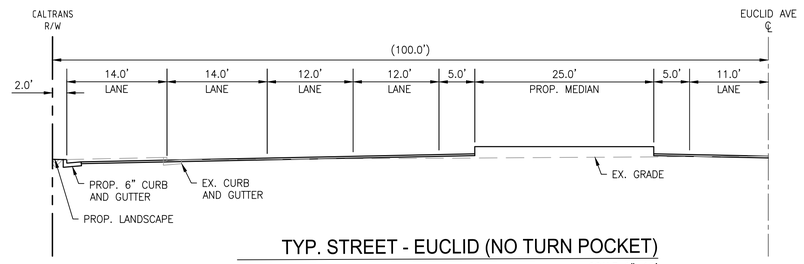
TYP. STREET - FERN

SCALE 1"=10'



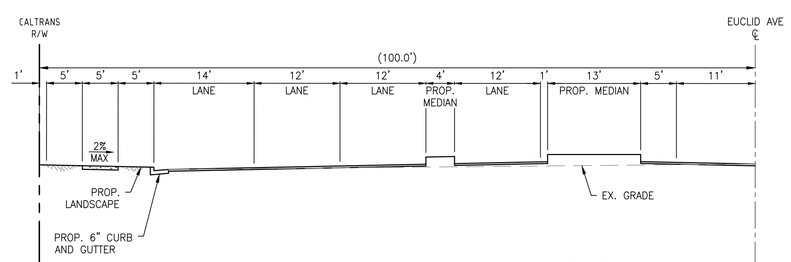
TYP. STREET - SCHAEFER

SCALE 1"=10'



TYP. STREET - EUCLID (NO TURN POCKET)

SCALE 1"=10'



TYP. STREET - EUCLID (TURN POCKET)

SCALE 1"=10'

10' 0' 5' 10'

SCALE: 1" = 10'

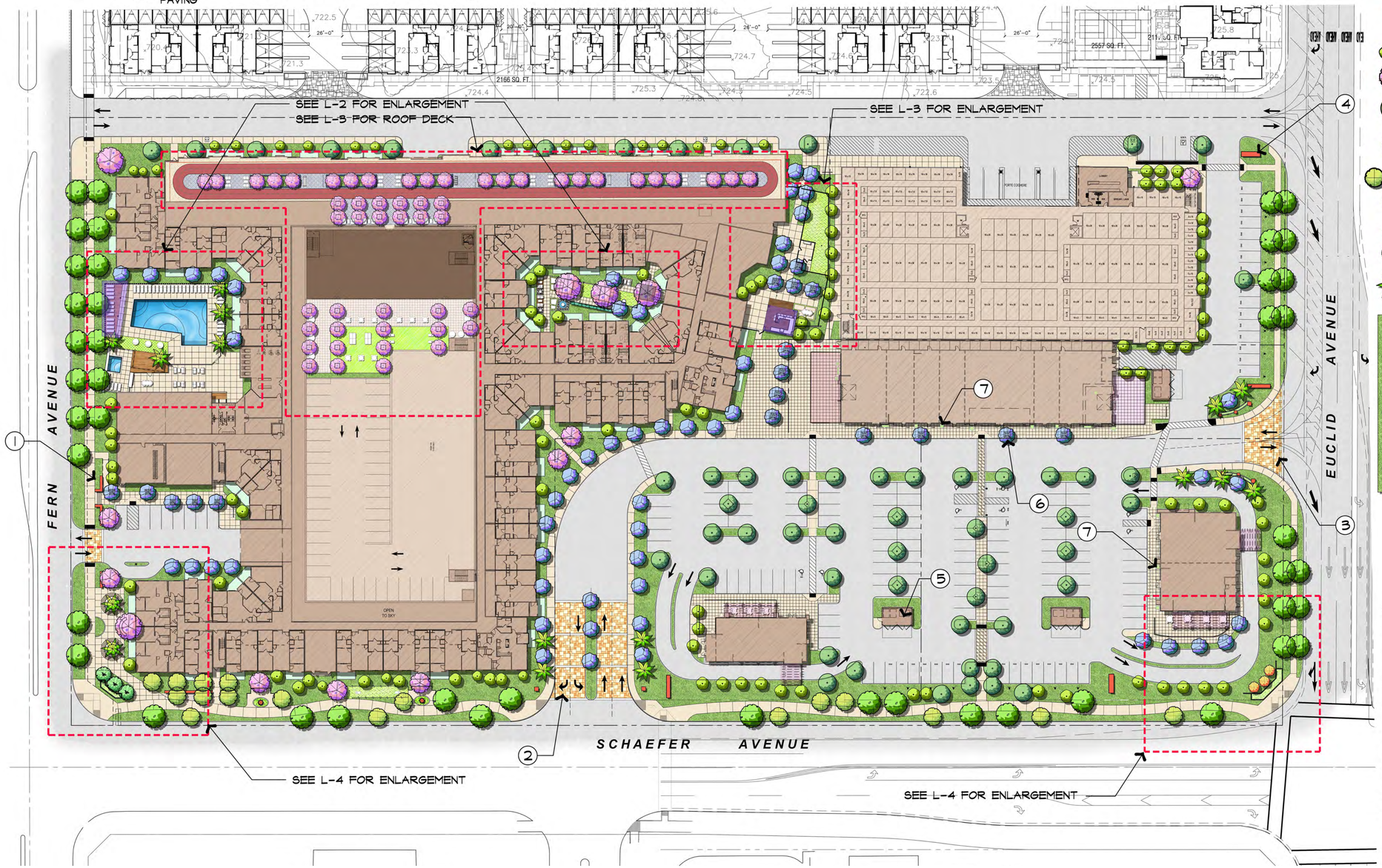
C8

SHEET 3 OF 3

C:\AUTODESK_AUTOSAVE\ACPUBLISH_40624\4126-001TM01TS.DWG (05-09-25)

LEGEND

1. MULTI-FAMILY MAIN ENTRY W/ MONUMENT SIGN
2. COMMERCIAL MAIN ENTRY W/ ENHANCED PAVING
3. COMMERCIAL SECONDARY ENTRY W/ ENHANCED PAVING
4. STORAGE FACILITY ENTRY W/ MONUMENT SIGN
5. TRASH ENCLOSURE
6. COMMERCIAL PLAZA W/ ENCLOSED DINING AREAS
7. DECORATIVE PLANTERS @ RETAIL



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS (Zone 4)
	TREES			
	Arbutus 'Marina'	Strawberry Tree	24" box	L
	Cercidium hybrid 'Desert Museum'	Hybrid Palo Verde		L
	Cercis canadensis "Forest Pansy"	Forest Pansy Redbud		L
	Lagerstroemia hybrids 'Muskogee'	Crape Myrtle (Lavender)		M
	Tabebuia ipe	Pink Trumpet Tree		M
	Aloe bainesii	Tree Aloe	15 gal.	L
	Bambusa oldhamii	Clumping Giant Timber Bamboo		M
	Cupressus sempervirens	Italian Cypress		L
	Dracaena draco	Dragon Tree		L
	Magnolia grandiflora 'Little Gem'	Southern Magnolia		M
	Magnolia soulangiana	Saucer Magnolia		M
	Raphiolepis indica 'Majestic Beauty'	India Hawthorne (Std.)		M
	Strelitzia nicholai	Giant Bird-of-Paradise		M
	Ginkgo biloba	Maidenhair Tree	24" box	M
	Pyrus calleryana 'Chanticleer'	Chanticleer Pear		M
	Tristania conferta	Brisbane Box		M
	Jacaranda mimosifolia	Jacaranda	48" box	M
	Olea europaea	Olive		L
	Platanus racemosa	California Sycamore		L
	Ulmus parvifolia 'True Green'	Evergreen Elm		M
	Parking Lot Tree per Table 4 9 of the ECSP		24" box	M
	STREET TREES			
	EUCLID AVENUE Zelkova serrata (double row)	Japanese Zelkova	24" box	M
	SCHAEFER AVENUE Fraxinus velutina "Modesto" Pittosporum undulatum	Modesto Ash Victorian Box	24" box 24" box	M
	FERN AVENUE Zelkova serrata (double row)	Japanese Zelkova	24" box	M
	ENTRY TREES			
	EUCLID & SCHAEFER Populus nigra 'Italica'	Lombardy Poplar	24" box	M
	SCHAEFER & FERN Schinus terebinthifolius	Brazilian Pepper	24" box	M
	PALMS			
	Phoenix dactylifera	Date Palm	16' bth	L
	SHRUBS			
	Alyogne huegelii 'MONleon'	Leon's Purple Delight Lilac Hibiscus	5 gal.	L
	Arbutus unedo 'Elfin King'	Elfin King Strawberry King	5 gal.	L
	Bambusa multiplex 'Alphonse Karr'	Alphonse Karr Bamboo	5 gal.	M
	Bougainvillea 'Oh La La'	Bougainvillea	5 gal.	L
	Buxus microphylla japonica	Japanese Boxwood	1 gal.	M
	Callistemon viminalis 'LittleJohn'	Dwarf Bottlebrush	5 gal.	M
	Carissa grandiflora 'Green Carpet'	Natal Plum	1 gal.	M
	Chondropetalum tectorum	Cape Rush	5 gal.	M
	Dianella revoluta 'DRS000'	Little Rev Flax Lily	1 gal.	M
	Dianella tasmanica 'Silver Streak'	Silver Streak Flax Lily	1 gal.	M
	Elaeagnus pungens	Silverberry	5 gal.	L
	Hesperaloe parviflora	Red Yucca	1 gal.	L
	Ilex vomitoria 'Stokes'	Stokes Holly	5 gal.	L
	Lantana montevidensis 'Monma'	White Lightin' Lantana	1 gal.	L
	Ligustrum japonicum 'Texanum'	Wax Leaf Privet	5 gal.	M
	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	5 gal.	M
	Moraea bicolor	Fortnight Lily	5 gal.	M
	Muhlenbergia capillaris 'Regal Mist'	Regal Mist Muhly	5 gal.	M
	Philodendron x 'Xanadu'	Dwarf Philodendron	5 gal.	M
	Phormium cookianum	Green Flax	5 gal.	M
	Pittosporum tobira	Tobira	5 gal.	M
	Podocarpus elongatus 'Monmal'	Icee Blue Yellow-Wood	5 gal.	M
	Podocarpus macrophyllus 'Maki'	Shrubby Yew Pine	5 gal.	M
	Prunus caroliniana 'Bright n' Tight'	Carolina Cherry	5 gal.	M
	Rhaphiolepis indica 'Clara'	Dwarf Indian Hawthorne	5 gal.	M
	Rhaphiolepis x. 'Montic'	Majestic Beauty Indian Hawthorne	5 gal.	M
	Rosa 'Flower Carpet var. Nearsnam'	Pink Carpet Rose	2 gal.	M
	Rosa f. 'Ice Berg'	White Shrub Rose	5 gal.	M
	Rosmarinus officinalis 'Huntington Carpet'	Huntington Rosemary Carpet	1 gal.	L
	Senecio mandraliscae	N.C.N.	flats	L
	Strelitzia reginae	Bird-of-Paradise	5 gal.	M
	Westringia fruticosa 'Morning Light'	Coast Rosemary	5 gal.	L
	VINES & ESPALIERS			
	Clytostoma callistegioides	Violet Trumpet Vine	5 gal.	M
	Distictis buccinatoria	Blood Red Trumpet Vine	5 gal.	M
	Eriobotrya deflexa	Bronze Loquat	5 gal.	M
	Ficus pumila (repens)	Creeping Fig	1 gal.	M
	Parthenocissus tricuspidata	Boston Ivy	1 gal.	M

TREE SIZING MATRIX

MIN. PERCENTAGE MIX OF REQUIRED TREES	SIZE
10%	36" BOX OR LARGER
40%	24" BOX
50%	15 GALLON

PROJECT NOTES:

THIS PROJECT IS TO BE PROVIDED WITH A STATE-OF-THE-ART, WEATHER-BASED IRRIGATION SYSTEM.

ON-SITE PARKING AREAS ARE TO BE SCREENED FROM OFF-SITE VIEWS BY A COMBINATION OF SHRUBS AND EARTH BERMS AND SHALL BE A MINIMUM OF 3' HIGH.

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ORBIS - NWC EUCLID & SCHAEFER

Chino, CA

CONCEPTUAL LANDSCAPE PLAN

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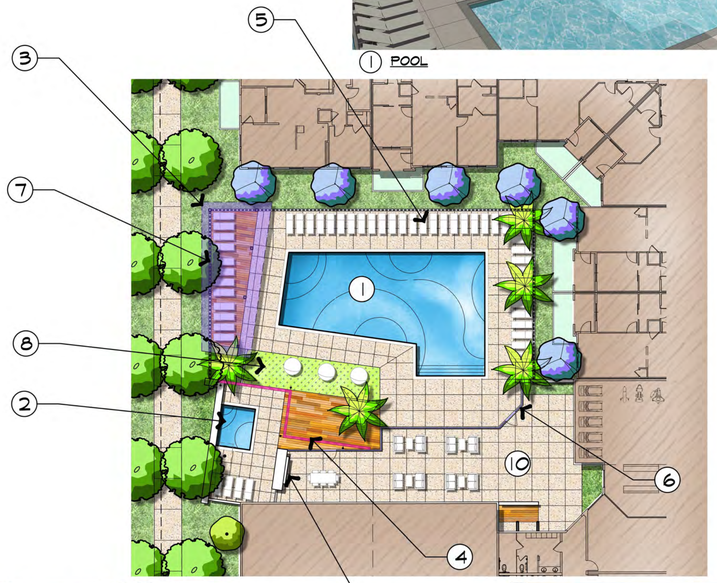
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L1

Scale
Job No. 2021-708
Date 2025-05-09



① POOL





⑨ BARBECUE WALL



② SPA

LEGEND

① POOL	⑥ GLASS FENCE
② SPA	⑦ TUBULAR STEEL FENCE
③ OVERHEAD STRUCTURE	⑧ ARTIFICIAL TURF ARE W/ DAYBEDS
④ DECORATIVE LIGHT BAR	⑨ BARBECUE WALL
⑤ SUN DECK AREA	⑩ ENTERTAINMENT & FITNESS PATIO

REC. AREA

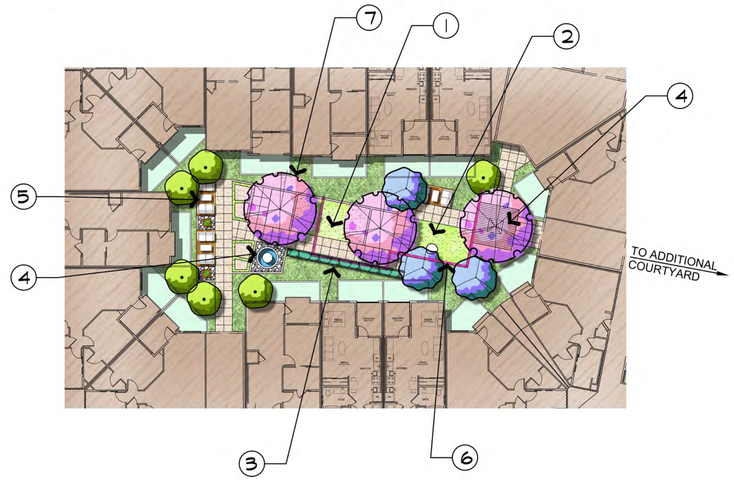
SCALE: 1"=20'



① ARTIFICIAL TURF YOGA AREA



⑤ TYPICAL SEATING AREA



LEGEND

① ARTIFICIAL TURF YOGA AREA	④ DECORATIVE LOW FOUNTAIN W/ LIGHTED GLOBES IN DECORATIVE GRAVEL AREAS	⑥ CONTEMPORARY LIGHT BAR OVERHEAD
② ARTIFICIAL TURF AREA W/ "PEBBLE" SEATING ELEMENTS	⑤ TYPICAL SEATING AREA	⑦ LARGE SPECIMEN TREE
③ 3' HIGH HEDGES		

PASSIVE COURTYARD

SCALE: 1"=20'

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L2

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Date 2025-05-09

LEGEND

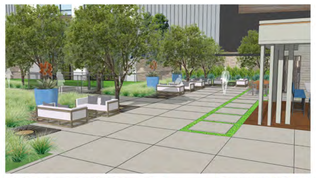
1. OUTDOOR KITCHEN W/
   - OVERHEAD
   - (2) BBQ'S
   - SINK
   - BAR
   - DINING TABLE AREA
2. DOG PARK
3. PLAZA AREA W/ SEATING
4. PET SPA PER ARCHITECT
5. COMMERCIAL PLAZA
6. OUTDOOR EATING AREA
7. OUTDOOR PLAZA
8. 6' HT. WALL
9. TREE IN TREE GRATE
10. TUBULAR STEEL FENCE





1 OUTDOOR KITCHEN



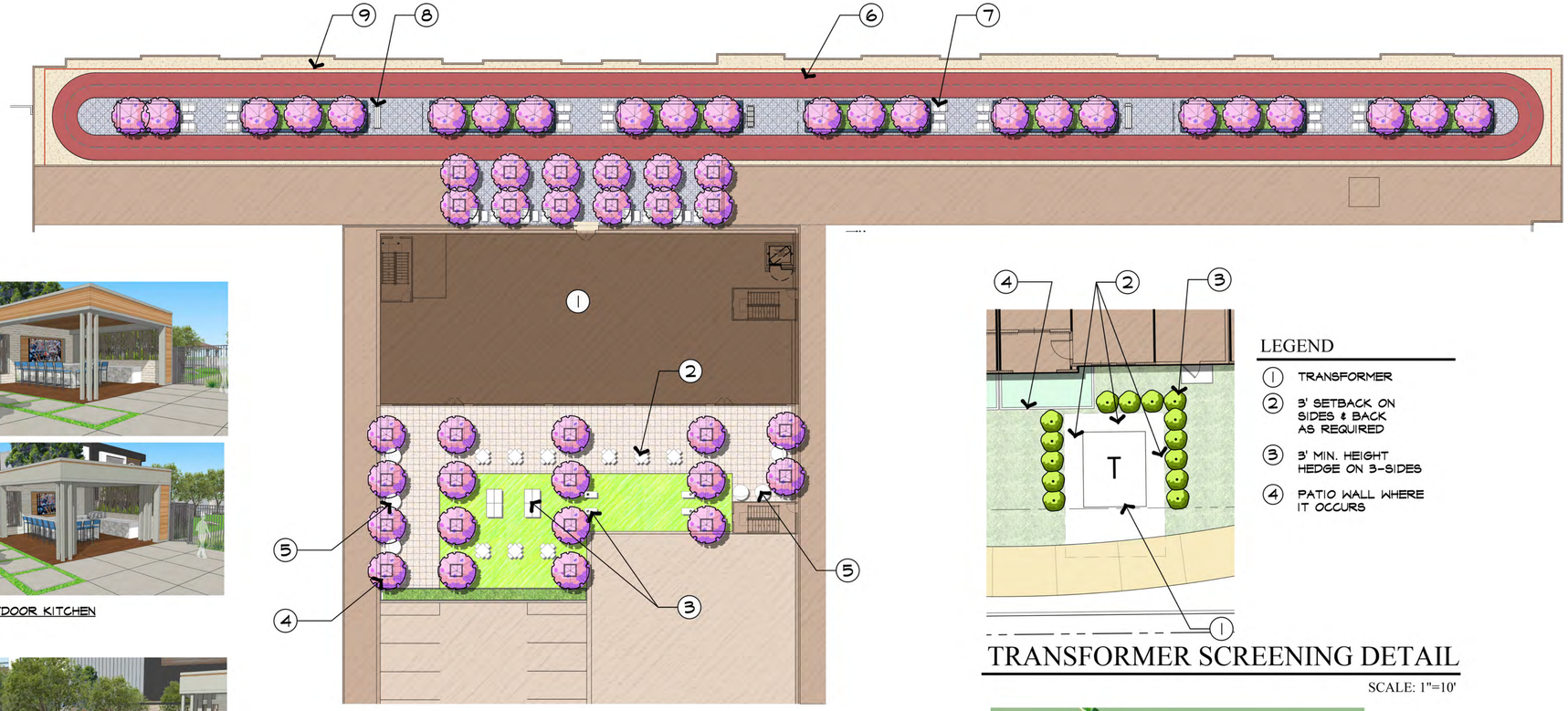




3 PLAZA W/ SEATING

ENTERTAINMENT COURTYARD

SCALE: 1"=20'



LEGEND

1. ENCLOSED ROOF DECK AREA PER ARCHITECT
2. DINING AREA
   - TABLES AND CHAIRS
3. ACTIVITY AREA
   - CORN HOLE AND PING PONG)
4. PATIO TREES IN RAISED PLANTERS
5. LOUNGE AREA W/ DAYBEDS
6. TRACK (± 320 YDS)
   - RUBBER SURFACING
7. SEATING NODE
   - SOFAS AND COFFEE TABLES
8. EXERCISE AREAS
9. 42" GUARDRAIL ELEMENT

ROOF DECK

SCALE: 1"=20'

LEGEND

1. TRANSFORMER
2. 3' SETBACK ON SIDES & BACK AS REQUIRED
3. 3' MIN. HEIGHT HEDGE ON 3-SIDES
4. PATIO WALL WHERE IT OCCURS

TRANSFORMER SCREENING DETAIL

SCALE: 1"=10'



PLANTERS ARE TO BE QCP "CALIFORNIA RECTANGLE/SQUARE" W/ LIGHT SANDBLAST FINISH OR EQUAL

DECORATIVE PLANTER DETAIL

0 20' 40'

SCALE: 1"=20'

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AMENITY ENLARGEMENTS

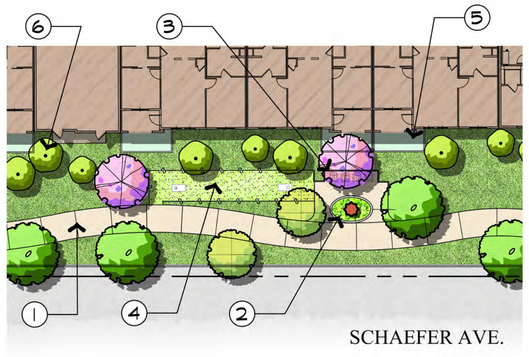
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L3

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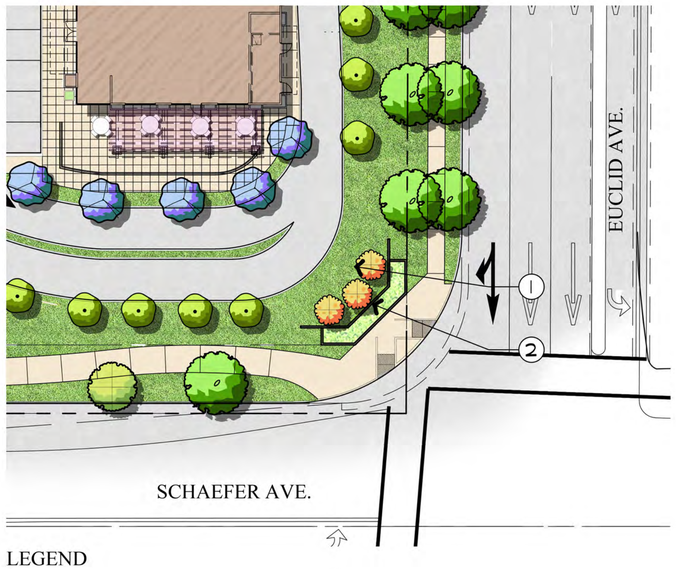


LEGEND

1. SIDEWALK
2. DECORATIVE POT
3. ADIRONDACK CHAIR SEATING AREA
4. CORN HOLE AREA
5. LIVE/WORK UNIT PATIO
6. TYPICAL LANDSCAPE AREA

AMENITY ALONG SCHAEFER AVENUE

SCALE: 1"=20'

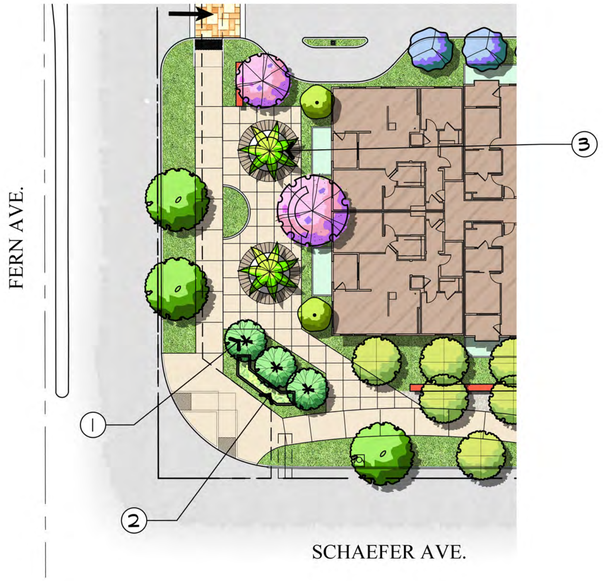


LEGEND

1. GROVE PLANTING OF LOMBARDY POPLARS
2. 24" HT. RAISED PLANTER W/ ICON WALL

MAJOR GATEWAY - EUCLID & SCHAEFER

SCALE: 1"=20'



LEGEND

1. INFORMAL PLANTING OF BRAZILIAN PEPPERS W/ SHRUB MASSING
2. 24" HT. RAISED PLANTER
3. PLAZA PLANTER

COMMUNITY INTERSECTION PLAZA - SCHAEFER & FERN

SCALE: 1"=20'







0 20' 40'

SCALE: 1"=20'

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FENCE & WALL LEGEND

- 6' STUCCO WALL W/ PRECAST CAP
- SPA WALL
- DECORATIVE ENTRY WALL
- 36" HT. T. S. FENCE
- COMMERCIAL SIGN WALL BY OTHERS
- 6' HT. T.S. FENCE
- DOG PARK CHAIN LINK FENCE
- GLASS WALL
- CORNER MONUMENT
- PLAZA PLANTER
- TUBULAR STEEL PEDESTRIAN ENTRY GATE
- ENTRY PYLON PER ARCHITECT SEE EUCLID ENTRY PYLON VIEWS SHEET IN ARCHITECTURAL PLANS
- 24" SQ. STUCCO PILASTER



SPA WALL

FERN AVENUE

BBQ



PLAZA PLANTER





EUCLID ENTRY

SCHAEFER AVENUE



SCHAEFER ENTRY

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Chino, CA

FENCE AND WALL PLAN

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L5

Scale

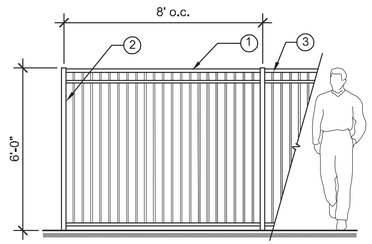
Job No. 2021-708

Date 2025-05-09

FENCE & WALL LEGEND

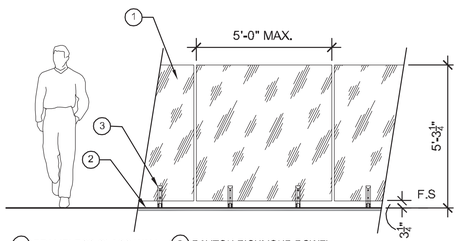
- 6' STUCCO WALL W/ PRECAST CAP
- SPA WALL
- DECORATIVE ENTRY WALL
- 36" HT. T. S. FENCE
- COMMERCIAL SIGN WALL BY OTHERS
- 6' HT. T.S. FENCE
- DOG PARK CHAIN LINK FENCE
- GLASS WALL
- CORNER MONUMENT
- PLAZA PLANTER

- TUBULAR STEEL PEDESTRIAN ENTRY GATE
- ENTRY PYLON PER ARCHITECT SEE EUCLID ENTRY PYLON VIEWS SHEET IN ARCHITECTURAL PLANS
- 24" SQ. STUCCO PILASTER



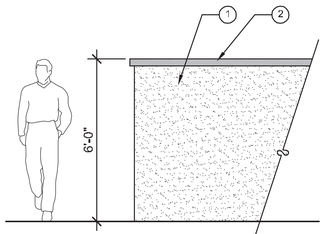
1. 1½" SQ. TOP, MID & BOTTOM RAILS
2. 2½" SQ. POST
3. ¾" SQ. PICKET 4" O.C.

6' HT. T.S. FENCE



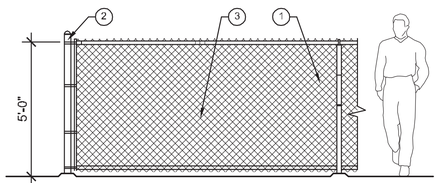
1. FRAMELESS GLASS WALL
2. FINISH SURFACE
3. DAYTON RICHMOND DOWEL SPLICER SYSTEM @ 30" O.C.

GLASS WALL @ REC. AREA



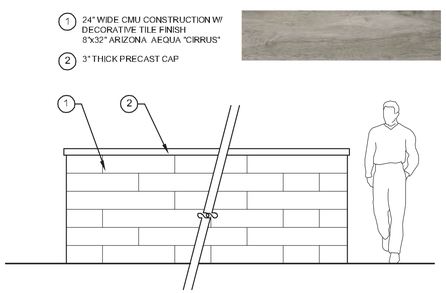
1. 8" CMU BLOCK CONSTRUCTION W/ STUCCO FINISH. GROUT FILL ALL CELL SOLID.
2. 3"x10" PRECAST CAP

6' HT. STUCCO WALL W/ PRE CAST CAP



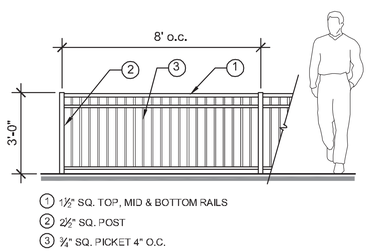
1. VINYL COATED STEEL CHAIN LINK FENCE FABRIC - 9 GA. COLOR: "BLACK"
2. 2⅜" DIA. TERMINAL POST
3. METAL DOG SILHOUETTES ⅜" THICK METAL PAINTED "BLACK". SECURE AS REQUIRED. SILHOUETTES TO BE INSTALLED ON WEST AND SOUTH FACING FENCES ONLY.

5' HT. CHAIN LINK FENCE @ DOG PARK



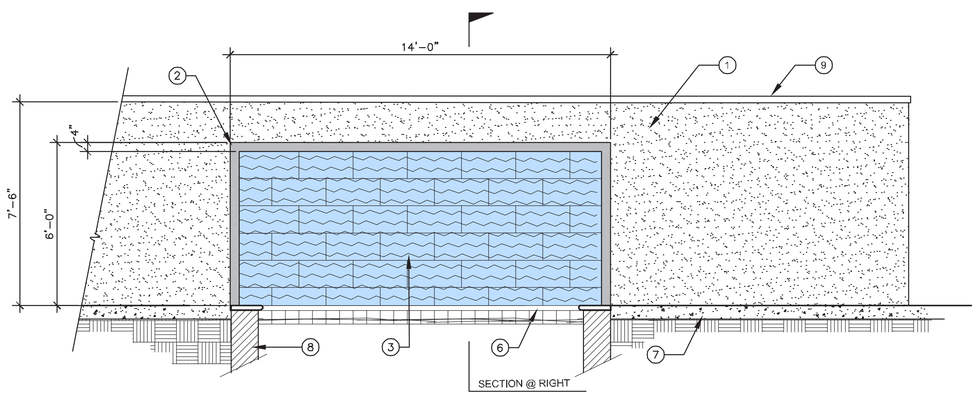
1. 24" WIDE CMU CONSTRUCTION W/ DECORATIVE TILE FINISH 8"x32" ARIZONA AEQUA "CIRRUS"
2. 3" THICK PRECAST CAP

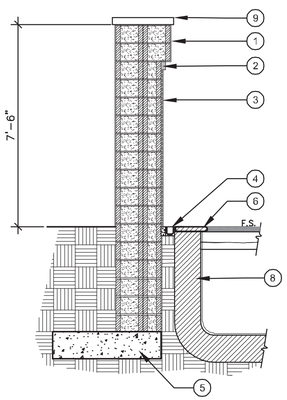
DECORATIVE ENTRY WALL



1. 1½" SQ. TOP, MID & BOTTOM RAILS
2. 2½" SQ. POST
3. ¾" SQ. PICKET 4" O.C.

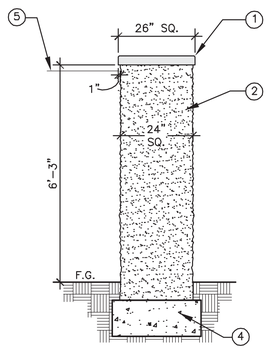
36" T.S. FENCE





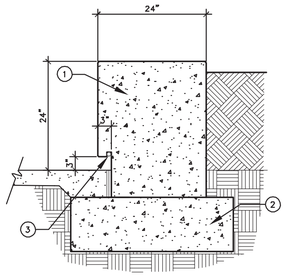
1. SPA WALL TO BE 8" AND 12" CMU CONSTRUCTION W/ STUCCO FINISH
2. 2"x4" PRECAST CONCRETE MOULDING
3. DECORATIVE TILE INSET TO BE 12"X24" - "IDOLE TEAR - WHITE" CERAMIC TILE.
4. CHANNEL DRAIN AT BACK OF COPING TO BE 4" NDS MICRO CHANNEL DRAIN WITH BRASS GRATE, CONNECT TO POOL DESIGN SYSTEM
5. CONCRETE FOOTING PER STR. ENG.
6. SPA COPING
7. POOL DECK
8. SPA BOND BEAM PER POOL CONTRACTOR
9. 3" PRECAST CAP

SPA WALL



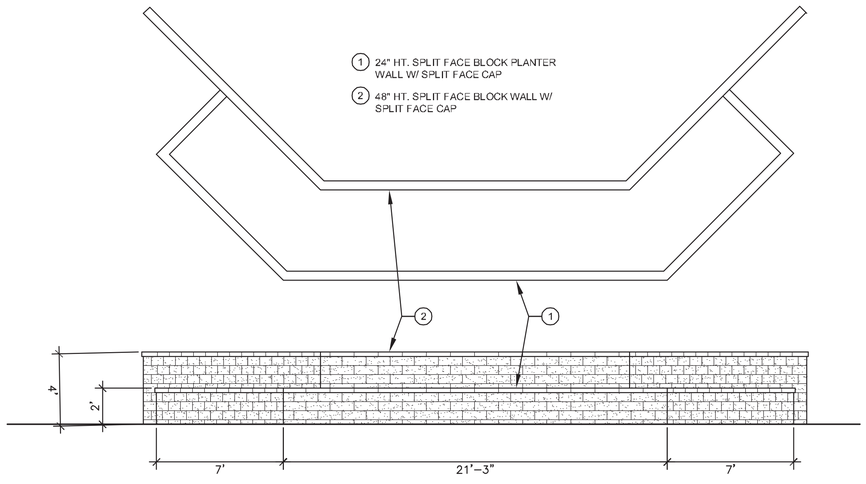
1. 3" THICK PRECAST CAP
2. COLUMN BLOCK CONSTRUCTION W/ STUCCO FINISH
3. CONCRETE FOOTING
4. ADJOINING FENCE

24" SQ. STUCCO PILASTER

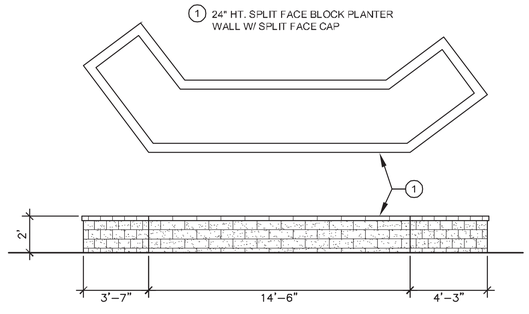


1. POURED-IN-PLACE CONCRETE WALL.
2. CONCRETE FOOTING
3. NICHE LIGHT CONTINUOUS

PLAZA PLANTER



CORNER MONUMENT WALL - EUCLID & SCHAEFER



CORNER MONUMENT WALL - SCHAEFER & FERN

ORBIS REAL ESTATE PARTNERS

ORBIS - NWC EUCLID & SCHAEFER

Chino, CA

FENCE AND WALL DETAILS

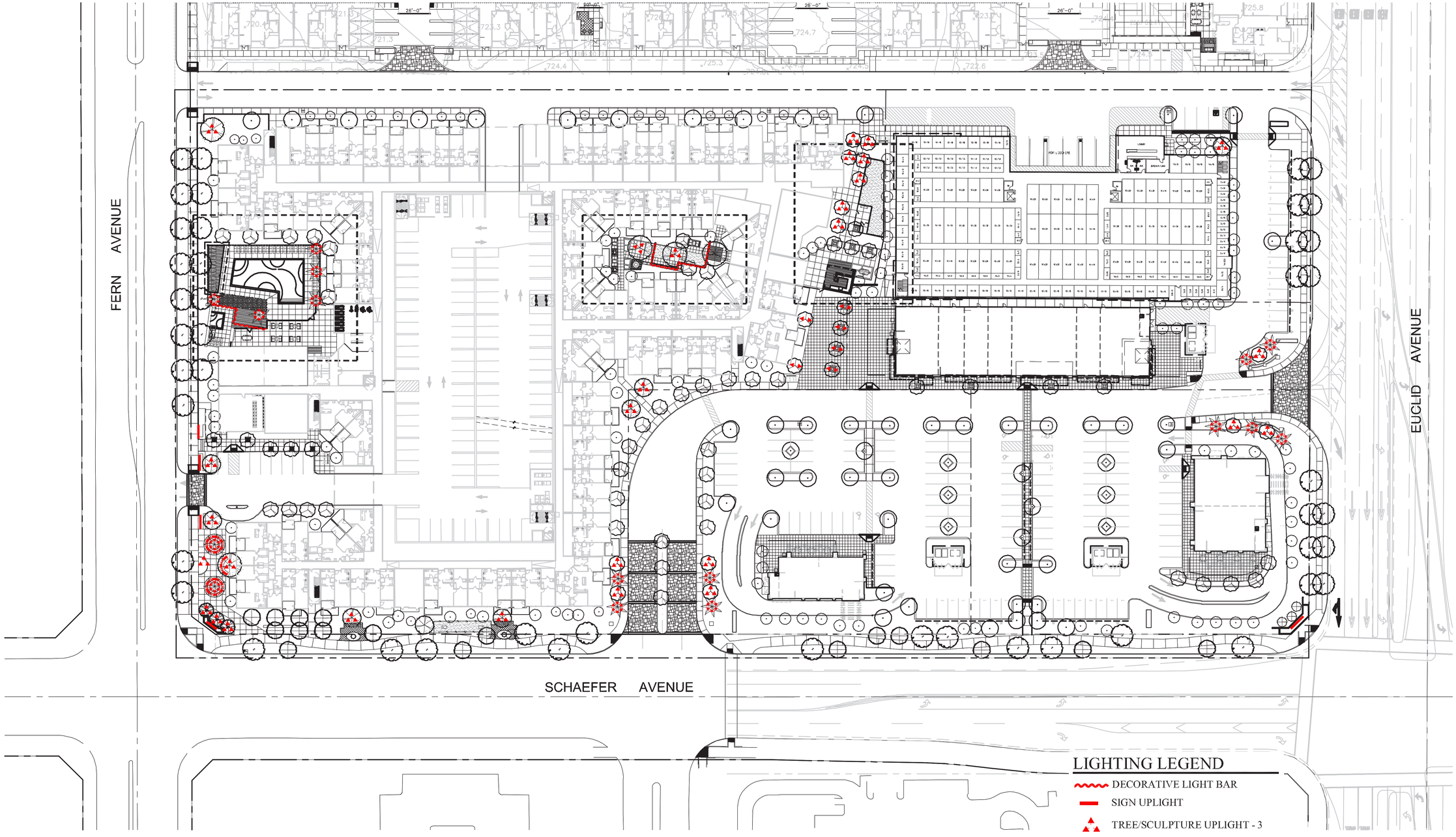
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AESTHETIC LIGHTING PLAN

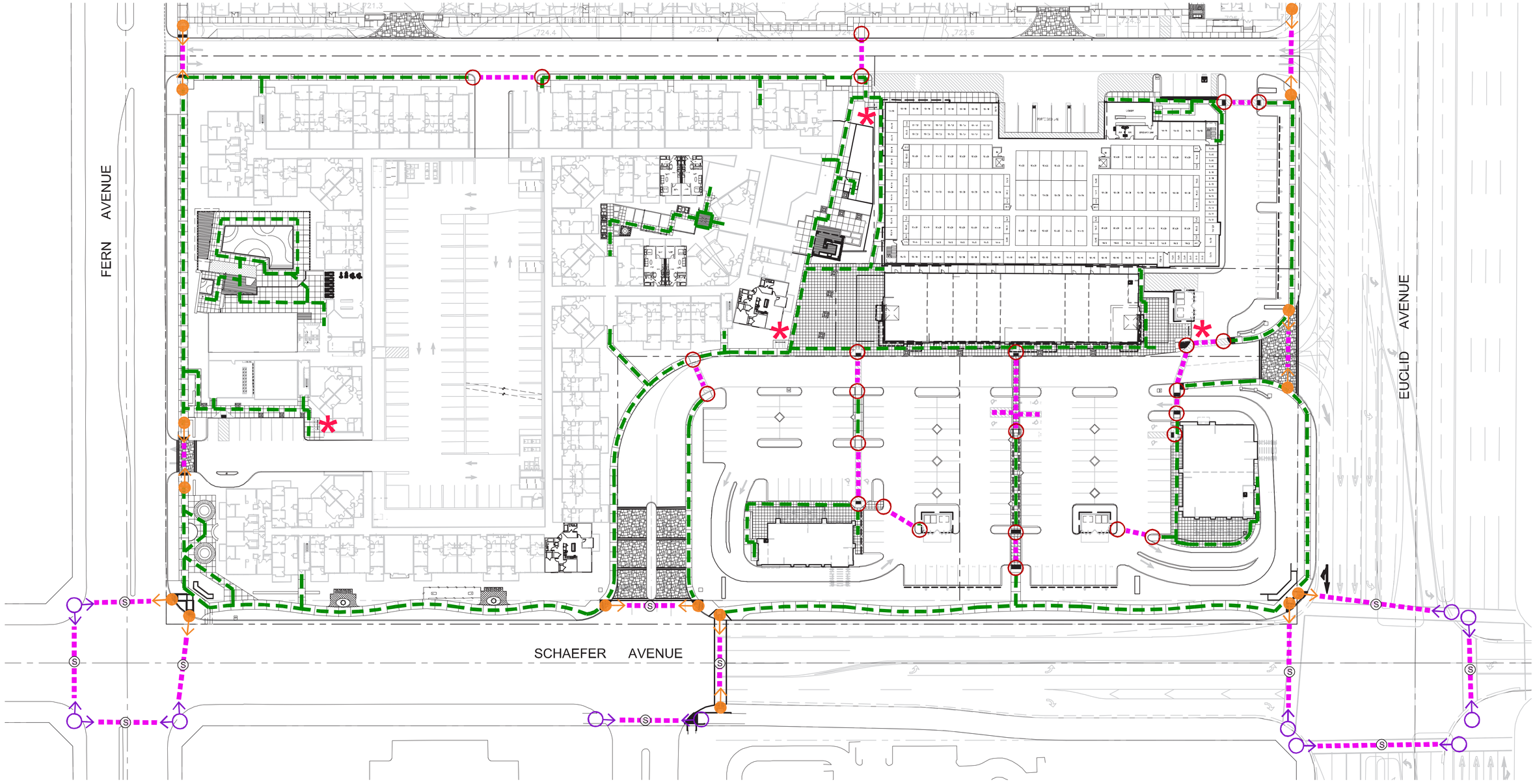
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LEGEND

- PATH OF TRAVEL - MIN. 5' WIDE
- SHOWS PATH OF TRAVEL CONNECTION TO ADJOINING PROJECT
- PROPOSED DIRECTIONAL RAMP - INTERIOR
- PROPOSED DIRECTIONAL RAMP - PERIMETER
- EXISTING DIAGONAL RAMP (ALREADY CONSTRUCTED)
- CROSSWALK - SIGNALIZED
- CROSSWALK - MARKED/UNMARKED
- BIKE RACK

0 20' 40' 80'

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PEDESTRIAN CIRCULATION PLAN

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