

RESOLUTION NO. PC2020-022

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, APPROVING PL18-0057 (SPECIAL CONDITIONAL USE PERMIT) AND PL18-0058 (SITE APPROVAL), A REQUEST TO CONSTRUCT A 109,581-SQUARE FOOT, THREE-STORY ASSISTED LIVING FACILITY CONSISTING OF 72 UNITS (132 RESIDENTS/BEDS) WITH SUPPORTING FACILITIES ON A 3.07-ACRE SITE IN THE RD20 (RESIDENTIAL 20/UNITS PER ACRE) ZONING DISTRICT LOCATED ON THE SOUTHSIDE OF GUARDIAN WAY, BETWEEN 10TH STREET AND VERNON AVENUE (APN: 1015-281-27).

WHEREAS, Source Architecture, Inc. (the "Applicant"), has filed an application with the City of Chino (the "City") for approval of PL18-0057 (Special Conditional Use Permit) and PL18-0058 (Site Approval) (the "Project") to construct a 109,581-square foot, three-story assisted living facility consisting of 72 units (132 residents/beds) with supporting facilities on a 3.07-acre site (3.72 adjusted gross acres) in the RD20 (Residential 20/units per acre) zoning district located on the southside of Guardian Way, Between 10th Street and Vernon Avenue (APN: 1015-281-27); and

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

WHEREAS, on July 20, 2020, the Planning Commission held a duly noticed public hearing for the Project in compliance with law, 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 PL18-0057 (Special Conditional Use Permit) and PL18-0058 (Site Approval):
 1. *PL18-0057 (Special Conditional Use Permit)*
 - a. The proposed use is consistent with the goals and policies of the City's adopted general plan and/or applicable specific plan(s), as an assisted living facility is conditionally permitted in the RD20 (Residential, 20 dwelling units/acre) zoning district and the proposed use meets all applicable development standards set forth. In addition, Goal LU-1 of the General Plan is to meet the goal to enhance livability of Chino neighborhoods by meeting Objective LU1.1, which encourages the development of senior housing and

assisted living facilities, especially near transit, recreational facilities, and medical centers and hospitals, which are in close proximity to the proposed use; and

- 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 been met or exceeded. The proposed assisted living facility and related site improvements are consistent with all development standards of the City of Chino Zoning Code and there is adequate access from 10th Street, Vernon Avenue, Guardian Way, and the adjacent commercial property to the west; and
- 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 Project site will have direct access from 10th Street, Vernon Avenue, and Guardian Way, via Walnut Avenue, which is a secondary arterial street. All streets have been designed to carry the type of traffic visiting the site; and
- d. The proposed use is compatible with those on abutting properties and in the surrounding neighborhood, as the proposed assisted living facility is surrounded by the Chino Police Department headquarters to the north, a school to the east, commercial shopping center to the west, and a skilled nursing facility to the south, which is very similar in use and operation. The proposed assisted living facility is also complementary to the hospital use to the south on Walnut Avenue. In addition, conditions of approval have been placed on the Project that regulate the business in a manner that will ensure compatibility with adjacent uses; and
- 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 the proposed assisted living facility use is conditionally permitted within the RD20 zoning district. The applicant is required to submit a construction management plan to the City that addresses construction scheduling to minimize impacts to the adjacent uses, including the school to the east, the Chino Police Department to the north, and nearby residents. 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 to the Planning Commission staff report, and are described herein; and

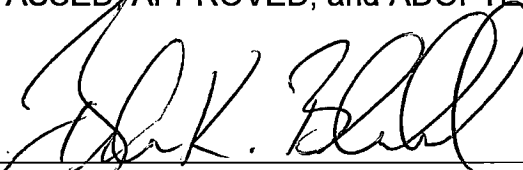
- f. The proposed use will not have a significant adverse impact on the environment, as the Project is exempt from the California Environmental Quality Act per Section 15332 – Infill Development; and
 - g. The minimum safeguards necessary to protect the public health, safety and general welfare have 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 to the Planning Commission staff report and are described herein.
2. *PL18-0058 (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 an assisted living facility is conditionally permitted in the RD20 zoning district and the proposed Project meets all applicable development standards set forth. In addition, Goal LU-1 of the General Plan is to meet the goal to enhance livability of Chino neighborhoods by meeting Objective LU1.1, which encourages the development of senior housing and assisted living facilities, especially near transit, recreational facilities, and medical centers and hospitals, which are in close proximity to the proposed Project; and
 - b. The proposed Project is conditionally permitted within the RD20 zoning district in which it is proposed and complies with all applicable provisions of the City's Zoning Ordinance; and
 - 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 development proposed, as the proposed assisted living facility and related site improvements are consistent with all development standards of the City of Chino Zoning Code and there is adequate access from 10th Street, Vernon Avenue, Guardian Way, and the adjacent commercial property to the west; and
 - d. 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 Project, as the Project site will have direct access from 10th Street, Vernon Avenue, and Guardian Way, via Walnut Avenue, which is a secondary arterial street. All streets have been designed to carry the type of traffic visiting the site; and
 - e. The proposed Project is compatible with existing uses abutting the subject property and in the surrounding neighborhood, as the proposed assisted

living facility is surrounded by the Chino Police Department headquarters to the north, a school to the east, commercial shopping center to the west, and a skilled nursing facility to the south, which is very similar in use and operation. The proposed assisted living facility is also complementary to the hospital use to the south on Walnut Avenue. In addition, conditions of approval have been placed on the Project that regulate the business in a manner that will ensure compatibility with adjacent uses; and

- 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 assisted living facility use is conditionally permitted within the RD20 zoning district. The applicant is required to submit a construction management plan to the City that addresses construction scheduling to minimize impacts to the adjacent uses, including the school to the east, the Chino Police Department to the north, and nearby residents. 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 to the Planning Commission staff report, and are described herein; and
 - g. The proposed Project will not have a significant adverse impact on the environment, as the Project is exempt from the California Environmental Quality Act per Section 15332 – Infill Development; 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 use, which the Planning Commission deems necessary to protect the public health, safety, and general welfare. These safeguards (conditions of approval) are attached to the Planning Commission staff report and are described herein.
3. *CEQA Findings.* In compliance with CEQA, Pursuant to Guideline § 15332, Infill Development, the Project qualifies as being categorically exempt from CEQA and will have no significant impact on the environment. Furthermore, none of the exceptions to the categorical exemptions set forth in the CEQA Guidelines 15300.2, apply to this Project.
 4. *Approval of PL18-0057 (Special Conditional Use Permit) and PL18-0058 (Site Approval).* The Planning Commission hereby approves PL18-0057 (Special Conditional Use Permit) and PL18-0058 (Site Approval) subject to the conditions of approval attached hereto as Exhibit “A”. The Applicant, including its successors and assigns, shall be responsible for implementing and complying with all conditions set forth in Exhibit “A”.


- 5. *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 20th day of July 2020.



 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 20th day of July 2020 and entered in the minutes of said Commission.

AYES: COMMISSIONERS: Pocock, Alexandris, Cisneroz, Lewis, Nastase, Blanchard

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Moore



 SECRETARY, PLANNING COMMISSION

Attachment: Exhibit A – Conditions of Approval

EXHIBIT A
DEPARTMENTAL
CONDITIONS OF APPROVAL

DATE: July 20, 2020

PROJECT FILE NO.: PL18-0057 (Special Conditional Use Permit) & PL18-0058 (Site Approval)

LOCATION: Southside of Guardian Way, between 10th Street and Vernon Avenue (APN: 1015-281-27)

APPLICANT: Source Architecture, Inc.

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

- Development Services Department –
- Planning Division
 - Development Engineering Division
 - ADA Accessibility Division
- Chino Valley Independent Fire District
- Police Department
- Finance Department
- Community Services

**DEVELOPMENT SERVICES DEPARTMENT
CONDITIONS OF APPROVAL**

DATE: July 20, 2020

PROJECT FILE NO.: PL18-0057 (Special Conditional Use Permit) & PL18-0058 (Site Approval)

LOCATION: Southside of Guardian Way, between 10th Street and Vernon Avenue (APN: 1015-281-27)

APPLICANT: Source Architecture, Inc.

1.0 TIME LIMITS:

- 1.1. The above referenced Site Approval & Special Conditional Use Permit shall expire on July 20, 2021, if building permits are not obtained. 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.

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. 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.
- 2.4. 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.
- 2.5. In the event that any condition contained herein is determined to be invalid or legally unenforceable, then all remaining conditions shall remain in force.

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- 2.6. 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.
- 2.7. As a condition of issuance of this approval, the applicant shall agree, at its sole cost and expense, to defend, indemnify, and hold harmless the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, or staff action concerning this project. The City agrees to promptly notify the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action. The City may, at its sole cost and expense, elect to participate in the defense of any such action under this condition.
- 2.8. 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.
- 2.9. 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.
- 2.10. Any change of use in the project shall be reviewed by the Development Services Department for compliance with CEQA.
- 2.11. 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:**

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

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\$50 for the Notice of Exemption filing fee.

\$2,354.75 for the California Department of Fish and Wildlife Mitigated Negative Declaration fee.

\$3,271.00 for the California Department of Fish and Wildlife Environmental Impact Report fee.

2.12. 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.

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

3.1. The developer shall pay development impact fees at the established rate. Such fees may include, but not be limited to, new construction fee, park or open space fees, school fees, drainage fees, sewer fees, building permit and plan check fees.

3.2. 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.

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

3.4. All plans shall be coordinated for consistency.

3.5. 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.

3.6. 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. A wrought iron fence with 24" brick pilasters, equally-spaced, shall be constructed along the project perimeter, to the satisfaction of the Director of Development Services.

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- 3.7. 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.
- 3.8. Prior to the issuance of any grading permit, four (4) sets of 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 five (5) sets of plans shall be submitted, and 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.
- 3.9. All 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,

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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.

- 3.10. All electrical panels and cabinets shall be completely screened. All electrical panels and cabinets shall be fully enclosed, and integrated into and architecturally compatible with the building to the satisfaction of the Director of Development Services. The locations of the electrical panels and cabinets shall be reflected on a site plan and elevation(s) to be reviewed and approved by the Director of Development Services.
- 3.11. Prior to the issuance of a building permit, the approved grading plans shall be attached to the construction plan set. The project shall be built according to the plans approved by the Planning Commission on July 20, 2020, as prepared by Source Architecture, Inc. Any substantial modification to the project shall require Planning Commission review and approval. If minor in nature, the modification may be reviewed and approved by the Development Services Director.
- 3.12. 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.
- 3.13. Special Conditions:
 - 3.13.1. 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.
 - 3.13.2. A construction-phasing plan shall be submitted to and approved by the Deputy Director of Development Services prior to building permit issuance. This plan shall show which buildings will be completed in which phases, and how each completed phase will be closed off from phases under construction so as to minimize conflict between construction vehicles, construction equipment, employees and residents, as applicable.
 - 3.13.3. Approval of the conceptual landscape plan by the Planning Commission does not constitute final approval. The final landscape approval (during the plan check process and/or following installation) shall be subject to the review and approval

of the City's Landscape Architect Consultant and the Director of Development Services. The City Landscape Architect or Director of Development Services may require additional/fewer trees, shrubs, vines, and ground cover as necessary, based on final site conditions during the landscape plan check process or field review process in order to mitigate any site conditions that were not apparent during either the Planning Commission review or plan check review process.

- 3.13.4. 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.

4.0 PRIOR TO START OF CONSTRUCTION:

- 4.1. A pre-construction meeting, scheduled with the Building Division, shall be held with all applicable City staff members, developer, contractor, superintendent, and all subcontractors prior to start of construction.
- 4.2. The approved construction management plan shall be distributed to all contractors and subcontractors, and shall be maintained on-site through the duration of construction.
- 4.3. 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.
- 4.4. Detailed landscape and irrigation plans for the development shall be approved by the Director of Development Services.

5.0 PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY:

- 5.1. All conditions of approval shall be completed to the satisfaction of the Director of Development Services.
- 5.2. The fee for review of the landscaping and irrigation plans by the City's outside plan checker shall be paid by the developer, including the City's Landscape & Irrigation Plan Review Fee.

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

6.0 OTHER REQUIREMENTS:

- 6.1. 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.
- 6.2. The project site shall be cleared of all trash, debris, weeds, and other discarded items within two weeks of Planning Commission approval. Approval of this application shall be deemed null and void upon failure of

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the applicant to comply with this condition within the aforementioned time period.

- 6.3. 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.
- 6.4. A preconstruction survey (four surveys in four days) shall be conducted no more than 30 days prior to ground disturbance including clearing, grubbing or grading of the site to ensure that no burrowing owls are occupying the project area.
- 6.5. Building and Site Design:
 - 6.5.1. 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.
 - 6.5.2. 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.
 - 6.5.3. 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.
 - 6.5.4. 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.

- 6.5.5. New ladders for roof access shall be mounted on the inside of the building within the commercial and industrial projects.
- 6.5.6. All new overhead doors, mechanical doors and/or man doors shall be color coordinated with the building.
- 6.5.7. All landscaping shall be designed and installed in accordance with Chapter 20.19 of the Chino Municipal Code.
- 6.6. Parking and Lighting:
 - 6.6.1. 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.
 - 6.6.2. 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.
 - 6.6.3. 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).
 - 6.6.4. Drive surfaces contiguous with planter areas shall have a 6-inch raised curb separation.
 - 6.6.5. All parking spaces, aisles, entrances and exits shall be double-striped per City standards.
 - 6.6.6. 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.
- 6.7. Refuse and Recycling:
 - 6.7.1. Separate receptacles (bins) for the collection of refuse and recyclable materials shall be provided. An adequate number of bins to allow for the collection of both refuse and recyclable

materials and food waste generated by the development shall be provided. At a minimum, refuse disposal and recyclable materials collection needs shall be provided for as follows:

Commercial Retail Uses – Two 3-cubic yard collection bins (one for refuse and one for recyclables) for the first 8,000 square feet of gross floor area, and one 3-cubic yard bin for each additional 8,000 square feet of gross floor area, or fraction thereof. Coordinate with Waste Management on requirements and for an assessment.

- 6.7.2. Refuse and recyclable materials bins shall be enclosed by a 6-foot-high (1.83 m) wall 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.
 - 6.7.3. No refuse/recycling enclosure shall be located within any required setback area.
 - 6.7.4. 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. A Solid roof is required over the bin/enclosure per WQMP requirements.
 - 6.7.5. 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.
 - 6.7.6. No outdoor storage of vehicles (other than service fleet), materials, and equipment shall be permitted.
- 6.8. Phased Projects:
- 6.8.1. All required street improvements and a minimum of 10 feet of landscaping on private property shall be installed in conjunction with the construction of Phase 1 of the proposed project. The

landscaping within this area shall be included in the landscape maintenance program.

- 6.8.2. Prior to the first occupancy permit, all undeveloped building pads shall be improved according to the following requirements:

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

- 6.9. 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 3%; 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 0.04 MT CO₂e per residential dwelling unit per year and/or 0.11 MT CO₂e 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 three percent 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.

7.0 THE APPROVED USES SHALL BE OPERATED IN ACCORDANCE WITH THE FOLLOWING:

- 7.1. All operations shall not create a nuisance due to noise, odor, dust, mud, smoke, steam, vibration or other similar causes.
- 7.2. 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.
- 7.3. 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.
- 7.4. 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.
- 7.5. No operation or activity shall emit heat or cold that would cause a temperature increase or decrease on any adjacent parcel in excess of 10°F (5.56°C).
- 7.6. 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.
- 7.7. 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.

DEVELOPMENT SERVICES DEPARTMENT

CONDITIONS OF APPROVAL

FILE NO.: PL18-0057 (SCUP) & PL18-0058 (SA)

DATE: July 20, 2020

- 7.8. 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

- 7.9. Assisted Living Facility:

7.9.1. The applicant shall make no modifications to the operating procedures set forth in the special conditional use permit approval without written consent of the Director of Development Services. All future property owners and operators shall comply with all the conditions of approval for the use upon transfer.

7.9.2. The Director of Community Development shall have the authority to approve any minor changes to the operation of the assisted living facility. If it is determined that the changes will be substantial, approval from the Planning Commission will be required.

8.0 CONSTRUCTION SITE SECURITY:

- 8.1. Each site shall be completely encircled by a minimum 6' tall security-quality chain link fence once precise grading has been completed or as determined by the Building Official.
- 8.2. Tennis court or similar screening material shall be securely attached for the length of the fence, excluding gates and 10' on either side of gates.
- 8.3. Each site shall have only one entry/exit gate, or as approved by the Planning Division.
- 8.4. Gate hinge pins shall be spot-welded or altered in such a way as to prevent easy removal.

- 8.5. Each gate shall have a casehardened lock and chain, or other equivalent security hardware.
- 8.6. "No Trespassing" signs shall be attached to the exterior of the fence at a minimum distance of a third of a mile and at all entrances.
- 8.7. On or near the exterior of each gate will be a sign with the address of the site in no less than 6" letters. Both the number and street name will be listed on the sign. The address posted will be used for the entire site until the fence is removed and individual addresses assigned.
- 8.8. Office trailers and tool bins shall be placed adjacent to gates inside the property to allow observation from outside.
- 8.9. Lighting on trailers and bins is desirable but shall be directed into the property so as not to impede outside observation or endanger nearby traffic with glare.
- 8.10. Tool bins shall be secured with casehardened locks, preferably with lock guards.
- 8.11. A sign stating that theft is not acceptable on the site and will be reported to the police, or wording to that effect, will be displayed prominently near each entrance.
- 8.12. Each site will have an assigned Crime Prevention Manager who is responsible for the following:
 - 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.

NL	_____	CM	_____	DSH	_____
FM	_____	IA	<u>X</u>	MK	_____
NA	_____	AC	_____		_____

E-Mail Sent: 6/18/2020
To: Brian Sitton

DEVELOPMENT ENGINEERING DIVISION CONDITIONS OF APPROVAL SITE APPROVAL NO. PL18-0058

DATE: June 29, 2020 PC MEETING DATE: July 20, 2020

PROJECT DESCRIPTION: Assisted Living Facility (74 units)

PROJECT LOCATION: s/o Guardian Way, e/o 10th Street, w/ Vernon Avenue

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

PRIOR TO THE TWO 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 DIRECTOR OF DEVELOPMENT SERVICES SHALL HAVE THE AUTHORITY TO APPROVE MINOR DEVIATIONS IN THE CONDITIONS OF APPROVAL, AND ALL PLANS INCLUDING THE CONSTRUCTION DRAWINGS.

1.0 PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS:

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

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

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

- (1) Remove and/or repair any damaged, broken, abandoned or sub-standard improvements resulting from this project.
- (2) The developer is to construct driveways at these locations following Chino Std. 250 with 5-ft minimum sidewalks.
- (3) Relocation of an existing electrical transformer that currently encroaches into a recently constructed 6-ft sidewalk is required. Coordination with SoCal Edison well in advance is highly recommended.
- (4) The parkway maintenance shall be the responsibility of the property owner. Parkway landscaping and irrigation installation is required along the project frontage.
- (5) Verify that the public 8" sewer main on 10th street was constructed. The City currently has no record drawings for that existing infrastructure. The proposed private sewer lateral connection may need to connect to the existing 8" sewer main on Vernon Ave instead.
- (6) A new 6" water main line to be constructed on Vernon Ave, from Guardian Wy to Walnut Ave.

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

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

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

- 1.12 Comply with the approved Pedestrian Access Plan.
- 1.13 Execute a Public Improvement Agreement and submit security in an amount acceptable to the City Engineer to guarantee construction of the public improvements listed in 1.12. All security must be accessible to the City at any time and in a form acceptable to the City Engineer, pursuant to Government Code, Section 66499.
- 1.14 Complete and file the petition for annexation of your project property to the City's Landscape and Street Lighting Maintenance District MD 2002-01. Also, de-annex from the current lighting district currently associated with the existing/built streetlights along 10th St, Guardian Wy and Vernon Ave.
- 1.15 Comply with all applicable requirements of the City Code.
- 1.16 Pay all applicable fees pursuant to City Code including, but not limited to, the Development Impact Fees (DIF) and Sewage Facilities Development Fee (SFDF). The actual amount of fees due to the City will be based on the fee schedule in place on the date that the fees are due, or the date that they are paid, whichever occurs last. The fee amount stated in this notice is subject to change based on (1) annual adjustments for inflation, pursuant to Chino Municipal Code Section 3.40.100 or 3.45.100, (2) revisions to the Chino Municipal Code, and (3) updates to the fee studies and nexus reports adopted by the City.

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

- 1.17 All projects developing one (1) acre or more of total land area, or which are part of a larger phased development that will disturb one acre of land, are required to obtain coverage under the State Water Resources Control Board's (SWRCB) General Permit for storm water discharges associated with construction activity. Proof of filing a Notice of Intent (NOI) with the SWRCB for coverage under this permit is required. A copy of the Waste Discharger's Identification Number (WDID), issued by the SWRCB, must be submitted to the Project Engineer prior to issuance of grading permits. More detailed information regarding this General Permit, applicable fee information and the necessary forms to complete the NOI are available by calling (916) 341-5537 or on the SWRCB web site at:
http://www.swrcb.ca.gov/water_issues/programs/stormwater/constpermits.shtml.
- 1.18 Pursuant to Santa Ana Regional Water Quality Control Board Order Number R8-2010-0036, NPDES Permit No. CAS618036, prepare a project-specific Water Quality Management Plan (WQMP) and submit to the project engineer for review and approval. To address NPDES Permit requirements to the maximum extent practicable, the project shall be designed to specify preferential use of Low Impact Development Best Management Practices that reduce pollutants and runoff volume through structural measures (e.g. infiltration, harvesting, and bio-treatment) and non-structural measures (e.g. preserving natural areas, clustering development, and reducing impervious areas). The WQMP shall conform to the requirements of the San Bernardino County Stormwater Program, 2013 WQMP Technical Guidance Document.
- 1.19 Any future maintenance and repair of fire service and sewer laterals to the project site shall be the sole responsibility of the applicant/property owner in accordance with City Code, Chapter 13.04.175 and 13.12.150.
- 1.20 All public street corners shall have a minimum curb radii per City Code, Chapter 19.06 and City Standards and Specifications.
- 1.21 Provide adequate sight distance per City Standard No. 865 for each project driveway and at all intersections. Landscaping type and height shall be maintained to ensure sight distance requirements are perpetuated.
- 1.22 Submit to the City electronic files, in Adobe Acrobat PDF format, of all submittals, including reports, studies, improvement plans and City redlines of previous submittals.

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

- 2.1 Construct and secure Development Services Department approval of all public facilities enumerated under Section 1.0 above (per Resolution No. 88-23).
- 2.2 The applicant's Civil Engineer shall field verify that all BMPs are designed, constructed, and functional in accordance with the approved WQMP. BMPs shall also be inspected by Public Works Environmental staff. Coordinate inspection with staff and submit a completed City of Chino BMP field verification form for review and approval.
- 2.3 Pay all remaining applicable fees pursuant to City Code.
- 2.4 Slurry seal along all streets impacted by the development as directed by City staff. Install signing and striping per approved plans.

- 2.5 Provide a certificate, from a Registered Civil Engineer, certifying that the finished grading has been completed in accordance with the City approved grading plan.
- 2.6 Submit to the City, electronic files of Tract/Parcel Map and "as-built" improvement plans in AUTOCAD format and Adobe Acrobat PDF format. AUTOCAD files shall be submitted as an archived zip file of the CAD drawings with all base files attached.

IA

Attachment
Pedestrian Access Plan

CITY OF CHINO
DEVELOPMENT SERVICES DEPARTMENT
DEVELOPMENT ENGINEERING DIVISION

ITEMS REQUIRED FOR **1st** PLAN CHECK SUBMITTAL

SITE APPROVAL NO. 18-0058

PROJECT ENGINEER: Isidro Abreo

DATE: 06/29/2020

- A COPY OF THIS CHECK LIST MUST BE SUBMITTED WITH THE FIRST PLAN CHECK
- 2 Copies of Development Engineering Division Conditions of Approval
- 2 Sets of Maps (Subdivision Only)
- 2 Copies of preliminary Title Report (no older than six months)
- 2 Copies of Closure Calculations (Subdivision Only)
- 1 Set of Referenced Maps (Subdivision Only)
- 2 Copies of Preliminary Soils Report (no older than sixty days)
- 2 Copies of lot line adjustment certificate
- 2 Copies of lot merger
- 2 Copies of right-of-way dedication
- 4 Sets of Rough Grading Plans
- 5 Sets of Precise Grading Plans- *with storm drain improvements*
- 4 Sets of Storm Drain Plans
- 2 Copies of Hydrology and Hydraulic Calculations with Backup Data (Signed and Sealed by a Registered Civil Engineer)
- 2 Copies of Engineering Cost Estimate (On City Forms) with Engineer's Wet Signature and Stamp
- 2 Sets of Street Improvements Plans- *10th St, Guardian Wy, Vernon Ave*
- 2 Copies of Cross-Sections (if street plans are required) at 50' intervals and extended a minimum of 100' beyond limits of improvements
- 2 Sets of Sewer Plans
- 3 Sets of Domestic Water Plans
- 2 Sets of Recycled Water Plans
- 2 Sets of Street Light Plans
- 2 Copies of Voltage Drop Calculations (Signed and Sealed by a Registered Engineer)
- 2 Sets of Signing and Striping Plans
- 1 Sets of Traffic Signal Interconnect Plans
- 2 Sets of Traffic Signal Plans
- 2 Water Quality 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
Mike Kreeger
Winn Williams

Fire Chief
Tim Shackelford

June 16, 2020

2018-00001920

Source Architecture, Inc.
16605 Norwalk Blvd.
Cerritos, CA 90703

Project Name: Assisted Living 72 Unit Facility
Project Address: 10th St/Guardian Way/Vernon
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. 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. 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. In areas without water-serving utilities, fire protection water systems shall be based on NFPA Pamphlet 1231. Water systems shall comply with Fire District Standard Nos. 101, 102, and 103. 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.
Two public hydrants will need to be installed as discussed.
- 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. In the event the project includes a fire water pump, each building shall have its own fire pump and shall not be shared. 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.
- 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 (.dwg) 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 .dwg 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. This system shall comply with NFPA 13 Standard and Fire District Standard 110. Three (3) sets 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.
- 3.2 An automatic fire alarm system or fire sprinkler monitoring system is required. Three (3) sets 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.
- 3.3 An automatic fixed fire extinguishing system is required, if the kitchen is to be equipped with cooking equipment that will produce grease laden vapors. Three (3) sets of detailed plans shall be submitted to the Community Risk Reduction Division for approval. System shall comply with the current adopted edition of the California Fire Code, NFPA Standard 17-A, and UL 300.
- 3.4 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.
- 3.5 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.
- 3.6 A maximum occupant load sign shall be posted in a conspicuous location near the main entrance/exit of the room, if occupant load is greater than 49 people. Such sign shall be legible.
- 3.7 Exits, doors, signs and approved path marking shall be installed in accordance with the current adopted edition of the California Building Code, Section 1007
- 3.8 "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.

- 3.9 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.
- 3.10 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.
- 3.11 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) Private (onsite) Underground Fire Protection Water Systems.
 - b) Building Construction
 - c) Fire Sprinkler Systems, designed by C16 contractor or registered engineer, including any fire pumps.
 - 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) Emergency Radio Coverage

Applicable Standards:

101, 102, 103, 110, 111, 117, 122, 133, 141

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



CHINO POLICE DEPARTMENT

5450 Guardian Way
Chino, CA 91710
(909) 334-3000
www.chinopd.org

DATE: July 2, 2020

PROJECT NO.: PL 18-0057 & PL18-0058

PROJECT NAME: Assisted Living 72 Unit Facility

PROJECT LOCATION: 10th Street & Guardian Way, Chino CA, 91710

APPLICANT: Source Architecture, Inc.

Chino Police Department – Conditions of Approval. All conditions shall be complied with to the satisfaction of the Chino Police Department.

1. Submit a security plan that includes operational procedures.
2. Refer to the City of Chino Municipal Code Chapter 5.60 – Regulation of Public Lodging Facilities.

Access Control:

- Clearly, mark public paths. Make private areas harder for non-employees to access.
- All entrances to the parking area shall be posted with appropriate signs per CVC 22658(a), to assist in removing vehicles at the property owner's/manager's request. The sign shall be no less than 17 by 22 inches with lettering not less than one inch in height and shall contain the phone number of (909) 628-1234 for the Chino Police Department.
- Prevent easy access to the roof or fire escapes from the ground.

Natural Surveillance:

- Fully illuminate the exterior of the buildings and grounds at night for full visibility.
- Lighting is needed at all property entrances, along sidewalks, parking lot and perimeter – including the driveway.
- Consider using convex mirrors to allow employees to monitor blind spots and unmonitored areas located inside the building
- Design any loading areas to avoid creating hiding places for people and merchandise.

- Maintain clear visibility from the stores/businesses to the street, sidewalk, parking areas, and passing vehicles.
- Place all entrances under visual surveillance (monitored electronically if necessary).
- Place any payphones within clear view of employees.
- Security cameras need to be installed and adequately positioned to cover: door entrances, door exits, driveways, parking lot and safe storage area.
- Surveillance footage needs to be stored for 90 days.

Territorial Reinforcement:

- Have all addresses and building numbers clearly exhibited and illuminated for full visibility.
- Mark property boundaries, where possible, with hedges, low fences or gates.
- Install property address numbers at least 3” tall in a highly visible location (high up on building front would be ideal).
- Recommend to protect property from vandalism using protective films on glass, metal and other non-porous surfaces.
- All entrances to the parking area shall be posted with appropriate signs. Signs should include no trespassing signs - PC 602. A sign authorizing the property manager to have vehicles removed from their property – CVC 22568(a). A sign prohibiting skateboarding and rollerblading – CMC 10.24.120. Signs shall be no less than 17 by 22 inches with lettering not less than one inch in height and shall contain the phone number of (909) 628-1234 for the Chino Police Department.