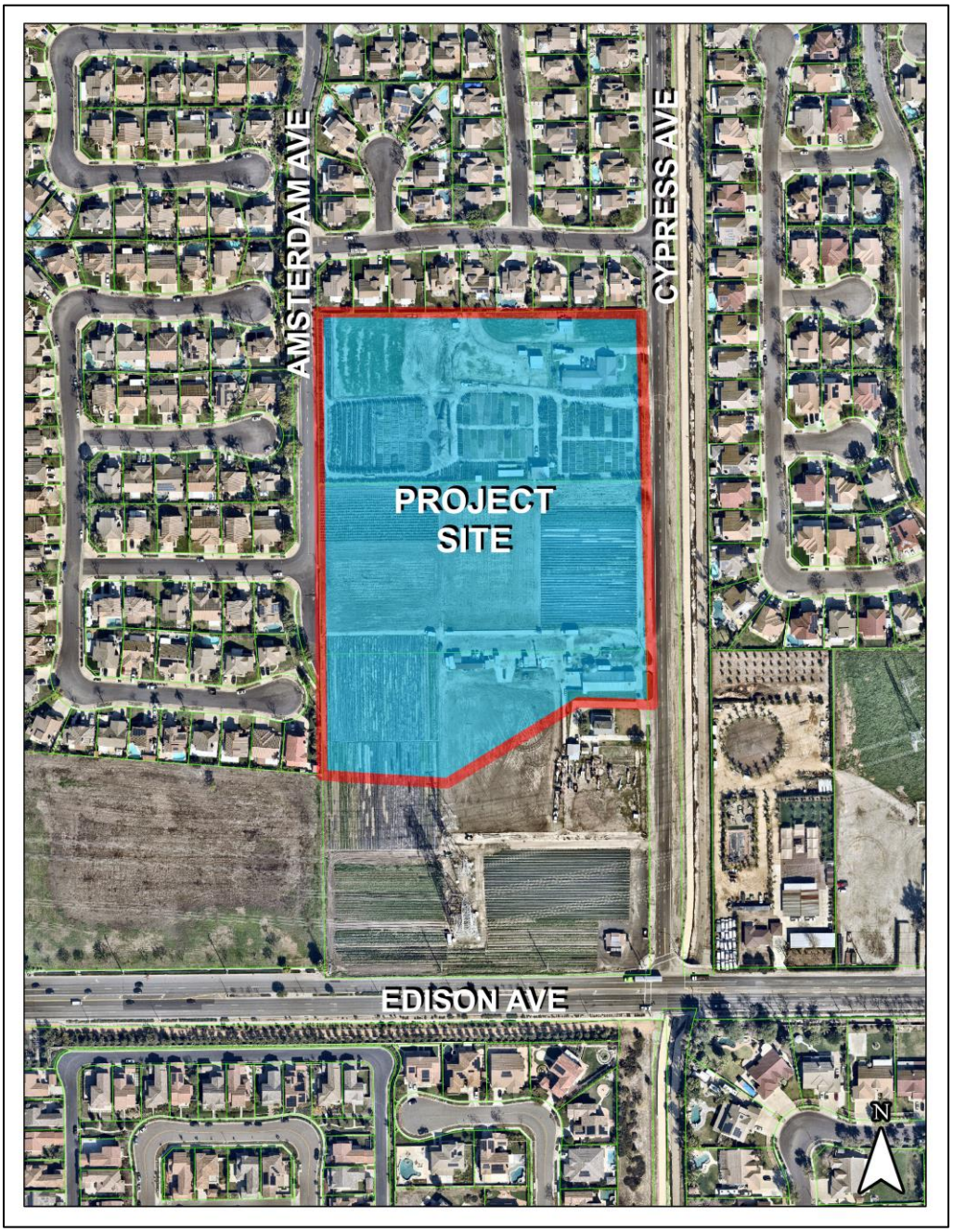
MEMORANDUM
CITY OF CHINO
DEVELOPMENT SERVICES DEPARTMENT

PLANNING COMMISSION MEETING DATE: JUNE 17, 2026

PL26-0119 (Specific Plan Amendment), PL25-0120 (Site Approval), and PL25-0121 (Tentative Tract Map No. 20845)

LOCATION MAP


AMSTERDAM AVE
CYPRESS AVE
PROJECT SITE
EDISON AVE
N

PROJECT NO.: PL26-0119 (Specific Plan Amendment), PL25-0120 (Site Approval), and PL25-0121 (Tentative Tract Map No. 20845)

APPLICANT: PLC Communities

REQUEST: A request to amend the East Chino Specific Plan (ECSP) to allow reduced front yard setbacks for homes with swing-in garages and to allow homes to front onto Amsterdam Avenue, and a request for approval of a Site Approval (SA) and Tentative Tract Map (TTM) to subdivide 12.42 adjusted gross acres for the development of 55 single-family residential homes at a density of 4.44 dwelling units per acre within the RD 4.5 Residential (4.5 dwelling units/acre) land use designation of the ECSP.

LOCATION: 13918 Cypress Avenue (APNs: 1021-241-02, -03, and 1021-251-01)

RECOMMENDATION

1) Adopt Planning Commission Resolution No. PC2026-012, recommending the City Council approve PL26-0019 (East Chino Specific Plan Amendment), based on the findings listed in the Planning Commission Resolution No. PC2026-012; 2) Adopt Planning Commission Resolution No. PC2026-013, approving PL25-0120 (Site Approval) and PL25-0121 (Tentative Tract Map No. 20845), 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 -	Agricultural	RD 4.5 (4.5 dwelling units/acre)	East Chino Specific Plan
North -	Single Family Residential	RD 4.5 (4.5 dwelling units/acre)	East Chino Specific Plan
East -	Single Family Residential	RD 4.5 (4.5 dwelling units/acre)	East Chino Specific Plan
South -	Agricultural	RD 4.5 (4.5 dwelling units/acre)	East Chino Specific Plan
West -	Single Family Residential	RD 4.5 (4.5 dwelling units/acre)	East Chino Specific Plan

BACKGROUND

On September 17, 2025, the Planning Commission approved PL25-0084 (Tentative Parcel Map No. 20988) to subdivide a 9.06-acre site within East Chino Specific Plan (ECSP) into two parcels. One of the parcels (2.84-acres) was conveyed from the Louis Aguerre Family Trust to PLC Communities (the “Applicant”) to facilitate the development of single-family residential. The Applicant is now requesting a Specific Plan Amendment (SPA) to modify development standards within the ECSP to better accommodate the proposed residential project. The requested amendments include allowing reduced front yard setbacks for homes with swing-in garages and permitting lots to front onto Amsterdam Avenue (Loop Street). In conjunction with

the SPA, the Applicant is also requesting approval of a Tentative Tract Map (TTM) and Site Approval (SA) to subdivide approximately 12.42-acres for the development of 55 single-family homes.

ISSUES/ANALYSIS

East Chino Specific Plan Amendment

The ESCP currently prohibits homes from fronting onto streets classified as Loop Streets and requires a minimum front yard setback of 25 (+/- 5 feet) feet. The proposed SPA modifies two provisions: 1) allow single-family homes on Lots 26 through 35 to front onto the Amsterdam Avenue, which is classified as a Loop Street; and 2) permit a reduced minimum front yard setback of 15 feet for homes with a swing-in garages. With this modification, the Applicant is able to propose three-car garages, thereby increasing on-site parking. Collectively, these amendments will enhance the visual character of the neighborhood by providing a more interesting street scene and greater architectural variety through varied front yard setbacks. The proposed changes are compatible with the surrounding neighborhood and would not result in adverse impacts. The SPA does not change the land use designation or maximum allowable density for the subject property and would be consistent with the RD 4.5 development standards in the City of Chino's Zoning Code.

Site Plan

The project site is located on the west side of Cypress Avenue, north of the Southern California Edison (SCE) easement and consists of 55 single-family homes on 12.42 adjusted gross acres of land at a density of 4.4 units/acre in the RD 4.5 Residential land use designation of the ECSP. Access to the site is provided from Cypress Avenue and Amsterdam Avenue. The homes are a typical single-family layout with garage access provided from internal streets and typical rear yard areas for each home. Garages are plotted at varying depths that range from 15 feet to 25 feet to provide an undulating street scene. Side-on configurations for Lots 36 through 39 are proposed along Amsterdam Avenue and will be accessed via shared driveways.

Project statistics are as follows:

Item	*Proposed*
Project Area	12.42 adjusted gross acres
No. Lots	56 numbered lots / 2 letter lots
No. of Residential Units	55
Density	4.4 dwelling units per acre
Parking (proposed/required)	327 proposed / 110 required (149 garage spaces + 110 driveway spaces + 68 on-street spaces)

Public Improvements

The ECSP designates Amsterdam Avenue as a “Loop Street,” which includes the development of a 30-foot-wide pedestrian paseo providing a connection to Cypress Avenue. This paseo will consist of 10 feet of dedicated public right-of-way and a 20-foot-wide easement over Lots 36 through 39 and will be maintained by the Homeowner’s Association. In addition, a seven-foot-wide right-of-way dedication is required along the east side of Amsterdam Avenue to accommodate planned street improvements. Beyond the project area, the west side of Cypress Avenue will be improved with a 5-foot sidewalk, curb and gutter, parkway landscaping, and streetlights that will connect to Edison Avenue.

Architecture and Floor Plans

Three floor plans and four architectural styles are proposed. Floor plans range in size from 2,568 square feet to 3,612 square feet. Plan 1 is a single-story unit and Plan 2 and 3 are two-story. Enhanced elevations have been provided for all elevations visible from a public street or open space features. A variety of garage placements are proposed that include forward and swing-in garages. The four architectural styles proposed include Italian, Spanish, Farmhouse, and Ranch. The following is a brief description of each architectural style:

- Italian: This style has a stucco finish and features wrought-iron elements, scorelines, ribbon windows, and a wide square porch with columns. The first and second stories are delineated with the use of a wide belly band. The decorative front doors, panel pattern garage doors and decorative light fixtures are provided to match the architectural style. An “S” shaped concrete tile roof is provided. The field color is tan, while the contrasting accent colors are white and dark brown.

- Spanish: This style utilizes a combination of stucco finish and decorative pattern tiles. It features, exposed rafter tails, multi-paned windows, foam trim, stucco wainscot, an articulated front arched entry, and decorative wrought-iron elements. Decorative front doors, panel pattern garage doors and decorative light fixtures are provided to match the architectural style. An “S” shaped concrete tile roof is provided. Field colors of this style vary from white to warm colors, and accent colors are moody blue and burgundy.

- Farmhouse: This style utilizes a combination of stucco, decorative brick and horizontal and vertical wood siding, simple gable ends, and decorative corbels. Enhanced entries have wood posts and beams. Decorative front doors, panel pattern garage doors and decorative light fixtures are provided to match the architectural style. A flat concrete tile roof is provided. The paint choice features whites and dark shades to create a contrast between the field color.

- Ranch: This style utilizes a combination of stucco, decorative stone and horizontal wood siding, wood shutters, and decorative corbels. Decorative front doors, panel pattern garage doors and decorative light fixtures are provided to match the architectural style. A flat concrete tile roof is provided. The paint choice features tan and gray shades with dark teal-colored and burgundy shutters to create contrast.

Landscaping, Walls, and Open Space

A unique landscape theme has been established in the neighborhood, which includes shrubs, a minimum 15-gallon box tree, and ground cover for the front yard of each home. A meandering sidewalk with informal planting of trees and shrubs are proposed within the 30-foot-wide pedestrian paseo along Amsterdam Avenue. Street trees will be planted throughout the

development and extend beyond the project boundary along the west side of Cypress Avenue, providing a continuous connection south to Edison Avenue. In addition, a passive park is proposed at the southwestern portion of the project site, featuring a walkway and benches. This area will also function as an underground water retention basin.

A 6-foot-high block wall with 24-inch square decorative pilasters will be installed in areas visible from public view. In areas not visible from public view, a 6-foot-high vinyl fence will enclose the side and rear yards of each home. Neighborhood entry features are proposed at the northwest and southwest corners of Cypress Avenue and Amsterdam Avenue. These features include a 3.5-foot-high wood fence with 24" square decorative pilasters, an accent tree, shrubs and ground cover to enhance the project's entry identity.

Parking

Overall, the project exceeds the minimum parking requirement of two garage spaces per unit, with some homes providing three garage spaces per unit. In addition, driveways are provided for each home to allow for parking of two additional vehicles. In addition, 68 on-street parking spaces will be available for residents to park their vehicles. The overall parking count provided is 327 parking spaces, which is 5.95 parking spaces per unit (149 garage spaces, 110 driveway spaces, 68 on-street spaces).

Tentative Tract Map No. 20845

The proposed tract map creates 56 numbered lots and two lettered lots to facilitate the development of 55 single family homes, a passive park/underwater retention basin, and two landscaped parkways. Each numbered lot ranges in size from 6,000 square feet to 13,791 square feet, with an average lot size of 7,318 square feet.

Public Noticing

A 10-day notice was mailed to all property owners within a 300-foot radius of the project site. In addition, a notice was published in the Chino Champion on June 6, 2026, and the City sent information out on the City's social media platforms. In response to the public notice, no comments have been received. The notice exceeds legal noticing requirements.

ENVIRONMENTAL REVIEW

The proposed project has been determined to be within the scope of the previously certified 2045 General Plan Update Environmental Impact Report (EIR) (State Clearinghouse No. 202409083), adopted on September 2, 2025. The EIR adequately describes the environmental effects of the proposed project for the purposes of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183. The proposed project is consistent with the land use designation, development density, and applicable policies established by the City's General Plan, the East Chino Specific Plan, and underlying zoning, all of which were evaluated in the certified EIR. Pursuant to Section 15183(b), a focused evaluation of the development was conducted and the analysis concluded that the proposed project would not result in any new or more severe significant environmental impacts beyond those identified in the certified General Plan EIR. The project is also subject to uniformly applicable development policies and mitigation measures identified in the 2045 General Plan Update EIR, which would reduce potential impacts to less than significant levels. Accordingly, pursuant to CEQA Guidelines Section 15183, no additional environmental review is required.

RESOLUTION NO. PC2026-012

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, RECOMMENDING THE CHINO CITY COUNCIL APPROVE PL25-0119 (EAST CHINO SPECIFIC PLAN AMENDMENT), AN AMENDMENT TO THE EAST CHINO SPECIFIC PLAN TO ALLOW HOMES TO FRONT ONTO LOOP STREETS AND PERMIT A REDUCED FRONT YARD SETBACK OF 15 FEET FOR HOMES WITH SWING-IN GARAGES IN THE RD 4.5 LAND USE DESIGNATION.

WHEREAS, the City of Chino (the "City") adopted The East Chino Specific Plan (The "ECSP") on March 3, 1987; and

WHEREAS, the City, in compliance with the California Environmental Quality Act ("CEQA"), certified the East Chino Specific Plan Final Environmental Impact Report (SCH# 86060909) originally certified on February 17, 1987, which serves as the foundation document for the environmental review pursuant to CEQA Section 21166 and Section 15162 of the CEQA Guidelines; and

WHEREAS, PLC Communities (the "Applicant"), has filed an application with the City of Chino (the "City") for approval of PL25-0119 (Specific Plan Amendment) to amend the East Chino Specific Plan to allow homes to front onto loop streets and permit a reduced front yard setback of 15 feet for homes with swing-in garages in the RD 4.5 land use designation, as outlines in the draft City Council resolution attached as Exhibit "A" ; and

WHEREAS, the proposed Project is the 26th specific plan amendment since East Chino Specific Plan was approved in 1987; and

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

WHEREAS**,** on June 17, 2026, the Planning Commission held a duly noticed public hearing for PL25-0119 (East Chino Specific Plan Amendment) in compliance with law, entertained the written and oral report of staff, took public testimony on the Project, and recommended that the City Council approve the amendments to the ECSP as outlined in the draft City Council resolution attached as Exhibit "A".

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 PL25-0119 (East Chino Specific Plan Amendment):

1. PL25-0119 (East Chino Specific Plan Amendment)

    a. The proposed specific plan or specific plan amendment is consistent with the goals and policies of the City's adopted General Plan as the proposed changes are to allow homes to front onto Loop Streets and permit a reduced front yard setback of 15-feet for homes with swing-in garages located in the RD 4.5 Residential land use designation, both of which will help facilitate development within the East Chino. The two amendments are consistent with General Plan Goal LCC-1 (Balanced Community), which encourages safe and livable neighborhoods. The proposed amendments support this goal by providing an enhanced design for future homes in East Chino. Front-on units allow for more architectural enhancements to be publicly visible than side-on and rear configured homes. In addition, front-on configurations create better visibility, create fewer hidden areas, and give residents the ability to better observe public spaces which create a safer neighborhood. Reduced setbacks for swing-in garages can foster single-family home designs which incorporate 3-car garages. Three car garages can reduce the reliance of residents requiring additional street parking, making neighborhoods more livable. The amendments are also consistent with General Plan Goal INF-4 (Connected City), which promotes safe and convenient connections between neighborhoods and destinations for pedestrians, cyclists and transit users. The proposed front-on units along loop streets will still allow for pedestrian-oriented design features, including sidewalks, parkways and connectivity. The proposed amendments are consistent with the goals, policies, and implementation measures of the General Plan.

    b. The proposed specific plan or specific plan amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City, as it will facilitate the development of single-family residential homes with attractive designs and safer neighborhoods.

    c. The proposed specific plan or specific plan amendment will maintain the appropriate balance of land uses within the City, as the proposed changes to the specific plan do not include any land use changes or changes in residential densities within the ECSP.

    d. In the case of an amendment to a specific plan land use map, the subject site is physically suitable, including but not limited to parcel size, shape, access, availability of utilities and compatibility with adjoining uses for the requested land use designation and anticipated development. The proposed changes to the specific plan do not include any land use changes.

2. *CEQA Findings* The proposed project has been determined to be within the scope of the previously certified 2045 General Plan Update Environmental Impact Report (EIR) (State Clearinghouse No. 202409083), adopted on September 2, 2025. The EIR adequately describes the environmental effects of the proposed project for the purposes of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183. The proposed project is consistent with the land use designation, development density, and applicable policies established by the City's General Plan, the East Chino Specific Plan, and underlying zoning, all of which were evaluated in the certified EIR. Pursuant to Section 15183(b), a focused evaluation of the development was conducted and the analysis concluded that the proposed project would not result in any new or more severe significant environmental impacts beyond those identified in the certified General Plan EIR. The project is also subject to uniformly applicable development policies and mitigation measures identified in the 2045 General Plan Update EIR, which would reduce potential impacts to less than significant levels. Accordingly, pursuant to CEQA Guidelines Section 15183, no additional environmental review is required.

NOW, THEREFORE, BE IT RESOLVED, the City of Chino Planning Commission recommends that the City Council approve PL25-0119 (East Chino Specific Plan Amendment) as outlined in Exhibit "A" to this resolution.

PASSED, APPROVED, and ADOPTED THIS 17th day of June 2026.

_____
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 17th day of July 2026 and entered in the minutes of said Commission.

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

_____
SECRETARY, PLANNING COMMISSION

Attachment:
Exhibit A – Draft City Council Ordinance

ORDINANCE NO. 2026-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, AMENDING THE EAST CHINO SPECIFIC PLANPLAN TO ALLOW HOMES TO FRONT ONTO LOOP STREETS AND PERMIT A REDUCED FRONT YARD SETBACK OF 15-FEET FOR HOMES WITH SWING-IN GARAGES IN THE RD 4.5 LAND USE DESIGNATION. PL25-0119 (EAST CHINO SPECIFIC PLAN AMENDMENT).

The City Council of the City of Chino, California, does hereby ordain as follows:

Section 1. The East Chino Specific Plan Specific Plan is hereby amended as follows. Additions are shown in red; deletions are in **~~bold strikethrough~~**, and existing text that is not shown and will not be amended is denoted by ellipsis ("…").

DRAFT

Page 107 – The following table shall replace the existing table.

EAST CHINO SPECIFIC PLAN

FEATURE			RD 2	RD 4.5	RD 8	RD 14	RD 20
Lot Dimensions							
	❍	Minimum Width at req. front setback	100′ avg. vary ±10′	60′ avg. vary ±5′	300′	300′	300′
	❍	Minimum corner lot width	100′	65′	300′	300′	300′
	❍	Minimum depth	120′	90′	300′	300′	300′
	❍	Minimum frontage at front property line	50′	35′	300′	300′	300′
Lot Coverage (maximum %)			25%	60%	N/A	N/A	N/A
Setbacks (minimum measured from property line)							
	❍	Front	30′ avg./vary ±5′	25′/vary ±5′ **(n)**	(Required per Note b)		
	❍	Corner side	20′	15′	(Required per Note b)		
(c)	❍	Interior side yard	10′/15′	5′/10′	10′	10′	10′
	❍	Rear yard	30′	25′	10′	10′	10′
	❍	Private street	30′	25′	10′	10′	10′
			Avg (±5′)	Avg (±5′)	Avg (±4′)	Avg (±4′)	Avg (±4′)
(d)	❍	Adjacent to intense animal use;					
	--	On adjacent property	70′	70′	70′	70′	70′
	--	On same lot	~~45~~40′	N/A	N/A	N/A	N/A
	❍	At interior site boundary (dwelling unit/accessory bldg.)	15′/5′	10′/5′	15′/5′	15′/5′	15′/5′
Residential Bldg. Separation (minimum)							
	❍	Main entrance side to other	N/A	N/A	20′	20′	20′
	❍	Patio/balcony	N/A	N/A	30′	30′	30′

City of Chino 9/02

Page 111

Note:

(n) Front Yard Setback: Swing-in garages shall have a minimum setback of fifteen (15) feet, not to exceed one-third of the lots within the subdivision.

Pages 111-112

B. Site Planning Guidelines Single Family

1) Streetside building elevations on corner lots shall not exceed one story in height. Split level units may be allowed, however, if the second story is stepped back from the street side yard.

2) Excessive repetition of identical floor plans shall be discouraged. A minimum number of footprints shall be provided per Note h on page 110.

3) Staggered dwelling setbacks shall be required. Front yard setbacks within neighborhoods 1, 2, 3, and 4 shall be staggered ±five feet (Figure 24).

4) Property lines should be staggered as much as possible to create variety. In addition, lot width dimensions shall be varied to provide visual interest to the streetscape (Figure 24).

5) Side entry and detached garages shall be encouraged.

6) The site design for neighborhoods 1, 2, 3, and 4 should reflect a rural, informal street pattern with curvilinear roads and cul-de-sacs.

7) Side-on dwelling plottings shall be encouraged contiguous to the loop/paseo street system. Rear-on configuration shall be discouraged, ~~**while front-on units are prohibited along the loop roads**~~ and where appropriate, front-on configurations are permitted along the loop roads.

Section 2 The City Council finds that this Ordinance is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning. The proposed project has been determined to be within the scope of the previously certified 2045 General Plan Update Environmental Impact Report (EIR) (State Clearinghouse No. 202409083), adopted on September 2, 2025. The EIR adequately describes the environmental effects of the proposed project for the purposes of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183. The proposed project is consistent with the land use designation, development density, and applicable policies established by the City's General Plan, the East Chino Specific Plan, and underlying zoning, all of which were evaluated in the certified EIR. Pursuant to Section 15183(b), a focused evaluation of the development was conducted and the analysis concluded that the proposed project would not result in any new or more severe significant environmental impacts beyond those identified in the certified General Plan EIR. The project is also

subject to uniformly applicable development policies and mitigation measures identified in the 2045 General Plan Update EIR, which would reduce potential impacts to less than significant levels. Accordingly, pursuant to CEQA Guidelines Section 15183, no additional environmental review is required.

Section 3. Severability
If any section, subsection, sentence, clause or portion of this Ordinance, or the application thereof to any person or circumstances, is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any other provision or application, and to this end the provisions of this ordinance are declared to be severable. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause phrase, part or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, parts or portions thereof be declared invalid or unconstitutional.

Section 4. This Ordinance shall be in full force and effect thirty (30) days after its second reading and adoption.

Section 5. Certification. The City Clerk of the City of Chino shall certify to the passage and adoption of this Ordinance and shall cause the same to be published in the Chino Champion, a newspaper of general circulation, within said City in accordance with the provisions of the Government Code.

PASSED, APPROVED AND ADOPTED THIS _____ DAY OF JULY 2026.

By: _____
EUNICE M. ULLOA, MAYOR

ATTEST:

By: _____
NATALIE GONZAGA, CITY CLERK

DRAFT

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) §
CITY OF CHINO)

I, Natalie Gonzaga, City Clerk of the City of Chino, do hereby certify that the foregoing Ordinance was duly adopted by said City Council at a regular meeting held on the _____ day of July 2026 by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

By: _____
NATALIE GONZAGA, CITY CLERK

DRAFT

RESOLUTION NO. PC2026-013

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, APPROVING PL26-0120 (SITE APPROVAL) AND PL26-0121 (TENTATIVE TRACT MAP NO. 20845) TO SUBDIVIDE 12.42 ADJUSTED GROSS ACRES FOR THE DEVELOPMENT OF 55 SINGLE-FAMILY RESIDENTIAL HOMES AT A DENSITY OF 4.44 DWELLING UNITS PER ACRE WITHIN THE RD 4.5 RESIDENTIAL (4.5 DWELLING UNITS/ACRE) LAND USE DESIGNATION OF THE EAST CHINO SPECIFIC PLAN, , LOCATED AT 13918 CYPRESS AVENUE (APNS: 1021-241-02, -03, AND 1021-251-01).

WHEREAS, PLC Communities, LLC (the "Applicant"), has filed an application with the City of Chino (the "City") for approval of PL26-0120 (Site Approval) and PL26-0121 (Tentative Tract Map No. 20845) (the "Project") to subdivide 12.42 adjusted gross acres for the development of 55 single-family residential homes at a density of 4.44 dwelling units per acre, located at 13918 Cypress Avenue (APNs: 1021-241-02, -03, and 1021-251-01); and

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

WHEREAS**,** on June 17, 2026, 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, and

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 PL26-0120 (Site Approval) and PL26-0121 (Tentative Tract Map No. 20845):

1. *PL26-0120 (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). The Project meets General Plan, Goal LCC-1.1, which fosters livable neighborhoods with a balanced mix of housing. Further, the Project is located in the East Chino Specific Plan (ECSP) and is in compliance with the ECSP 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 is a proposal for 55 single-family dwelling units at a density of 4.4 dwelling units per acre on 12.42 adjusted gross acres, where single family homes are permitted and are within the allowable density range (4.5 dwelling units/acre) of the RD 4.5 Residential land use designation of the ECSP;

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 all minimum zoning requirements governing parcel size, shape, access, type and intensity of development have been met or exceeded. The proposed residential development is consistent with the development standards and guidelines for uses within the RD 4.5 Residential land use designation of the ECSP and the City Zoning Ordinance;

d. The subject site relates to streets and highways property designed, both as to width and type of pavement to carry the type and quantity of traffic generated by the proposed Project, as necessary street and roadway improvements for Amsterdam Avenue and Cypress Avenue are required to be improved as part of the development;

e. The proposed Project is compatible with those on abutting properties and in the surrounding neighborhood, as the adjacent properties to north, east, and west of the Project are existing residential properties of similar size and density. The property to the south will remain as residential/agricultural use;

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 Project is consistent with the RD 4.5 Residential land use designations of the ECSP and surrounding uses. 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 here as Exhibit "A";

g. The proposed Project will not have a significant adverse impact on the environment, as the proposed Project has been determined to be within the scope of the previously certified 2045 General Plan Update Environmental Impact Report (EIR) (State Clearinghouse No. 202409083), adopted on September 2, 2025. The EIR adequately describes the environmental effects of the proposed Project for the purposes of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183. The proposed Project is consistent with the land use designation,

development density, and applicable policies established by the City's General Plan, the ECSP, and underlying zoning, all of which were evaluated in the certified EIR. Pursuant to Section 15183(b), a focused evaluation of the development was conducted and the analysis concluded that the proposed Project would not result in any new or more severe significant environmental impacts beyond those identified in the certified General Plan EIR. The Project is also subject to uniformly applicable development policies and mitigation measures identified in the 2045 General Plan Update EIR, which would reduce potential impacts to less than significant levels. Accordingly, pursuant to CEQA Guidelines Section 15183, no additional environmental review is required.

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 Planning Commission. In addition, certain safeguards have been required of the 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". Further, the Project meets all required development standards and policies pertaining to residential development in the City and the ECSP.

2. *PL26-0121 (Tentative Tract Map No. 20845)*

a. *Consistency with plans*. The proposed subdivision, together with the provisions for its design and improvements, is consistent with applicable general or specific plans of the city. The proposed subdivision is located within the RD4.5 Residential land use designation of the ECSP. The RD4.5 Residential land use designation allows for residential development at a density up to 4.5 dwelling units per acre. The proposed subdivision will create 58 lots (55 individual lots for single-family units, one lot for a passive park/underground detention basin, and two landscaped lettered lots) at a density of 4.44 dwelling units per acre, meeting the density requirement;

b. *Consistency with zoning*. The proposed subdivision is consistent with the provisions of the Chino Zoning Ordinance and other related ordinances, or a variance has been granted. Each lot meets the minimum requirements of the RD 4.5 Residential land use designation;

c. *Suitability*. The site is physically suitable for the type or density of development because all required on and off-site improvements that are necessary to accommodate this development will be provided in accordance with City requirements. In addition, the site is flat and does not have any development constraints that would hinder residential development and the proposed tract map is of sufficient size and

dimensions to accommodate single family homes in accordance with the ECSP;

d. *Environmental damage*. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The Project is within the scope of the adopted 2045 General Plan Update EIR and will adhere to mitigation measures;

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 indicates that there is sufficient water to provide for the residents of the subdivision. The 2045 General Plan Update EIR considered the capacity of existing and planned water facilities and found them to be adequate;

g. *Soils and geology*. There are no adverse soil or geological conditions, according to a preliminary soils report or geological hazard report, or the subdivider has demonstrated to the satisfaction of the Director of Development Services, City Engineer and Planning Commission that any adverse conditions can be corrected;

h. *Public Health*. The design of the subdivision or the type of improvement will not cause serious public health problems. Full public improvements will be constructed in conformance with City Standards as well as applicable State and Federal regulations

i. *Easement*s. 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. The map will be subject to Covenants, Codes and Restrictions (CC&Rs) which include provisions for reciprocal access 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 proposed project has been determined to be within the scope of the previously certified 2045 General Plan Update Environmental Impact Report (EIR) (State Clearinghouse No. 202409083), adopted on September 2, 2025. The EIR adequately describes the environmental effects of the proposed project for the purposes of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183. The proposed project is consistent with the land use designation, development density, and applicable policies established by

the City's General Plan, the East Chino Specific Plan, and underlying zoning, all of which were evaluated in the certified EIR. Pursuant to Section 15183(b), a focused evaluation of the development was conducted and the analysis concluded that the proposed project would not result in any new or more severe significant environmental impacts beyond those identified in the certified General Plan EIR. The project is also subject to uniformly applicable development policies and mitigation measures identified in the 2045 General Plan Update EIR, which would reduce potential impacts to less than significant levels. Accordingly, pursuant to CEQA Guidelines Section 15183, no additional environmental review is required.

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 is not currently encumbered with any Williamson Act contracts.

3. *CEQA Findings.* In compliance with the California Environmental Quality Act (CEQA), Pursuant to Guideline § 15183, *Projects Consistent with a Community Plan, General Plan, or Zoning*. The proposed project has been determined to be within the scope of the previously certified 2045 General Plan Update Environmental Impact Report (EIR) (State Clearinghouse No. 202409083), adopted on September 2, 2025. The EIR adequately describes the environmental effects of the proposed project for the purposes of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183. The proposed project is consistent with the land use designation, development density, and applicable policies established by the City's General Plan, the East Chino Specific Plan, and underlying zoning, all of which were evaluated in the certified EIR. Pursuant to Section 15183(b), a focused evaluation of the development was conducted and the analysis concluded that the proposed project would not result in any new or more severe significant environmental impacts beyond those identified in the certified General Plan EIR. The project is also subject to uniformly applicable development policies and mitigation measures identified in the 2045 General Plan Update EIR, which would reduce potential impacts to less than significant levels. Accordingly, pursuant to CEQA Guidelines Section 15183, no additional environmental review is required.

4. *Approval of PL26-0120 (Site Approval) and PL26-0121 (Tentative Tract Map No. 20845).* The Planning Commission hereby approves PL26-0120 (Site Approval) and PL26-0121 (Tentative Tract Map No. 20845), 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".

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 17TH day of JUNE 2026.

_____
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 17th day of June 2026 and entered in the minutes of said Commission.

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

_____
SECRETARY, PLANNING COMMISSION

Attachments:
Exhibit “A” – Conditions of Approval

EXHIBIT A

DEPARTMENTAL
CONDITIONS OF APPROVAL

DATE: June 17, 2026

PROJECT FILE NO.: PL25-0120 (Site Approval) and PL25-0121 (Tentative Tract Map No. 20845)

LOCATION: 13918 Cypress Avenue (APNs: 1021-241-02, -03, and 1021-251-01)

APPLICANT: PLC Communities

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

[ ] Police Department

[ ] Finance Department

[ ] Community Services, Parks & Recreation Department

DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION CONDITIONS OF APPROVAL

DATE: June 17, 2026

PROJECT FILE NO.: PL25-0120 (Site Approval) and PL25-0121 (Tentative Tract Map)

LOCATION: 13918 Cypress Avenue (APN: 1021-241-03)

APPLICANT: PLC Communities

1.0 TIME LIMITS:

1.1. The above referenced Site Approval shall expire on June 17, 2027, 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.

1.2. The above referenced Tentative Map shall expire on June 17, 2028, if the final map has not been 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.

2.0 GENERAL REQUIREMENTS:

2.1. The project shall proceed only in accordance with Planning Commission approved plans on file with the Development Services Department, the conditions contained herein and the Chino Municipal Code.

2.2. Failure to comply with any conditions of approval shall be deemed just cause for revocation of project approval by the Planning Commission and/or City Council.

2.3. 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.

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

2.5. Approval of this request shall not waive compliance with any section of the Chino Municipal Code, or any other applicable City ordinances, or applicable specific plan provision.

2.6. Pursuant to Government Code Section 66020, upon approval of the project, the applicant has a 90-day period in which to protest the fees, dedications, reservation or other exaction imposed on this project through the conditions of approval.

2.7. In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the applicant and/or other parties in an action filed in a court of law, which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the applicable section of the entire project shall be reviewed by the City and substitute conditions may be imposed.

2.8. The applicant shall indemnify the City and its elected boards, commissions, officers, agents and employees and will hold and save them and each of them harmless from any and all actions, claims, liabilities, losses, damages, penalties, obligations and expenses, including but not limited to attorneys' fees and costs, (collectively "claims") against the City for any such claims and shall be responsible for any judgment arising therefrom. The City shall provide the applicant with notice of the pendency of such action and shall request that the applicant defend such action. The applicant may utilize the City Attorney's office or use legal counsel of its choosing, but shall reimburse the City for any necessary legal cost incurred by City, including for the City's required participation in defense of the claims. The applicant shall provide a deposit in the amount of 100% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by City to keep the deposit at such level. If the applicant fails to provide or maintain the deposit, the City may abandon the action and the applicant shall pay all costs resulting therefrom and City shall have no liability to the applicant.

2.9. The City of Chino has an 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. Waste Management can be reached at 1-800 423-9986.

2.10. Any change in the project shall be reviewed by the Development Services Department for compliance with CEQA.

2.11. 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 Exemption filing fee.

3.0 PRIOR TO RECORDATION OF THE FINAL MAP:

3.1. Covenants, Conditions, and Restrictions (CC&R's) for the subdivision shall be prepared in accordance with the *City Attorney Policy - Guidelines and Protocol for Review and Approval of CC&R's* and submitted and approved by the Planning Division, Engineering Division, and the City Attorney. The approved CC&R's shall be recorded concurrently with the final map and a recorded copy submitted to the Planning Division. The following items shall be included in the final CC&R's:

3.1.1. Reciprocal agreement to ensure 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&R's is to ensure that the entire project is designed and maintained in a uniform and comprehensive manner.

3.1.2. A Homeowners Association (HOA) shall be formed for the maintenance of private facilities held in common ownership, such as project landscaping and irrigation, lanes, entries, community facilities and project lighting.

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

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

4.2. Comply with the City's "New Home Construction" Ordinance.

4.3. A detailed on-site exterior lighting plan shall be submitted and approved by the Director of Development Services. Plans shall be designed

pursuant to Chino Municipal Code Section 20.10.090 *(Outdoor Lighting)* and shall identify fixture design, illumination (photometric), location, height and method of shielding, so as not to adversely affect adjacent properties.

4.4. Final revised plans, incorporating all conditions of approval, shall be submitted and approved by the Director of Development Services.

4.5. All plans shall be coordinated for consistency.

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

4.7. A construction-phasing plan shall be submitted to and approved by the Director of Development Services prior to building permit issuance. This plan shall show which homes 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.

4.8. A construction management plan shall be submitted and approved by the Director of Development Services. The plan shall coordinate and address construction activities that may impact residents and/or surrounding businesses in adjacent areas. Elements of the plan shall contain, but not be limited to, the following:

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.

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

4.10. 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.

4.10.1. 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.

4.11. 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, backflow prevention devices, irrigation valves and controllers used for common landscape areas shall be placed in areas out of public view and sufficiently screened. The location and method of screening shall be reflected in a plan and shall be subject to the review and approval by the Director of Development Services.

4.12. 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.

4.13. 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 June 17, 2026, as prepared by PLC Communities. 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.

4.14. Upon submittal of construction drawings to the Building Division for plan check review, all departmental conditions of approval for the project shall be included on the sheet following the title sheet, or the first sheet of the plans. A site plan shall also be attached to all sets of construction drawings. The condition shall be a minimum requirement for acceptance of construction drawings for the Building plan check review.

4.15. Notification of the existing land use, zoning and general plan land use designation for properties within 1,320 feet of the proposed subdivision, prepared in conformance with Sections 15.40.020 and 5.04.220 of the Chino Municipal Code, shall submitted for review and approval by the Director of Development Services. The notice shall be posted in the sales office for the development.

4.16. Mailboxes shall not interfere with free ingress or egress to the project site. The applicant shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes. The location and design of mailbox standards shall be indicated on the required landscape and irrigation plans. The design of the mailboxes shall be subject to the review and approval of the Director of Development Services.

4.17. 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.

4.18. 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.

4.19. A Water Quality Management Plan shall be prepared in accordance with County of San Bernardino requirements and submitted and approved by the City.

4.20. 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.

5.0 PRIOR TO START OF CONSTRUCTION:

5.1. The final landscape and irrigation plans for the development shall be approved by the Director of Development Services.

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

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. Detailed landscape and irrigation plans for the development shall be approved by the Director of Development Services. The fee for review of these plans by both the City and the City's landscape architect shall be paid by the developer, including the City's Landscape & Irrigation Plan Review Fee.

6.3. All landscaping and irrigation shall be installed in accordance with the approved Planning Commission plans on file with the Development Services Department, and irrigation systems fully operational. In addition, all hardscaped and landscaped areas shall be free of trash and debris.

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 certificate of occupancy for the final unit, any temporary sales and/or construction office buildings/trailers shall be removed from the site.

6.7. In order to inform new homeowners of various impacts they may experience, the applicant is required to provide the following disclosure notices. Every homeowner shall sign these notices, acknowledging that they have reviewed and understand their contents, and copies of the signed notices shall be provided to the Planning Division prior to the issuance of a certificate of occupancy for each respective unit:

6.7.1. Notification of the existing land use, zoning and general plan land use designation for properties within 1,320 feet of the proposed subdivision shall be presented to all customers and future homeowners. The notice, as well as posting and signature

requirements, shall conform to Sections 15.40.020 and 5.04.220 of the Chino Municipal Code.

6.7.2. The City has a Right-to-Farm policy, which allows for existing agricultural uses to continue as long as the property owner desires and limits the circumstances under which the use could be declared a nuisance.

6.7.3. A disclosure notice specifying potential nuisances, such as odors, dust, nesting animals, flies, and other vectors may occur on their property and/or within the project site. This notice shall be submitted to the Director of Development Services for review and approval. This notice shall be signed by individual property owners and shall be recorded with the property title.

7.0 ENVIRONMENTAL DOCUMENTS & MITIGATION MEASURES:

7.1. Comply with all mitigation measures identified in the Mitigation Monitoring Program contained within the technical study conducted for Site Approval PL25-0120 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. All existing buildings or structures on the project site that are proposed to be demolished shall be removed or razed within prior to grading the Project site. The Director of Development Services may approve an extension of time to complete the demolition, based on evidence that the applicant has exercised reasonable progress. Approval of this application shall be deemed null and void upon failure of the applicant to comply with this condition within the aforementioned time periods.

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

8.3. All signs, including subdivision and/or realty signs proposed for this development shall be designed to conform to the Sign Ordinance and

shall require separate application and approval by the Planning and Building Divisions prior to installation.

8.4. A coating that will facilitate the removal of graffiti shall be applied over the complete height common area walls. If a coating is not provided, the owner of the property shall paint the walls to remove graffiti within 72 hours of notice.

8.5. Any revision to plotting and/or elevation changes for residential projects shall be subject to review and approval by the Director of Development Services. If the proposed revisions are substantial then the Director may require that the Planning Commission and/or DRB review and approve them. To ensure that the appropriate variation of units is maintained, the applicant shall, at a minimum, submit a revised colored site plan, a table identifying the revised unit count, and an exhibit showing the revised street scene(s). Additional information may be required depending on the nature of the changes.

8.6. Phased Projects:

8.6.1. 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.

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

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

8.7. All new residential development shall comply with the mandatory measures contained in Chapter 4 of the California Green Building Code and the selected voluntary measure contained in Appendix A4 and identified in Section 15.45.030 (Residential Development) of the Chino Municipal Code.

8.8. Consistent with Section 15.45.050 (Model Homes) of the Chino Municipal Code, at least one model home/unit for each residential development shall offer and display energy-saving options and signage identifying standard and optional features that contribute to the overall efficiency of the home.

Handout materials shall be made available in the model home describing the optional features, including costs, benefits, energy savings, etc.

8.9. 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 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 CONSTRUCTION SITE SECURITY:

9.1. Each site shall be completely encircled by a minimum 6' tall security-quality chain link fence once precise grading has been completed or as determined by the Deputy Director of Development Services.

9.2. 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.

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

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

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

9.6. “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.

9.7. 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.

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

9.9. 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.

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

9.11. 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.

9.12. 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.

10.0 ARCHITECTURE, LANDSCAPING, AND FENCING REQUIREMENTS:

10.1. The following items shall be reviewed and approved by the Planning Division prior to building permit issuance and/or reflected in the final approved set of construction drawings:

10.1.1. Samples of the stucco finish for each architectural elevation shall be reviewed by the Planning Division in the field for approval prior to applying the stucco to the buildings. A medium sand finish is required for Italianate, Farmhouses, Ranch, and Spanish elevations.

10.1.2. An exclusive front door style shall be utilized for and designed to be compatible with each architectural style used in the development.

10.1.3. All door and window surrounds utilizing stucco over foam shall have a smoother finish than the adjacent field finish.

10.1.4. An exclusive garage door style shall be utilized for and be compatible with each architectural style used in the development.

10.1.5. All architectural treatments and finish materials on building elevations such as wood siding, stone veneer, etc. shall return to an inside corner or other logical termination point to the satisfaction of the Director of Development Services.

10.1.6. Substantial landscaping shall be installed at the ends of cul-de-sacs or alleys that face a public street.

10.1.7. Stone, brick, and other masonry veneers, where used, shall be applied to within four inches of the finished grade.

Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
4.1 Aesthetics		
Topic 1: Scenic Vistas. Would the Project have a substantial adverse effect on a scenic vista?	**Policy LCC-8.7.** Protect and improve scenic vistas in Chino, including views of the San Gabriel Mountains and the Puente-Chino Hills from major roadways and public spaces.	Applicable and the Project complies.
Topic 3: Visual Character or Quality. In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings (Public views are those that are experienced from publicly accessible vantage points). In an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	**Policy LCC-2.9:** Recognize historic-age buildings, including the youth museum, green building, and Seventh Street Theater as integral components of downtown character. Promote preservation, rehabilitation, and adaptive reuse of historic-age buildings while accommodating new development and intensification of uses downtown. **Policy LCC-2.11:** Emphasize human-scaled design in commercial, residential, and mixed-use development and employ measures such as articulated massing, awnings, and landscape elements to break down the scale of larger developments. **Policy LCC-2.12:** Build the visual presence of the Downtown core with distinctive branding and signage, street furniture, and trees and plantings.	Not applicable because Project is not within Downtown Chino.
	Policy LCC-3.4. Encourage new mixed-use and commercial development within centers to incorporate visual quality and interest in architectural design on all visible sides of buildings through the following approaches: • Utilizing varied massing and roof types, floor plans, detailed planting design, or color and materials; • Maintaining overall harmony while providing smaller-scale variety; and • Articulating building facades with distinctive architectural features like awnings, windows, doors, and other such elements. **Policy LCC-3.7.** Ensure that the introduction of higher-intensity mixed-use development within commercial centers and along major arterial corridors is compatible with adjacent land uses, particularly residential uses, by requiring features such as the following: • Buildings set back from rear or side yard property lines adjoining single-family dwelling residential uses; • Building heights stepped back from sensitive adjoining uses to maintain appropriate transitions in scale and to minimize impacts to privacy and solar access; • Landscaped off-street parking areas, loading areas, and service areas screened from adjacent residential areas to the degree feasible; or • Lighting shielded from view and directed downward to minimize impacts on adjacent residential uses.	Not applicable because Project is not within a commercial center.

[1] Topics without GPU Policies or GPU EIR MMs have not been included in this table.

Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Policy LCC-4.1: Insist on high-quality development that is sensitive to surrounding context throughout the City and particularly in centers and corridors. **Policy LCC-4.5:** Enhance community identity with streetscape improvement and beautification projects in both existing residential areas and commercial centers, as well as new mixed-use areas that incorporate unified landscaping and pedestrian amenities. Amenities should include bus shelters, pedestrian safety treatments such as sidewalk bulb-outs and widening and improved cross-walks, and City-branded decorative elements such as street lighting, concrete pavers, tree grates, and theme rails. **Policy LCC-4.6:** Rely on strong landscape treatments, setbacks, sign controls, and, where feasible, underground utilities and street improvements to prevent visual confusion where businesses are competing for attention.	Not applicable because Project is not within a corridor or gateway.
	Policy LCC-5.9: Encourage building placement variations, roofline variations, architectural projections, and other embellishments to enhance the visual interest along residential streets.	Applicable and the Project complies through Project design.
Topic 4: Light or Glare. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	**Policy LCC-3.7 identified above.**	Not applicable, as identified above.
4.2 Air Quality		
Topic 1: Air Quality Plans. Would the project conflict with or obstruct implementation of the applicable air quality plan?	**Policy INF-3.5:** Require development projects to prepare traffic impact studies, including VMT analysis and level of service assessments as appropriate per the City's adopted Traffic Impact Analysis Guidelines. **Policy INF-3.7:** Ensure that new development pays a fair share of costs to provide local and regional transportation improvements and to mitigate cumulative traffic deficiencies and impacts, including through payment of Development Impact Fees. **Policy INF-3.8:** Implement National Pollutant Discharge Elimination System Best Management Practices relating to construction of roadways to control runoff contamination from affecting water resources. **Policy INF-4.4:** Design streets to promote walking by including design elements such as the following: • Grid networks that provide high levels of connectivity; • Closely spaced intersections; • Frequent and low-stress crossings; • Wide, unobstructed walkable sidewalks;	Applicable and the Project complies.

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	• Street trees that provide shading; and • Minimize curb cuts to only required access areas. **Policy INF-4.5:** Provide for a safe, convenient pedestrian environment with strategies such as separate pedestrian-ways in parking lots, avoiding excessive driveway widths, and providing planting strips between sidewalks and streets where feasible. Plan for direct connections from the interiors of residential neighborhoods to nearby parks, schools, retail, and other services using sidewalks, trails, and paseos. **Policy INF-4.8:** Require that new subdivisions, new multi-family developments, and new developments along commercial corridors include well-lit, tree-shaded walkways that provide direct links to the public realm or adjacent public destinations such as transit stops, schools, parks, and shopping centers. **Policy INF-4.9:** Remove barriers to walking, where feasible, and work with utility companies to remove barriers to allow people of all abilities to move with comfort and convenience throughout the City, including through the following: • Provision of curb ramps, crosswalks, and overpasses; • Relocation of infrastructure or street furniture that impedes travel pathways; • Reducing or consolidating driveways and curb cuts; and • Creation of additional walking entrances to important destinations like schools, parks, and commercial areas. **Policy INF-4.10:** When designing projects, prioritize designs that encourage walking, improve pedestrian safety, and incorporate best practice designs and considerations for efficiencies in walking. **Policy INF-4.13:** When designing projects, prioritize designs that strengthen the protection of cyclists, such as improvements that increase visibility of bicyclists, increase bikeway widths, raise bikeways, design safer intersection crossings and turns, and separate bikeways from driving traffic wherever feasible. **Policy HEQ-5.7:** Promote the incorporation of new technologies, materials, and design and construction techniques in private development projects that minimize air pollution, noise, excess heat, and other forms of pollution and its impacts.	
	Policy INF-1.1: Support regional transportation infrastructure investments for all modes to relieve congestion and support community health in Chino.	Not applicable – City action.

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Policy INF-1.3: Pursue transportation infrastructure improvements and associated funding for projects such as safer street crossings and attractive streetscapes to encourage bicyclists, walkers, and users of mobility devices. **Policy INF-1.4:** Work with Omnitrans and other transit providers to improve the frequency and convenience of transit connections from Chino to major regional destinations, such as the Ontario International Airport, Metrolink rail stations, and large employment centers. **Policy INF-2.1:** Maintain a street classification system that considers the role of streets as corridors for movement but also reflects a context-sensitive complete streets approach that enables safe, convenient travel for all roadway users. **Policy INF-2.2:** Foster a cohesive circulation system through a "layered network" approach that promotes complete streets and mobility for all modes while emphasizing specific transportation modes for specific corridors and geographic areas. Integrate complete streets and a layered networks approach into all City streets, traffic standards, plans, and details. **Policy INF-2.5:** Plan and invest to foster a transportation system that improves the health of Chino residents through actions that make active transportation, non-motorized modes, and high-occupancy vehicles viable, attractive alternatives to the private automobile. **Policy INF-2.6:** Ensure the design of new streets and the retrofit of existing streets minimizes traffic volumes and/or speed as appropriate within residential neighborhoods without compromising connectivity for emergency vehicles, bicycles, pedestrians, and users of mobility devices. This could be accomplished through: • management and implementation of complete street strategies, including retrofitting existing streets to foster biking and walking as appropriate; • short block lengths, reduced street widths, and/or traffic calming measures; and • providing pedestrians and bicyclists with options where motorized transportation is prohibited. **Policy INF-2.7:** Implement standards for pavement design and roadway and intersection striping so streets are accessible by all users and all modes, and safety is improved. **Policy INF-2.10:** Consider innovative design and technology solutions to improve mobility, efficiency, connectivity, and safety such as traffic calming devices, roundabouts, traffic circles, curb extensions at intersections, separated bicycle infrastructure, high visibility pedestrian treatments and infrastructure, smart road technologies, and signal coordination. **Policy INF-2.11:** As part of street redesigns, plan for the needs of different modes–such as shade for pedestrians, lighting at pedestrian scale, mode-appropriate signage, and transit amenities. Coordinate with the future Urban Forest Management Plan to ensure the right tree, is placed in the right place, for the right reason.	

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Policy INF-2.12: Add bike and pedestrian facilities on roads with excess capacity where such facilities do not exist, using supporting transportation plans as guidance. Excess capacity includes street rights-of-way or pavement widths beyond the standards, or excess capacity in roadways based on actual vehicular travel versus design capacity. **Policy INF-2.14:** Explore the use of green infrastructure in the design of new roadways and retrofit existing roadways where appropriate. **Policy INF-2.15:** Incorporate traffic calming design into local and collector streets to promote safe vehicle speeds. **Policy INF-3.6:** Support regional efforts for the development of a VMT Mitigation Bank in coordination with SBCTA. **Policy INF-3.14:** Promote the greater use of Transportation Demand Management (TDM) strategies by employers and large residential developments to reduce dependence on single-occupancy vehicles. **Policy INF-3.15:** Use public outreach to encourage alternative modes of travel and inform the community about the benefits of participation in new programs, approaches, and strategies. **Policy INF-3.16:** As a TDM strategy, encourage large scale employers to provide on-site childcare services within employment districts to reduce or avoid vehicle trips associated with child pick-up and drop-off. **Policy INF-3.17:** Encourage collaboration between transit partners and event producers to promote awareness of additional and timely transit service before and after large events. **Policy INF-3.18:** Partner with Omnitrans to expand participation in programs that offer free or discounted transit passes for low-income residents, youth, and/or senior citizens. **Policy INF-3.19:** Balance on-street and off-street parking supply with objectives for reducing VMT, improving air quality, supporting economic vitality, and fostering a high quality of life throughout the City. **Policy INF-3.20:** Through the development review process, encourage applicants proposing projects in mixed use areas and activity centers to explore shared-use of existing parking spaces that can be available for dual uses before proposing to construct new parking facilities. **Policy INF-3.21:** Require traffic and parking management plans for major events that utilize travel demand management strategies encouraging transit and other alternatives to single occupant vehicles to limit the impact to City streets.	

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Policy INF-3.22: Lead by example by continuing to incentivize the use of electric vehicles and hybrids, such as by expanding the availability of electric vehicle charging infrastructure in City parking lots and structures and/or providing priority parking locations for electric and hybrid vehicles. **Policy INF-4.1:** Strengthen active transportation circulation routes between residential neighborhoods, parks, schools, and mixed-use mixes use areas. **Policy INF-4.2:** As new development and redevelopment occurs, seek opportunities to create a finer-grained network of streets and walking and bicycling connections, especially within a half-mile walk of mixed-use areas. **Policy INF-4.6:** Work to complete the network of tree-shaded sidewalks throughout the City, to the greatest extent feasible, through development project improvements and grant funding to build new sidewalks and crossings, especially near important destinations, such as schools, parks, and mixed-use areas. **Policy INF-4.7:** Require pedestrian-friendly traffic signal accessories, such as Accessible Pedestrian Signals which include countdown information in both a visual and auditory format, and similar technologies at all significant pedestrian crossings. **Policy INF-4.11:** Establish and maintain a comprehensive network of on- and off-roadway bike routes to encourage the use of bikes for both commuter and recreational trips. Coordinate the City's network with existing and planned facilities in neighboring jurisdictions and the region to support a comprehensive active transportation network. **Policy INF-4.12:** Plan and seek funding for a continuous, low-stress bikeway network consisting of bicycling-friendly facilities that connect neighborhoods with destinations and activity centers throughout the City. **Policy INF-4.14:** Implement safety improvements in mid-block areas that allow for bicycles to safely cross heavily traveled roads. Improvements can include stop signs for cyclists, warning beacons, and illuminated signs initiated by pedestrians and cyclists. **Policy INF-4.15:** Encourage the routing of buses to the Chino Airport, Chaffey College, and other major destinations to facilitate transit access for workers, students, and airport passengers. **Policy INF-4.16:** Work with Omnitrans to expand bus service to additional areas of the City and improve north-south connections. Prioritize connections to/from job centers in Chino and between The Preserve and the northern part of the City. **Policy INF-5.5:** Support implementation of new technologies that result in logistics operations that are cleaner, greener, and more efficient, including electric truck charging stations, autonomous vehicle censors and communications.	

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Policy INF-5.7: Coordinate with public agencies in the region to catalyze the development and deployment of zero-emission medium- and heavy-duty vehicle fleets, buses, and lighter duty electric bicycles, and support development of shared charging hubs and resources, and prioritization of zero-emission vehicle technologies for goods movement in the City. **Policy INF-5.10:** Prohibit freight trucks from parking or idling on local streets in residential neighborhoods and discourage trucks from traveling on local streets. **Policy HEQ-5.5:** Consistent with AB 98 regulations, regulate new light industrial and warehouse uses in proximity to housing and other sensitive uses and require such projects to route trucks and minimize idling in order to reduce diesel particulate emissions. **Policy HEQ-5.9:** Continue to purchase or lease of fuel-efficient and low emissions vehicles for City fleet vehicles.	
	MM AQ-1: Construction Air Quality Applications for future development and redevelopment, wherein the City's Director of the Development Services Department or their designee has determined a potential for air quality impacts associated with construction, shall prepare and submit a technical assessment evaluating potential project construction-related air quality impacts to the City for review and approval. The City's Director of the Development Services Department or their designee shall make this determination based on the size of the project, whether the project would require a transportation impact analysis, or other criteria. The evaluation shall be prepared in conformance with SCAQMD methodology for assessing air quality impacts. The City shall require that applicants for new development projects with the potential to exceed the SCAQMD's adopted thresholds of significance to incorporate the measures listed below to reduce air pollutant emissions during construction activities. These identified measures shall be incorporated into all appropriate construction documents (e.g., construction management plans) submitted to the City and shall be verified by the City. Mitigation measures to reduce construction-related emissions could include, but are not limited to: • During all construction activities, construction contractors shall use low emission mobile construction equipment where feasible to reduce the release of undesirable emissions. • During all construction activities, construction contractors shall encourage rideshare and transit programs for project construction personnel to reduce automobile emissions. • During all grading and site disturbance activities, construction contractors shall water active grading sites at least twice a day, and clean construction equipment in the morning and/or evening to reduce particulate emissions and fugitive dust.	Applicable to the Project and required to be implemented during the Project's construction activities.

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	• During all construction activities, construction contractors shall, as necessary, wash truck tires leaving the site to reduce the amount of particulate matter transferred to paved streets as required by SCAQMD Rule 403. • During all construction activities, construction contractors shall sweep on- and off-site streets if silt is carried over to adjacent public thoroughfares, as determined by the City Engineer to reduce the amount of particulate matter on public streets. • During all construction activities, construction contractors shall limit traffic speeds on all unpaved road surfaces to 15 mph or less to reduce fugitive dust. • During grading and all site disturbance activities, at the discretion of the City's Director of the Development Services Department, construction contractors shall suspend grading operations during first and second stage smog alerts to reduce fugitive dust. • During grading and all site disturbance activities, at the discretion of the City's Director of the Development Services Department, construction contractors shall suspend all grading operations when wind speeds (including instantaneous gusts) exceed 25 mph to reduce fugitive dust. • During all construction activities, the construction contractors shall maintain construction equipment engines by keeping them tuned. • During all construction activities, the construction contractors shall use low sulfur fuel for stationary construction equipment as required by SCAQMD Rules 431.1 and 431.2 to reduce the release of undesirable emissions. • During all construction activities, the construction contractors shall use existing on-site electrical power sources to the maximum extent practicable. Where such power is not available, the Contractor shall use clean fuel generators during the early stages of construction to minimize or eliminate the use of portable generators and reduce the release of undesirable emissions. • During all construction activities, the construction contractors shall use low emission, on site stationary equipment (e.g., clean fuels) to the maximum extent practicable to reduce emissions, as determined by the City Engineer. • During all construction activities, the construction contractors, in conjunction with the City Engineer, shall locate construction parking to minimize traffic interference on local roads. • During all construction activities, the construction contractors shall ensure that all trucks hauling dirt, sand, soil or other loose materials are covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer) in accordance with the requirements of the California Vehicle Code Section 23114 to reduce spilling of material on area roads.	

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	• During architectural coating activities, use Super-Compliant VOC paints for coating of architectural surfaces whenever possible. A list of Super-Compliant architectural coating manufactures can be found on the SCAQMD's website.	
	MM AQ-2: Operational Air Quality Applications for future development and redevelopment, wherein the City's Director of the Development Services Department or their designee has determined a potential for air quality impacts associated with operation, shall prepare and submit a technical assessment evaluating potential project operational-related air quality impacts to the City for review and approval. For individual projects that may exceed the daily operational emissions thresholds established by the SCAQMD, the owner/permitee shall conduct an analysis of the project's operational air quality impacts using the latest available CalEEMod mode, or other analytical method determined in conjunction with the City. The City's Director of the Development Services Department or their designee shall make this determination based on the size of the project, whether the project would require a transportation impact analysis, or other criteria. The evaluation shall be prepared in conformance with SCAQMD methodology for assessing air quality impacts. If such analyses identify potentially significant regional or local air quality impacts, project-level mitigation and/or project design features would be required to reduce operational impacts to less than significant. Mitigation to reduce operational impacts depends on the specific project, but may include measures such as, but not limited to: • Demonstrate net zero energy expenditure. • Implementation of transportation demand management measures. • Prohibit the installation of woodstoves, hearths, and fireplaces in new construction facilitated by the General Plan Update. • Expand and facilitate completion of planned networks of active transportation infrastructure. • Implement electric vehicle charging infrastructure beyond requirements set forth in the 2022 CALGreen mandatory measures, such as Tier 2 voluntary measures set forth in 2022 CALGreen (or future more stringent) standards. • Implement traffic demand measures, such as unbundling parking fees from rent/lease options, encouraging/developing a ride-share program for the community, and provide car/bike sharing services, that will reduce daily individual car usage and reduce project VMT.	Applicable to the Project and required to be implemented during the Project's operation and maintenance.
Topic 2: Criteria Pollutants. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable	**Policy INF-4.13 and Policy HEQ-5.7** identified above.	Applicable, as identified above.
	MM AQ-1 and MM AQ-2 identified above.	Applicable, as identified above.
	Policy INF-3.14 through Policy INF-3.22, Policy INF-4.11, Policy INF-4.12, Policy INF-4.14, Policy HEQ-5.5, and Policy HEQ-5.6 identified above.	Not applicable, as identified above.

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
federal or state ambient air quality standards?		
Topic 3: Sensitive Receptors. Would the project expose sensitive receptors to substantial pollutant concentrations?	**Policy HEQ-5.3:** Require new development that would locate sensitive uses adjacent to sources of TACs to be designed to minimize any potential health risks, consistent with state law.	Not applicable as the Project is not located adjacent to sources of TACs.
	Policy LCC-1.5: Locate manufacturing, warehousing, logistics and industrial uses in areas with good access to the regional transportation network while providing for adequate separation and buffering from residential uses.	Not applicable – City action.
	Policy HEQ-5.5 and Policy INF-5.10 identified above.	Not applicable, as identified above.
	MM AQ-3: Health Risk Assessment. For site-specific projects that may site new sensitive land uses within 500 feet of SR-71 or SR-60, the applicant shall prepare a HRA evaluating the potential for sensitive receptors to be exposed to TACs, which shall be required for such individual projects. The HRA shall be prepared in accordance with the policies and procedures of the state OEHHA and the SCAQMD. If the HRA shows that the incremental cancer risk and/or noncancer hazard index exceed the respective thresholds, as established by the SQAQMD at the time a project is considered (i.e., 10 in one million cancer risk and 1 hazard index), the project applicant will be required to identify and demonstrate that best available control technologies to reduce substantial exposure of sensitive receptors to TACs. Examples may include, but are not limited to, air intakes located away from high-volume roadways and/or truck loading zones unless it can be demonstrated that these are operational limitations and/or heating, ventilation, and air conditioning systems provided with appropriately sized MERV filters. Mitigation measures identified in the HRA shall be incorporated into the site development plan as a component of the proposed project. Air intake and MERV filter requirements shall be noted on all building plans submitted to the City Development Services Department.	Not applicable as the Project site is located beyond 500 feet from both SR-71 and SR-60.
Topic 4: Odor. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	**Policy HEQ-5.10:** Ensure adequate buffer distances are provided between offensive odor sources and sensitive receptors, such as schools, hospitals, and community centers.	Applicable and the Project complies.
4.3 Biological Resources		
Topic 1: Special Status Species. Would the project result in a substantial adverse impact, either	**Policy HEQ-5.13:** Require construction projects that disturb 10,000 square feet of ground cover revegetate graded areas with native or locally appropriate vegetation to restore biological diversity, minimize erosion, and promote groundwater recharge.	Applicable and the Project complies.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
directly or through habitat modifications, to any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the CDFW or USFWS?	**Policy HEQ-8.8:** Cooperate with federal, state, and local regulatory agencies as well as non-profit organizations to promote the responsible stewardship of natural resources and habitats within the Planning Area. **Policy HEQ-8.9:** Ensure that adverse impacts on sensitive biological resources, sensitive natural communities, sensitive habitat, and wetlands are avoided or mitigated to the greatest extent feasible as development takes place. **Policy HEQ-8.10:** In areas where development (including trails or other improvements) has the potential for adverse effects on special-status species, require project proponents to submit a study conducted by a qualified professional that identifies the presence or absence of special-status species at the proposed development site. If special-status species are determined to be present, require incorporation of appropriate mitigation measures as part of the proposed development prior to final approval.	
	MM BIO-1: Biological Assessment and Mitigation Applications for future development of vacant properties (and portions thereof), wherein the City's Director of Development Services or their designee has determined a potential for impacts to sensitive biological resources, shall be required to prepare a site-specific general biological resources survey to identify the presence of any sensitive biological resources, including any sensitive plant or wildlife species. The report shall identify the need for focused presence/absence surveys and identify the presence of state or federal regulated wetlands or waters. If potentially significant impacts to sensitive biological resources, including sensitive species and/or wetlands are identified, the report shall also recommend appropriate mitigation to reduce the impacts to below a level of significance.	Applicable and the Project complies.
	MM BIO-2: Nesting Birds Applications for future development, wherein the City's Director of Development Services or their designee has determined a potential for impacts to mature trees and/or native vegetation suitable for nesting birds, shall be required to restrict removal of sensitive habitat and vegetation to outside the breeding seasons of any sensitive species identified within adjacent properties (typical bird breeding season is January 15 to September 15, as early as January 1 for some raptors). If vegetation clearing must begin during the breeding season, a qualified biologist shall provide recommendations to avoid impacts to nesting birds which typically includes a pre-construction survey within three days of the start of construction to determine the presence of active nests. If active nests are found, avoidance measures shall be implemented to ensure protection of the nesting birds. Avoidance measures may include a no-activity buffer zone, typically 300 feet from the area of disturbance or 500 feet for raptors, established at the discretion of the qualified biologist in consultation with the City, If activity buffer zones are not feasible, temporary noise barriers may be	Applicable and would be completed prior to vegetation clearing, if necessary.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	installed to attenuate construction noise. Noise wall height and adequacy shall be supported by a noise analysis to determine the anticipated construction noise levels with attenuation measures as recommended by the biologist and approved by the City. Periodic noise monitoring shall be conducted during construction to ensure noise attenuation standards are met. Accepted noise levels are species dependent and existing ambient noise levels can play a factor in establishing baseline acceptable noise.	
Topic 2: Sensitive Natural Communities and Riparian Habitat. Would the project result in a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS?	**MM BIO-1 identified above.**	Applicable, as identified above.
Topic 3: Jurisdictional Wetlands. Would the project result in substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	**MM BIO-1 identified above.**	Applicable, as identified above.
4.4 Cultural and Tribal Cultural Resources		
Topic 1: Historic Resources. Would the project cause a substantial adverse change in the significance of a historic-era resource pursuant to CEQA Section 15064.5?	**Policy LCC-2.9:** Recognize historic-age buildings, including the youth museum, green building, and Seventh Street Theater as integral components of downtown character. Promote preservation, rehabilitation, and adaptive reuse of historic-age buildings while accommodating new development and intensification of uses downtown. **Policy LCC-7.3:** Foster the preservation, restoration, and compatible reuse of historically significant structures and sites in Chino while accommodating new development.	Not applicable because the Project Site is not in Downtown Chino and does not contain any historic resources.
	Policy LCC-7.4: Evaluate all buildings and structures 50 years old and older for potential historic significance prior to approving a project that would demolish or significantly alter the resource.	Applicable to the Project; required Cultural Resources Study has been completed.

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	MM CUL-1: Historic Evaluation. Prior to approval of a future site-specific project that would directly or indirectly affect a building/structure in excess of 50 years of age, the City or a qualified architectural historian shall determine whether the affected building/structure is historically significant. The evaluation shall be based on criteria such as age, location, context, association with an important person or event, uniqueness, or structural integrity, as indicated in the CEQA guidelines. If the evaluation determines that building/structure is not historic, no further evaluation or mitigation would be required. If the building/structure is determined to be historically significant, the preferred mitigation would be to avoid the resource through project redesign. If the resource cannot be avoided, all prudent and feasible measures to minimize or mitigate harm to the resource shall be taken per recommendations of the qualified architectural historian.	Applicable to the Project; required Cultural Resources Study has been completed.
Topic 2: Archaeological Resources. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?	**Policy LCC-7.7:** Continue to comply with federal and state regulations and best practices aimed at protecting and mitigating impacts to archaeological resources and the broader range of cultural resources as well as tribal cultural resources.	Applicable to the Project and the Project complies.
	Policy HEQ-8.7: Require cultural resource assessments prior to the approval of development proposals on properties located in archaeologically sensitive areas.	Applicable to the Project; required Cultural Resources Study has been completed.
	MM CUL-2: Cultural Resources Assessment Prior to project approval or the issuance of grading permits (whichever is applicable and comes first), the City shall require applicants for future proposed ground disturbing projects to determine the presence or absence of archaeological resources and appropriate mitigation measures. The following steps to achieve these goals: 1) A qualified archaeologist meeting the Secretary of the Interior Standards shall conduct a cultural resources assessment consisting of a record search from the SCCIC, a sacred lands search from the NAHC, a pedestrian survey, background context and project specific recommendations 2) If the cultural resources assessment identifies archaeological resources that have not been evaluated for significance per CEQA thresholds (see Section 4.4.3 above), then an evaluation program shall be completed. An evaluation program generally will include excavation to determine depth, extent, integrity, and content of the subsurface cultural material, 3) If an archaeological resource is determined significant and avoidance through project redesign is not feasible, a data recovery and construction monitoring program shall be implemented to reduce impacts to an archaeological resource to below a significant level, and 4) After construction, a final data recovery and monitoring report shall be completed documenting the result of the data recovery, research design, and monitoring efforts.	Applicable to the Project; required Cultural Resources Study has been completed.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Confidential attachments must be submitted under separate covers. Artifacts collected during the evaluation, data recovery, and monitoring efforts must be curated at an appropriate facility consistent with the state and federal curation standards (36 CFR 79 of the Federal Register) and that allows access to the artifact collections.	
Topic 3: Human Remains. Would the project disturb any human remains, including those interred outside of dedicated cemeteries?	**Policy LCC-7.8:** Treat Native American human remains with sensitivity and dignity and ensure compliance with the associated provisions of California Health and Safety Code and the California PRC. The City shall collaborate with the MLD identified by the NAHC.	Applicable to the Project if human remains are discovered during ground-disturbing activities.
Topic 4: Tribal Cultural Resources. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC Section 21074 as either a site, features, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: i) Listed or eligible for listing in the CRHR, or in a local register or ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision c of PRC Section 5024.1?	**Policy LCC-7.7 and Policy HEQ-8.7** identified above.	Applicable, as identified above.
	MM CUL-2 identified above.	Applicable, as identified above.
4.5 Geology/Soils		
Topic 1: Seismic Hazards and Topic 3: Geologic Instability. Would the project directly or indirectly cause potential substantial adverse effects,	**Policy HSN-1.2:** Require that buildings intended for human occupancy and critical facilities be set back a safe distance (as determined by a qualified geologist) from surface traces of active and potentially active faults. As appropriate, require that proponents of projects in high-risk areas submit geotechnical investigation reports prepared by qualified professionals and demonstrate that the project conforms to all mitigation measures recommended by the reports prior to City approval.	Applicable and the Project complies through Project design.

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
including the risk of loss, injury, or death involving: i) rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault (refer to Division of Mines and Geology Special Publication 42); ii) strong seismic ground shaking? iii) seismic-related ground failure, including liquefaction; or iv) landslides? Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	**Policy HSN-1.3:** Ensure that structures intended for human occupancy are designed and constructed to retain their structural integrity when subjected to seismic activity, in accordance with the CBC. **Policy HSN-1.4:** In order to maximize soil stability and erosion prevention, minimize excavation, grading, cutting, or filling during construction; permit grading operations only in areas scheduled for immediate construction or paving; require erosion prevention as a strategy in the planning and design of grading operations; and avoid or minimize removal of ground cover, vegetation, and canopies.	
Topic 2: Soil Erosion. Would the project result in substantial soil erosion or the loss of topsoil?	**Policy HSN-1.4** identified above.	Applicable, as identified above.
Topic 4: Expansive Soils. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	**Policy HSN-1.4** identified above.	Applicable, as identified above.

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
Topic 6: Paleontological Resources and Unique Geology. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	**MM GEO-1: Paleontological Resources Evaluation.** Applications for future development, wherein the Community Development Director or his or her designee has determined a potential for impacts to paleontological resources, shall review the underlying geology and paleontological sensitivity of the site. If it is determined that the potential exists that sensitive paleontological resources are present, the applicant shall provide a paleontological resources technical report consisting of a record search, survey, background context and project specific recommendations performed by a qualified paleontologist. If it is determined there is potential for paleontological resources to be present, a qualified paleontological monitor shall be present during grading in locations where the paleontological resources technical report determined that such monitoring is necessary due to the potential for paleontological resources to reside within the underlying geologic formations. The paleontological resources technical report shall also provide specific duties of the monitor, and detailed measures to address fossil remains, if found.	Applicable to the Project; required Paleontological Assessment has been completed.
4.6 Greenhouse Gas Emissions		
Topic 1: GHG Emissions. Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?	**Policy HEQ-5.9, Policy INF-1.1, Policy INF-1.3, Policy INF-1.4, Policy INF-2.1, Policy INF-2.2, Policy INF-2.5, Policy INF-2.6, Policy INF-2.7, Policy INF-2.10, Policy INF-2.11, Policy INF-2.12, Policy INF-2.14, Policy INF-2.15, Policy INF-3.6, Policies INF-3.14 through INF-3.18, Policies INF-3.19 through INF-3.22, Policy INF-4.1, Policy INF-4.2, Policy INF-4.6, Policy INF-4.7, Policy INF-4.11, Policy INF-4.12, Policy INF-4.14, Policy INF-4.15, Policy INF-4.16, Policy INF-5.5, and Policy INF-5.7** identified above.	Not applicable, as identified above.
	Policy INF-3.5, Policy INF-3.7, Policy INF-3.8, Policy INF-4.4, Policy INF-4.5, Policy INF-4.8, Policy INF-4.9, Policy INF-4.10, Policy INF-4.13, Policy HEQ-5.7, and Policy INF-5.10 identified above.	Applicable, as identified above.
	MM GHG-1: Greenhouse Gas. All future site-specific projects shall be required to demonstrate consistency with the City's CAP. As stated in Appendix A of the CAP, analysis of site-specific projects can either be done through emissions calculations or by using the Screening Tables. Site-specific projects that obtain at least 100 points would be consistent with the reduction quantities anticipated in the CAP. Those site-specific projects that do not obtain 100 points using the Screening Tables would need to provide additional analysis to determine the significance of GHG emissions. Per Section 15.45.070 of the City's Municipal Code, GHG Performance Standards for New Development, all new development not utilizing the Screening Tables shall contribute to the reduction of GHG emissions by demonstrating consistency with the CAP by implementing one or a combination of the following three options: 1. Exceed the mandatory California Energy Code Title 24, Part 6 standards, in effect at the time of application submittal by five percent; or	Applicable and the Project complies.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	2. 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 development application submittal for discretionary review; or 3. Provide other equivalent 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 0.074 MT CO2E per residential dwelling unit per year and/or per thousand square feet of commercial/ industrial use per year. Applicants that choose Option 1 described above would be required to verify that their site-specific project meets the five 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 2 or 3 described above would 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.	
Topic 2: GHG Plans. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emission of GHGs?	**Policy LCC-1.1:** Foster a balanced mix of housing, employment, commercial, educational, civic, entertainment, and recreational uses in the City to support a complete community. **Policy LCC-1.2:** Ensure logical City boundaries that facilitate the efficient delivery of City services, address economic development needs, and optimize municipal costs and revenues. **Policy LCC-1.3:** Direct new growth so as to promote a land and resource efficient development pattern, strengthen north-south connections, and enhance the quality of life in Chino. **Policy LCC-1.4:** Promote infill development in opportunity areas along Central Avenue, Riverside Drive, and Philadelphia Street in order to create a network of lively activity centers that provide for community needs, capitalize on market opportunities, and are well-integrated with the surrounding neighborhoods.	Not applicable – City action.
	Policy LCC-2.3: Focus the highest intensity of development along D Street and Seventh Street to create a distinctive, walkable mixed-use core between Sixth Street and Central Avenue, south of C Street. **Policy LCC-2.6:** Promote a mix of commercial, office, and residential uses along Central Avenue to strengthen its role as a mixed-use corridor at the heart of Chino. **Policy LCC-2.13:** Within the core area, orient new buildings to the street, minimize setbacks along street frontages, and ensure a consistent street wall to promote a walkable, pedestrian-friendly environment.	Not applicable because Project is not within Downtown Chino.

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Policy LCC-3.1: Within commercial centers where permitted on sites identified in the Zoning Code, foster mixed-use development and the co-location of residential and commercial uses within site distance of one another on the site to promote day and evening vitality. **Policy LCC-3.3:** Promote the integration of amenities, events, and programming into regional, community and neighborhood shopping centers that strengthen their role as places for area residents to shop and gather. Features to integrate should include the following: • Pedestrian amenities; • Electric vehicle charging; • Bike parking; • Traffic-calming features; • Plazas and public areas; • Shade trees; • Lighting; • Public art; • Farmers markets; • Retail and other services that provide for everyday needs; and • Community events. **Policy LCC-3.16:** Foster attractive, human-scaled mixed-use development that contributes to local character and enhances "small town" sense of place along key segments of Riverside Drive and Central Avenue. **Policy LCC-3.17:** Provide for a mix of commercial-retail and services in commercial centers on Riverside Drive and Central Avenue that cater to the daily needs of local residents together with multifamily housing where permitted under zoning. **Policy LCC-3.18:** Focus efforts to attract essential services such as medical clinics, grocery stores, banks, and dry cleaners to commercial centers in order to provide for the needs of area residents and ensure the vitality of the site over time. **Policy LCC-3.23:** Provide bicycle and pedestrian connections to retail and restaurants from surrounding residential areas. **Policy LCC-3.24:** Incorporate on-site amenities into the commercial area, such as outdoor dining; landscaped gardens, plazas, and seating areas; play areas and family-friendly facilities; EV fast charging stations; event spaces and entertainment programming; public art.	Not applicable because Project is not within a commercial center.
	Policy INF-1.1, Policy INF-1.2, Policy INF-1.4, Policy INF-2.1, Policy INF-2.2, Policy INF-2.5, Policy INF-2.6, Policy INF-2.7, Policies INF-2.10 through INF-2.12, Policy INF-2.15, Policy INF-3.6,	Not applicable, as identified above.

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Policies INF-3.14 through INF-3.18, Policies INF-3.19 through INF-3.22, Policy INF-4.1, Policy INF-4.2, Policy INF-4.6, Policy INF-4.7, Policy INF-4.11, Policy INF-4.12, Policy INF-4.14, Policy INF-4.15, Policy INF-4.16, Policy INF-5.5, Policy INF-5.7, and Policy LCC-1.5 identified above.	
	Policy INF-3.5, Policy INF-3.7, Policy INF-3.8, Policy INF-4.4, Policy INF-4.5, Policy INF-4.8, Policy INF-4.9, Policy INF-4.10, Policy INF-4.13, and Policy INF-5.10 identified above.	Applicable, as identified above.
	MM GHG-1 identified above.	Applicable, as identified above.
4.7 Hazards and Hazardous Materials		
Topics 1, 2, and 3: Transport, Use, or Disposal of Hazardous Materials/Accidental Release, Emissions Near a School. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	**Policy HSN-1.23:** Continue to require remediation of hazardous materials releases from previous land uses as part of any redevelopment activities. **Policy HSN-1.24:** Regulate development on sites with known contamination of soil or groundwater to ensure that construction workers, future occupants, adjacent residents, and the environment are adequately protected from hazards associated with contamination. **Policy HSN-1.26:** Promote awareness of and participation in hazardous household waste management, control, and recycling programs.	Not applicable as these are City actions and the Project Site has no known contamination.
	Policy HSN-1.25: Consistent with state regulations, require proper storage and disposal of hazardous materials to reduce the likelihood of leakage, explosions, or fire, and to properly contain potential spills from leaving the site.	Applicable and the Project complies.
Topic 4: Hazardous Materials Sites. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code	**Policy HSN 1.25** identified above.	Applicable, as identified above.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
Section 65962.5 and, as a result, create a significant hazard to the public or the environment?		
Topic 5: Airport Hazards. Would the project be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?	**Policy HSN-1.29:** Protect occupants of existing and new buildings from exposure to excessive noise, particularly adjacent to freeways, major roadways, railway lines, and within areas of aircraft overflight. **Policy HSN-1.31:** Apply the community noise compatibility standards (Table N-1) to all new development and major redevelopment projects outside the noise and safety compatibility zones established in the ACLUP in order to protect against the adverse effects of noise exposure. Projects within the noise and safety compatibility zones are subject to the standards contained in the ACLUP. **Policy HSN-1.32:** Require a noise study and mitigation measures for all projects that would expose people to noise levels greater than the "normally acceptable" standard and for any other projects that are likely to generate noise in excess of these standards. **Policy HSN-1.36:** Developers shall reduce the noise impacts on new development through appropriate means (e.g., double-paned or soundproof windows, setbacks, berming, and screening). Noise attenuation methods should avoid the use of visible sound walls. **Policy HSN-4.1:** Require that new development be consistent with the safety zone land use and noise compatibility criteria established in the ACLUP, as revised per Action HSN-4.a.	Applicable and the Project complies.
Topic 6: Emergency Response. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	**Policy HSN-1.19:** Require that all new development located in Very High and High FHSZs be served by adequate infrastructure, including safe access for emergency response vehicles, visible street signs, and water supplies for fire suppression. **Policy HSN-1.20:** To facilitate the orderly evacuation of residential areas within the Very High FHSZs, maintain minimum standards for roadway design, maintenance, and vegetation management.	Not applicable because the Project site is not located within a VHFHSZ or SRA.
	Policy HSN-3.1: Maintain and periodically update the EOP to effectively prepare for, respond to, recover from, and mitigate the effects of natural or human caused disasters that require the planned, coordinated response of multiple agencies or jurisdictions. **Policy HSN-3.2:** Maintain mutual aid agreements and communication links with San Bernardino County and other neighboring jurisdictions that allow for supplemental aid from other police and fire personnel in the event of emergencies. **Policy HSN-3.3:** To facilitate the orderly evacuation of residential areas, maintain minimum standards for roadway design, maintenance, and vegetation management. **Policy HSN-3.5:** Ensure road surfaces on designated evacuation routes can withstand extreme weather conditions and are maintained to accommodate increased traffic during evacuations.	Not applicable – City action.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Policy HSN-3.6: Employ technology such as traffic cameras and wildfire early detection systems to monitor conditions and facilitate effective response. **Policy HSN-3.7:** Provide information on and build community awareness of major evacuation routes and notification systems used for emergency alerts to residents and businesses in Chino. **Policy HSN-3.8:** Use the Chino Notify Emergency Alert System to notify residents by phone, text, or email of extreme weather conditions and/or the need to evacuate in the event of emergency. The system should also be used to broadcast the location of evacuation centers, particularly for residents of vulnerable areas and neighborhoods with constrained emergency access. **Policy HSN-3.9:** Partner with local media outlets to release evacuation information through radio, social media, and news apps can work as another channel for evacuation notices.	
	Policy HSN-3.4: Require new residential subdivisions to have at least two ingress and egress routes that account for existing and proposed traffic evacuation volumes at buildout. Design of ingress/egress must comply with CVFD standards.	Applicable and the Project complies through Project design.
Topic 7: Wildland Fires. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	**Policy HSN-1.14:** Continue to participate in regional wildfire prevention initiatives and work to prevent wildland fire and to protect lives, property, and watersheds from fire dangers. **Policy HSN-1.15:** Maintain regulations and standards designed to achieve the greatest practical level of built-in fire protection to confine fires, including requirements for compliance with applicable provisions of the California Building Code, the California Fire Code, Board of Forestry Fire Safe Regulations, and California Government Code sections 51175 and 51189 related to Very High and High FHSZs. **Policy HSN-1.16:** Jointly with state, County, and other local agencies, inform property owners of wildfire risks and measures to reduce those risks, including by: • Maintaining and making publicly available an up-to-date map of high and very high fire hazard areas consistent with CAL FIRE designations; and • Disseminating information on fire weather watches and fire risks via the City website, social media, and newsletters. **Policy HSN-1.18:** Require new development in Very High and High FHSZs to prepare a Fire Protection Plan that minimizes risks by: • Assessing site-specific characteristics such as topography, slope, vegetation type, wind patterns etc.; • Siting and designing development to avoid hazardous locations (e.g., through fire breaks) to the extent feasible; • Incorporating fuel modification and brush clearance techniques (including the removal of invasive species) in accordance with applicable fire safety requirements and carried out in a	Not applicable because the Project site is not located within a VHFHSZ or SRA.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	manner which reduces impacts to environmentally sensitive habitat to the maximum feasible extent; • Using appropriate fire-safe building materials and design features, consistent with the adopted City Code and Fire and Building Code standards; • Using fire-retardant, native plant species in landscaping; • Complying with established standards and specifications for fuel modification, defensible space, access, and water facilities; and • Requiring property owners to enter into a long-term maintenance agreement for vegetation management in defensible space, fuel breaks, and roadside fuel reduction. **Policy HSN-1.19:** Require that all new development located in Very High and High FHSZs be served by adequate infrastructure, including safe access for emergency response vehicles, visible street signs, and water supplies for fire suppression.	
	Policy HSN-1.17: Avoid, where feasible, locating new development in Very High FHSZs. If avoidance is not feasible, condition such new development on implementation of measures to reduce risks associated with that development. **Policy HSN-1.21:** To the extent feasible, ensure that housing, hospitals, care facilities, community centers, places of worship, and other facilities where people gather are set a minimum of 100 feet back from high voltage power lines or substations.	Applicable and the Project complies through Project design.
4.8 Hydrology/Water Quality		
Topic 1: Violate Water Quality Standards/Degrade Water Quality. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	**Policy HSN-1.9:** Require that development projects employ low impact development (LID) design techniques that manage stormwater so as to infiltrate, filter, store, evaporate, and detain runoff close to the source of rainfall in order to reduce stormwater runoff and minimize increases in downstream runoff and/or impacts resulting from new development.	Applicable and the Project complies through Project design.
Topic 2: Deplete Groundwater Supplies. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable	**Policy HSN-1.9** identified above.	Applicable, as identified above.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
groundwater management of the basin?		
Topic 3: Drainage Patterns. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i) result in a substantial erosion or siltation on- or off-site; ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv) impede or redirect flood flows?	**Policy HSN-1.4:** In order to maximize soil stability and erosion prevention, minimize excavation, grading, cutting, or filling during construction; permit grading operations only in areas scheduled for immediate construction or paving; require erosion prevention as a strategy in the planning and design of grading operations; and avoid or minimize removal of ground cover, vegetation, and canopies. **Policy HSN-1.6:** Design, construct, and maintain street and storm drain flood control systems to accommodate storm flows and comply with federal and State requirements, employing "green infrastructure" techniques as feasible and appropriate.	Applicable and the Project complies through Project design.
	Policy HSN-1.9 identified above.	Applicable, as identified above.
Topic 4: Flood Hazard, Tsunami, or Seiche. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?	**Policy HSN-1.5:** Coordinate with the SBCFCD to address storm drainage and flood control on a sub-regional basis in order to optimize the use of existing and planned conveyance facilities. **Policy HSN-1.7:** Permit in the 100-year floodplain only that development which represents an acceptable use of the land in relation to the hazards involved and the costs of providing flood control facilities. Locate critical facilities, such as hospitals, fire stations, police stations, public administration buildings, and schools outside of flood hazard areas to the extent practicable. **Policy HSN-1.8:** Review all development applications for areas within a 100-year flood hazard zone for consistency with FEMA NFIP standards to mitigate flood hazard potential. **Policy HSN-1.12:** Refer projects proposing development below of the 566-foot elevation mark to the United States Army Corp of Engineers (USACE) to ensure that future land use proposals and activities	Not applicable – City action.

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	are compatible with estimated levels and frequency of inundation. Permit only development that has been approved by USACE below the 566-foot elevation mark. **Policy HSN-1.13:** Coordinate with USACE to ensure the safety of the Prado and San Antonio Dams through regular inspection and routine maintenance.	
	Policy HSN-1.6 identified above.	Applicable, as identified above.
	Policy HSN-1.10: Through development agreements and compliance with adopted master drainage plans and existing regulations, require that new development provide necessary storm drainage improvements and ensure that upstream stormwater generators fully address stormwater needs on their property.	Applicable and the Project complies through Project design.
Topic 5: Water Quality Plans. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	**Policy HSN-1.9** identified above.	Applicable, as identified above.
4.9 Land Use/Planning		
Topic 1: Physically Divide an Established Community. Would the project physically divide an established community?	**Policy LCC-1.1:** Foster a balanced mix of housing, employment, commercial, educational, civic, entertainment, and recreational uses in the City to support a complete community. **Policy LCC-1.3:** Direct new growth so as to promote a land and resource efficient development pattern, strengthen north-south connections, and enhance the quality of life in Chino. **Policy LCC-1.8:** Integrate uses and amenities that increase economic opportunity, neighborhood vitality, and quality of life in and around anchor institutions in Chino, including Chaffey College and the Chino Valley Medical Center. Such uses and amenities may include the following: retail, restaurants, lodging, neighborhood services, arts/culture venues, athletic facilities, and other publicly accessible facilities. **Policy LCC-1.9:** Encourage the co-location of parks, schools, police and fire facilities, health services, and other community facilities to support community interaction, enhance neighborhood identity, and optimize the use of public funds.	Not applicable – City action.
	Policy LCC-1.5 identified above.	Not applicable, as identified above.
Topic 2: Conflicts with Applicable Plans and Policies. Would the project cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation	**Policy LCC-1.8** identified above.	Not applicable, as identified above.
	Policy LCC-4.5: Enhance community identity with streetscape improvement and beautification projects in both existing residential areas and commercial centers, as well as new mixed-use areas that incorporate unified landscaping and pedestrian amenities. Amenities should include bus shelters, pedestrian safety treatments such as sidewalk bulb-outs and widening and improved	Not applicable as the Project is not located within a corridor or gateway.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
adopted for the purpose of avoiding or mitigating an environmental effect?	crosswalks, and City-branded decorative elements such as street lighting, concrete pavers, tree grates, and theme rails. **Policy LCC-4.6:** Rely on strong landscape treatments, setbacks, sign controls, and, where feasible, underground utilities and street improvements to prevent visual chaos where businesses are competing for attention. **Policy LCC-4.7:** Ensure that commercial and mixed-use development conforms to regulations limiting the size, location, and general character of signage and façades so as not to disrupt the residential character of the neighborhood. **Policy LCC-4.8:** Preserve and encourage neighborhood stores that enable shoppers to walk or bike for everyday needs, provide access to healthy foods, and promote a sense of community.	
4.10 Noise		
Topic 1: Increase in Ambient Noise. Would the project generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	**Policy HSN-1.30:** Locate and design transportation facilities, industrial uses, and other potential noise generators to minimize the effects of noise on adjacent land uses.	Not applicable as the Project does not involve development of potential noise generators.
	Policy HSN-1.29: Protect occupants of existing and new buildings from exposure to excessive noise, particularly adjacent to freeways, major roadways, railway lines, and within areas of aircraft overflight. **Policy HSN-1.31:** Apply the community noise compatibility standards (Table HSN-1) to all new development and major redevelopment projects outside the noise and safety compatibility zones established in the Chino Airport Comprehensive Land Use Plan (ACLUP) in order to protect against the adverse effects of noise exposure. Projects within the noise and safety compatibility zones are subject to the standards contained in the ACLUP. **Policy HSN-1.32:** Require a noise study and mitigation measures for all projects that would expose people to noise levels greater than the "normally acceptable" standard and for any other projects that are likely to generate noise in excess of these standards. **Policy HSN-1.33:** Limit the potential noise impacts of construction activities on surrounding land uses through noise regulations in the Municipal Code that address allowed days and hours of construction, types of work, construction equipment, notification of neighbors, and sound attenuation devices. **Policy HSN-1.34:** Noise impacts should be controlled at the noise source where feasible (as opposed to at receptor end) with measures to buffer, dampen, or actively cancel noise sources. Site design, building orientation, building design, hours of operation, and other techniques, for new developments deemed to be noise generators shall be used to control noise sources. **Policy HSN-1.35:** Require noise buffering, dampening, or active cancellation, on roof-top or other out-door mechanical equipment located near residences, parks, and other noise sensitive land uses.	Applicable and the Project complies through Project design.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Policy HSN-1.36: Developers shall reduce the noise impacts on new development through appropriate means (e.g., double-paned or soundproof windows, setbacks, berming, and screening). Noise attenuation methods should avoid the use of visible sound walls.	
	NOI-1: Exterior Noise Analysis. Prior to the issuance of building permits, site-specific exterior noise analyses that demonstrate that the site-specific project would not place residential receptors in locations where the exterior existing or future noise levels would exceed the City's noise compatibility standards (Table HSN-1) shall be required as part of the review of future residential development proposals. Noise reduction measures, including but not limited to building noise barriers, increased building setbacks, speed reductions on surrounding roadways, alternative pavement surfaces, or other relevant noise attenuation measures, may be used to achieve the noise compatibility standards. Exact noise mitigation measures and their effectiveness shall be determined by the site-specific exterior noise analyses.	Applicable and the Project would comply.
	NOI-2: Interior Noise Analysis. Prior to the issuance of building permits, site specific interior noise analyses demonstrating compliance with the City's interior noise compatibility standards and other applicable regulations shall be prepared for noise sensitive land uses located in areas where the exterior noise levels exceed the City's noise compatibility standards. Noise control measures, including but not limited to increasing roof, wall, window, and door sound attenuation ratings, placing heating, ventilation, and air conditioning equipment in noise reducing enclosures, or designing buildings so that no windows face freeways or major roadways may be used to achieve the noise compatibility standards. Exact noise mitigation measures and their effectiveness shall be determined by the site-specific exterior noise analyses.	Applicable and the Project would comply.
	NOI-3: Stationary Noise. Prior to the issuance of a building permit, a site-specific acoustical/noise analysis of any on-site generated noise sources, including generators, mechanical equipment, and trucks, shall be prepared which identifies all noise-generating equipment, predicts noise levels at property lines from all identified equipment, and recommends mitigation to be implemented (e.g., enclosures, barriers, site orientation), to ensure compliance with the City's noise standards. Noise reduction measures shall include building noise-attenuating walls, limiting the hours of operation, or other attenuation measures. Additionally, future site-specific projects shall be required to buffer sensitive receptors from noise sources through the use of open space and other separation techniques as recommended after thorough analysis by a qualified acoustical engineer. Exact noise mitigation measures and their effectiveness shall be determined by the site-specific noise analyses.	Applicable and the Project would comply.
	NOI-4: Construction Noise. Construction contractors shall implement the following measures for construction activities	Applicable and the Project complies through Project design.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	conducted in the Planning Area. These measures shall be identified on demolition, grading, and construction plans submitted to the City: • The City's Development Services Department shall verify that grading, demolition, and/or construction plans submitted to the City include these notations prior to issuance of demolition, grading, and/or building permits. • Construction activity is limited to the hours: Between 7:00 a.m. and 8:00 p.m. Monday through Saturday as prescribed in Municipal Code Section 15.44.030. No construction activities shall be permitted outside of these hours or on Sundays and federal holidays. • During the entire active construction period, equipment and trucks used for project construction shall use the best-available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible. • Impact tools (e.g., jack hammers and hoe rams) shall be hydraulically or electrically powered wherever possible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools. • Stationary equipment, such as generators and air compressors shall be located as far as feasible from nearby noise sensitive land uses. • Stockpiling shall be located as far as feasible from nearby noise sensitive land uses. • Construction traffic shall be limited, to the extent feasible, to approved haul routes established by the City's Development Services Department. • At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction days and hours, as well as the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, he/she shall investigate, take appropriate corrective action, and report the action to the City. • Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes. • During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall use smart backup alarms, which automatically adjust the alarm level based on the background noise level or switch off backup alarms and replace with human spotters in compliance with all safety requirements and laws. • Erect temporary noise barriers (at least as high as the exhaust of equipment and breaking line-of-sight between noise sources and sensitive receptors), as necessary and feasible, to	

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	maintain construction noise levels at or below the noise level limits established in the Municipal Code.	
Topic 2: Vibration. Would the project generate excessive groundborne vibration or groundborne noise levels?	**NOI-5: Construction Vibration.** Prior to issuance of a building permit for a project requiring pile driving during construction within 135 feet of fragile structures, such as historical resources, 100 feet of non-engineered timber and masonry buildings (e.g., most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster); or a vibratory roller within 25 feet of any structure, the project applicant shall prepare a noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to these activities. This noise and vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed FTA architectural damage thresholds (e.g., 0.12 in/sec PPV for fragile or historical resources, 0.2 in/sec PPV for non-engineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry). If vibration levels would exceed this threshold, alternative uses such as drilling piles as opposed to pile driving and static rollers as opposed to vibratory rollers shall be used. If necessary, construction vibration monitoring shall be conducted to ensure vibration thresholds are not exceeded.	Applicable and the Project would comply.
Topic 3: Airports. Would the project expose people residing or working in the project area to excessive aircraft noise levels?	**Policy HSN-1.29:** Protect occupants of existing and new buildings from exposure to excessive noise, particularly adjacent to freeways, major roadways, railway lines, and within areas of aircraft overflight. **Policy HSN-4.1:** Require that new development be consistent with the safety zone land use and noise compatibility criteria established in the Chino ACLUP. However, proposed developments that are not consistent with the ACLUP standards may be referred to the Chino City Council for consistency review, as provided by law.	Applicable and the Project complies through Project design.
4.12 Public Services and Recreation		
Topic 1: Public Services. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable	**Policy PRC-3.3:** Continue to coordinate with CVUSD in facility planning efforts to ensure the optimal use of existing sites and adequate advanced planning for embedding new school sites and facilities in the neighborhoods they serve. In addition to each school district's criteria and the school siting guidelines of the California Department of Education, the following City criteria should be applied by school districts in identifying new school sites: • Locate elementary schools on sites that are safely and conveniently accessible, transit-supportive, and away from heavy traffic, excessive noise, and incompatible land uses; • Locate school sites centrally with respect to their planned attendance areas; • Locate schools in areas where established and/or planned walkways, bicycle paths, or greenways link schools with surrounding uses; and • Locate, plan, and design new schools to be compatible with adjacent uses.	Not applicable - City action.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
service ratios, response times or other performance objectives for any of the following public services: i. Fire Protection; ii. Police Protection; iii. Schools; iv. Parks/Recreational Facilities; or v. Other Public Facilities?	**Policy PRC-3.4:** Collaborate with the San Bernardino County Library, CVUSD, and other partners to ensure adequate library services and facilities are maintained for all residents and promote the siting of facilities in accessible locations with the greatest potential for positive neighborhood impact. **Policy PRC-4.3:** Locate and maintain police and fire equipment, facilities, and staffing at locations and levels that allow for effective service delivery. Critical facilities, such as police and fire stations, emergency operations centers, emergency shelters, and communications equipment, should be located so as to minimize exposure to flooding, seismic, geologic, wildfire, and other hazards. **Policy PRC-4.5:** Monitor the pace and location of development in Chino and coordinate the timing of public safety facility construction or expansion to the rise of service demand in surrounding areas.	
	Policy PRC-4.6: Continue to require that new development contribute funds to ensure the provision of adequate police and fire services.	Applicable and development impact fees will be paid.
Topics 2 and 3: Parks and Recreational Facilities. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	**Policy PRC-1.2:** Increase the acreage of parks in areas of Chino where population growth is anticipated and maintain a citywide standard of three acres of parkland per 1,000 residents. **Policy PRC-1.6:** Continue to facilitate the development of new parks or expansion of existing parks and recreational facilities by co-locating with and promoting joint use of new or existing public and institutional facilities (e.g., colleges, schools, libraries, and cultural facilities) in order to efficiently provide for community needs and offset operations and maintenance costs. **Policy PRC-1.7:** As feasible, the City shall acquire, lease, or otherwise obtain rights to the use of odd-shaped or underutilized parcels for park or open space, prioritizing locations where population growth is anticipated and neighborhoods that do not have park or trail facilities within walking distance of homes (see Figure 4.12-2).	Not applicable – City action.
	Policy PRC-1.3: Require that proponents of new development projects contribute to the acquisition and development of adequate parks and recreational facilities within the community, either through the dedication of park land or the payment of in-lieu fees.	Applicable and development impact fees will be paid.
4.13 Transportation		
Topic 1: Circulation System. Would the project conflict with a plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	**Policy INF-1.3:** Pursue transportation infrastructure improvements and associated funding for projects such as safer street crossings and attractive streetscapes to encourage bicyclists, walkers, and users of mobility devices. **Policy INF-1.4:** Work with Omnitrans and other transit providers to improve the frequency and convenience of transit connections from Chino to major regional destinations, such as the Ontario International Airport, Metrolink rail stations, and large employment centers. Seek expanded fixed	Not applicable – City action

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	route services and collaborate on potential Bus Rapid Transit routes to expand transit throughout Chino. **Policy INF-2.3:** Design streets to accommodate various modes according to roadway classification and reduce conflicts and safety risks between modes per Figure 4.13-1. Design arterials with sufficient capacity to accommodate anticipated traffic based on intensity of existing and planned land use, without providing excess capacity to encourage additional non-local cut-through traffic on City streets. **Policy INF-2.4:** Undertake road-widening projects only when they are feasible on a significant length of roadway, while still requiring necessary dedications on an on-going basis. **Policy INF-2.6:** Ensure the design of new streets and the retrofit of existing streets minimizes traffic volumes and/or speed as appropriate within residential neighborhoods without compromising connectivity for emergency vehicles, bicycles, pedestrians, and users of mobility devices. This could be accomplished through: • Management and implementation of complete street strategies, including retrofitting existing streets to foster biking and walking as appropriate; • Short block lengths, reduced street widths, and/or traffic calming measures; and • Providing pedestrians and bicyclists with options where motorized transportation is prohibited. **Policy INF-2.11:** As part of street redesigns, plan for the needs of different modes–such as shade for pedestrians, lighting at pedestrian scale, mode-appropriate signage, bicycle facilities, and transit amenities. Coordinate with the future Urban Forest Management Plan to ensure the right tree, is placed in the right place, for the right reason. **Policy INF-3.18:** Partner with Omnitrans to expand participation in programs that offer free or discounted transit passes for low-income residents, youth, and/or senior citizens. **Policy INF-4.6:** Work to complete the network of tree-shaded sidewalks throughout the City, to the greatest extent feasible, through development project improvements and grant funding to build new sidewalks and crossings, especially near important destinations, such as schools, parks, and mixed-use areas. **Policy INF-4.7:** Require pedestrian-friendly traffic signal accessories, such as Accessible Pedestrian Signals, which include countdown information in both a visual and auditory format, and similar technologies at all significant pedestrian crossings. **Policy INF-4.11:** Establish and maintain a comprehensive network of on- and off-roadway bike routes to encourage the use of bikes for both commuter and recreational trips. Coordinate the City's network with existing and planned facilities in neighboring jurisdictions and the region to support a comprehensive active transportation network.	

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Policy INF-4.12: Plan and seek funding for a continuous, low-stress bikeway network consisting of bicycling-friendly facilities that connect neighborhoods with destinations and activity centers throughout the City. **Policy INF-4.13:** When designing projects, prioritize designs that strengthen the protection of cyclists, such as improvements that increase visibility of bicyclists, increase bikeway widths, raise bikeways, design safer intersection crossings and turns, and separate bikeways from driving traffic wherever feasible. **Policy INF-4.14:** Implement safety improvements in mid-block areas that allow for bicycles to safely cross heavily traveled roads. Improvements can include stop signs for cyclists, warning beacons, and illuminated signs initiated by pedestrians and cyclists. **Policy INF-4.15:** Encourage the routing of buses to the Chino Airport, Chaffey College, The Preserve, and other major destinations to facilitate transit access for workers, students, and airport passengers. **Policy INF-4.16:** Work with Omnitrans to expand bus service to additional areas of the City and improve north-south connections. Prioritize connections to/from job centers in Chino and between The Preserve and the northern part of the City.	
	Policy INF-4.8: Require that new subdivisions, new multifamily developments, and new developments along commercial corridors include well-lit, tree-shaded walkways that provide direct links to the public realm or adjacent public destinations such as transit stops, schools, parks, and shopping centers.	Not applicable as the Project is not located along a commercial corridor.
	Policy INF-4.5: Provide for a safe, convenient pedestrian environment with strategies such as separate pedestrian-ways in parking lots, avoiding excessive driveway widths, and providing planting strips between sidewalks and streets where feasible. Plan for direct connections from the interiors of residential neighborhoods to nearby parks, schools, retail, and other services using sidewalks, trails, and paseos. **Policy INF-4.9:** Remove barriers to walking, where feasible, and work with utility companies to remove barriers to allow people of all abilities to move with comfort and convenience throughout the City, including through the following: • provision of curb ramps, crosswalks, and overpasses; • relocation of infrastructure or street furniture that impedes travel pathways; • reducing or consolidating driveways and curb cuts; and • creation of additional walking entrances to important destinations like schools, parks, and commercial areas.	Applicable and the Project complies through Project design.

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Policy INF-4.10: When designing projects, prioritize designs that encourage walking, improve pedestrian safety, and incorporate best practice designs and considerations for efficiencies in walking.	
Topic 3: Hazards Due to a Design Feature. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	**Policy INF-2.7:** Implement standards for pavement design and roadway and intersection striping so streets are accessible by all users and all modes, and safety is improved. **Policy INF-2.8:** Prioritize safe railway crossings along rail corridors in Chino. **Policy INF-2.10:** Consider innovative design and technology solutions to improve mobility, efficiency, connectivity, and safety such as traffic calming devices, roundabouts, traffic circles, curb extensions at intersections, separated bicycle infrastructure, high visibility pedestrian treatments and infrastructure, smart road technologies, and traffic signal coordination. **Policy INF-2.15:** Incorporate traffic calming design into local and collector streets to promote safe vehicle speeds. **Policy INF-4.3:** Adopt a "vision zero" approach to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy, equitable mobility for all.	Not applicable – City action.
Topic 4: Emergency Access. Would the project result in inadequate emergency access?	**Policy INF-3.11:** Minimize emergency vehicle response time and improve emergency access.	Not applicable – City action.
4.14 Utilities and Service Systems		
Topic 1: Utility Infrastructure. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electrical power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	**Policy INF-6.1:** Continue to provide reliable water, sewer, stormwater, energy and telecommunications services through capital improvement projects and other mechanisms. **Policy INF-6.10:** Operate, maintain and update the City-owned storm sewer system as needed to serve existing and future development. **Policy INF-6.12:** Pursue expanded broadband coverage throughout Chino so that all residents have multiple provider options and improved quality of service. **Policy INF-6.14:** Endeavor to incorporate state-of-the-art telecommunication systems and services (e.g., internet) for public use in City-owned public buildings and improve gaps in infrastructure to support telecommunication systems. **Policy HEQ-6.3:** Promote energy and water use awareness community-wide by informing the community regarding energy audits and incentive programs (tax credits, rebates, exchanges, etc.) available for energy conservation as well as water conservation techniques, services, devices, and rebates. **Policy HEQ-6.4:** Continue to implement energy and water conservation measures in City facilities and operations.	Not applicable – City action.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Policy INF-6.2: Ensure that water and sewer systems are capable of meeting the daily and peak demands of Chino residents and businesses, including the provision of adequate fire flows. **Policy INF-6.3:** Ensure that public water, wastewater, and stormwater facilities and services are provided in a timely manner to adequately serve new and existing development. **Policy INF-6.13:** Maintain a "dig once" policy to streamline the installation of infrastructure, minimize disruption from construction activities, and optimize coordination among responsible agencies and developers. Encourage the undergrounding of utilities for all new development. **Policy HEQ-6.5:** Promote the retention and reuse of rainwater onsite and promote the use of rain barrels or other rainwater reuse systems throughout the community. **Policy HEQ-6.6:** Encourage new development to incorporate as many water-wise practices as feasible in their design and construction. **Policy HEQ-6.7:** Conserve water through the provision of water-efficient infrastructure, drought tolerant plantings, and recycled usage to support public parks and landscaped areas. **Policy HEQ-6.8:** Conserve water through the planting and maintenance of trees and landscaping, which will provide for the capture of precipitation and runoff to recharge groundwater, in addition to providing shading for other landscaping to reduce irrigation requirements. Ensure that any 'community greening' projects utilize water-efficient landscape.	Applicable and the Project complies through Project design.
Topic 2: Water Supply. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	**Policy INF-6.4:** Plan comprehensively for adequate water supply to meet future demand, considering projected growth in the City and the impacts of climate change on sources of supply. Review utility plans regularly and update as needed to accommodate projected demand as the City grows. **Policy INF-6.5:** Continue to coordinate with MWD, IEUA, and other partner agencies to ensure the provision of adequate water service to Chino residents and businesses. **Policy INF-6.6:** Improve the reliability of the City's water system to meet future demand, including through the construction of new water treatment facilities, groundwater wells, and storage tanks. **Policy INF-6.8:** Support implementation of the Chino Basin Recharge Master Plan Update to enhance groundwater recharge and ensure long-term water sustainability in the Chino Basin. **Policy INF-6.9:** Maintain a surface water/groundwater conjunctive use program, which uses more surface water when it is available and more groundwater when surface water is limited.	Not applicable – City action.
	Policy HEQ-6.3 and Policy HEQ-6.4 identified above.	Not applicable, as identified above.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Policy HEQ-6.5 through Policy HEQ-6.8 identified above.	Applicable, as identified above.
Topic 3: Wastewater Treatment. Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	**Policy INF-6.1 and Policy INF-6.10** identified above.	Not applicable, as identified above.
	Policy INF-6.2 and Policy INF-6.3 identified above.	Applicable, as identified above.
Topics 4 and 5: Solid Waste. Would the project generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? Would the project comply with federal, state, or local management and reduction statutes and regulations related to solid waste?	**Policy HEQ-7.1:** Reduce the amount of solid waste disposed in landfills by promoting source reduction and recycling throughout Chino and by expanding the range of programs and information available to residents and businesses, consistent with state requirements. **Policy HEQ-7.2:** Strive to reduce at source, recycle, or compost 75 percent of solid waste generated in the community from the year 2025 forward, consistent with state targets.	Not applicable – City action.
4.15 Wildfire		
Topic 1: Emergency Response Plans. Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?	**Policy HSN-1.20 and Policy HSN-3.3** identified above.	Not applicable, as identified above.
	Policy HSN-3.4 identified above.	Applicable, as identified above.
Topic 2: Wildfire. Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and	**Policy HSN-1.14, Policy HSN-1.15, Policy HSN-1.16, Policy HSN-1.18, and Policy HSN-1.19** identified above.	Not applicable, as identified above.
	Policy HSN-1.17 and Policy HSN-1.21 identified above.	Applicable, as identified above.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	**Policy HSN-2.7:** Require new development to underground utility lines wherever feasible and continue to coordinate with electricity and telecommunications providers to underground existing overhead lines throughout Chino.	Applicable and the Project complies through Project design.
Topic 3: Infrastructure. Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	**Policy HSN-2.7** identified above.	Applicable, as identified above.
Topic 4: Flooding or Landslide. Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	**Policy HSN-1.5, Policy HSN-1.7, Policy HSN-1.8, Policy HSN-1.12, and Policy HSN-1.13** identified above.	Not applicable, as identified above.
	Policy HSN-1.6 and Policy HSN-1.10 identified above.	Applicable, as identified above.

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PUBLIC WORKS CONDITIONS OF APPROVAL

TRACT MAP NO. 20845

DATE: May 28, 2026 PC MEETING DATE: June 17, 2026

PROJECT DESCRIPTION: 55 Lots SFR Development

PROJECT LOCATION: 13981 Cypress Avenue

APPLICANT: PLC Communities PROJECT ENGINEER: Jorge Alvarado

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:

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 (R/W Total)	Direction From C/L
Amsterdam Ave	7’ (56’)	East
Aguerre	56’	North/South
Street “A” and “C”	56’	East/West
Street “B” (Bohlander)	56’	North/South

1.4 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.

1.5 Execute a Subdivision Agreement and submit security in an amount acceptable to the City Engineer to guarantee construction of the public improvements listed in 2.6. All security must be accessible to the City at any time and in a form acceptable to the City Engineer, pursuant to Government Code, Section 66499.

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

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

1.8 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, restroom)

1.9 The Pedestrian Accessibility Plan requested in 1.8 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.

1.10 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
   ii. shared-use paths/multi-purpose paths
   iii. curb ramps
   iv. driveway approaches crossings

b. Improvements that are non-compliant with the accessibility standards in effect at the time of construction or alteration, shall be brought up to current accessibility standards. This work shall be incorporated into the scope of this project and shall be completed prior to acceptance by the City.

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

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

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

2.1 Record Tract Map No. 20845 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 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.

2.4 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.

2.5 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 Design full public improvements for all impacted and interior streets/facilities in accordance with the City Municipal Code, Standards and Specifications. Such public improvements may include, but not be limited to the following: (Please coordinate and verify all requirements with the project engineer.)

	Street Names			
	Amsterdam Avenue	Cypress Avenue[f]	Interior Streets (A-C)	Interior Street Aguerre
Curb & Gutter (Offset from Centerline)		X (28')	X (18')	X (18')
Sidewalk (Width)	X (5')[g]	X (5')	X (5')	X(Varies)[a]
Asphalt Concrete Pavement on Aggregate Base (Width from Centerline)			X (18')	X (18')
Asphalt Concrete Grind & Overlay		X (2')		
Street Lights		X	X	X
Parkway Landscaping[(i)]	X	X	X	X
Signing & Striping and Traffic Controls	X	X	X	X
Sewer			X	X
Storm Drain including Underground Detention				X
Domestic Water		X[b]	X	X
Irrigation Water Service, Meter & Backflow	X	X	X	X
Fire Hydrants as required by CVIFD			X	X
Driveways		X[c]		
Slurry Seal		X[e]		
ADA Ramps[d]	X	X	X	X
Underground all utilities 34.5kV or less		X[h]		

(a) The proposed sidewalk along the south side of Aguerre within the Paseo shall be an 8-foot-wide meandering sidewalk. The sidewalk along the north side of Aguerre shall be 5 feet wide.

(b) A proposed 12-inch PVC (C-900) water line shall be constructed from the existing 10-inch PVC at Pepperdine Street and extend south to the project entry at Aguerre.

(c) The existing driveways south of the project site on the west side of Cypress Avenue shall be upgraded to meet City of Chino Standard Drawing No. 240 and constructed as shown in the approved Conceptual Grading Plan including onsite grading as required by the design.

(d) Construct ADA ramps as shown in the approved Conceptual Grading Plan, including at Dalton Street & Amsterdam Avenue, Pepperdine Avenue & Aguerre, and throughout the interior streets.

(e) Slurry seal Cypress Avenue along the west side of the street, from the edge of the gutter to the street centerline.

(f) Public improvements including concrete sidewalk, curb & gutter, street lighting and parkway landscaping along the west side of Cypress Avenue shall extend from the northern project boundary to Edison Avenue, as shown and approved in the Conceptual Grading Plan.

(g) The sidewalk along the east side of Amsterdam Avenue shall extend north to Pepperdine Avenue and connect to the existing sidewalk at the curb return at the southeast corner of Pepperdine Avenue and Amsterdam Avenue.

(h) Along project frontage on the west side of Cypress Avenue.

(i) The HOA shall be responsible for the maintenance of parkway landscaping constructed in the right-of-way along the property frontage for this development.

(j) Repair all damage to existing public improvements caused by the proposed construction activities and as requested by the Public Works Inspector.

2.7 All improvements shall comply with federal, state, and local accessibility regulations and standards.

a. The review or approval of plans and specifications by the City does not permit the violation of any section of the federal law, state law, building code, or local ordinance.

b. Where accessibility standards are contradictory, the provision that provides the most accessible (restrictive) condition shall apply.

c. Where the project's conditions of approval conflict with accessibility regulations and standards, the prevailing provision shall be determined by City's Accessibility Coordinator and City Engineer.

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

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

2.8 Obtain design and plan approval from appropriate utility companies for undergrounding all utility lines joining and interior to the project, including power lines of 34.5 kV or less, pursuant to City Municipal Code, Chapter 13.32. The applicant shall provide documentation, in the form of e-mail correspondence or formal letters, demonstrating coordination with all applicable utility providers.

2.9 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).

2.10 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

2.11 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.

2.12 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.

2.13 Existing onsite water wells shall be abandoned in accordance with applicable Department of Drinking Water standards and all applicable regulatory requirements including the City of Chino Standard number 465, subject to review and approval by the City's Water Utilities Supervisor and Public Works Environmental staff.

2.14 Potable water to be used for grading operations, dust control activities, and common area/public landscape irrigation at the time of permit issuance.

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

2.16 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.

2.17 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.

2.18 Comply with all requirements of the Traffic Impact Analysis (TIA) dated Feb 03, 2026 including participation in fair share contributions and construction of required improvements.

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

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

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

2.20 Record Parcel Map No. 20988 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.

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 2.7 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 project property will be subject to an annual special East Chino Specific Plan area Community Facilities District Tax.

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

3.5 Rehabilitate all street pavement along all streets impacted by the development as directed by City staff. Install signing and striping per approved plans.

3.6 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 Coordinate with the City and Southern California Edison (SCE) to transfer all applicable streetlight electrical service accounts to the City.

4.4 Submit to the City, electronic files of Tract/Parcel Map and "as-built" improvement plans in AUTOCAD, Esri GIS shape and Adobe Acrobat PDF formats. AUTOCAD files shall be submitted as an etransmitted zip file of the CAD drawings with all base files attached. Scanned resolution of PDF shall be a minimum of 360 dpi.

CITY OF CHINO
PUBLIC WORKS DEPARTMENT
DEVELOPMENT ENGINEERING DIVISION

TRACT MAP NO. **Error! Reference source not found.**

PROJECT ENGINEER: Jorge Alvarado

DATE: 5/28/2026

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

- ☒ Copy of Development Engineering Division Conditions of Approval
- ☐ Plan Check Fee Calculation Form
- ☒ Maps (Subdivision Only)
- ☒ Preliminary Title Report (no older than six months) (Subdivision Only)
- ☒ Closure Calculations (Subdivision Only)
- ☒ Referenced Maps (Subdivision Only)
- ☒ Preliminary Soils Report (no older than sixty days)
- ☐ Lot line adjustment certificate
- ☐ Lot merger
- ☒ Right-of-way dedication (May be shown on the Map)
- ☐ Rough Grading Plans
- ☒ Precise Grading Plans
- ☒ Storm Drain Plans
- ☒ Hydrology and Hydraulic Calculations with Backup Data (Signed and Sealed by a Registered Civil Engineer)
- ☒ Engineering Cost Estimates (Onsite/Offsite On City Forms) w/ Engineer's Wet Signature & Stamp
- ☒ Street Improvements Plans
- ☒ Copies of Cross-Sections (if street plans are required) at 50' intervals and extended a minimum of 100' beyond limits of improvements
- ☒ Sewer Plans
- ☒ Domestic Water Plans
- ☐ Recycled Water Plans
- ☒ Street Light Plans including a Photometric Diagram
- ☒ Voltage Drop Calculations (Signed and Sealed by a Registered Engineer)
- ☒ Signing and Striping Plans
- ☐ Traffic Signal Interconnect Plans
- ☐ Traffic Signal Plans
- ☒ 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

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

Fire Chief
Dave Williams

May 20, 2026

2025-00000403

PLC COMMUNITIES 888 SAN CLEMENTE DR STE 200 NEWPORT BEACH, CA - California 92660	Project Name: DRC25-0008, PL25-0021 PL25-0084 TTM - 55 SFR Project Address: 13918 CYPRESS 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. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. 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 2025 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 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.

1.3 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 six hundred feet (600') 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.

1.4 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.

1.5 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 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 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.

3.3 "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.

3.4 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.

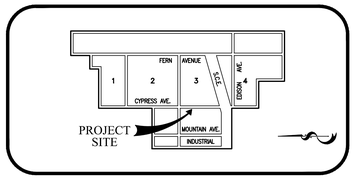
3.5 An electronic/PDF set of plans shall be submitted separately for each of the following listed items to the Fire District for review, approval and permit prior to any installation or work being done. Approved plans must be maintained at the worksite during construction. Fees are due at the time of 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

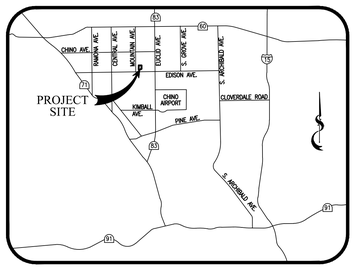
Applicable Standards:

101, 102, 103, 111, 114, 122, 126

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



PROJECT VICINITY MAP
(EAST CHINO SPECIFIC PLAN)
N.T.S.



VICINITY MAP
N.T.S.

LEGEND

55	LOT NUMBER
	LOT LINE
	PROPOSED STREET LIGHT
	PROPOSED FIRE HYDRANT
SD	PROPOSED STORM DRAIN
SS	PROPOSED NON-POTABLE WATER
DW	PROPOSED SANITARY SEWER
RCW	PROPOSED POTABLE WATER
EX. SD	EXISTING STORM DRAIN
EX. SS	EXISTING SANITARY SEWER
EX. DW	EXISTING POTABLE WATER
G	EXISTING GAS LINE
1.00%	PROPOSED STREET GRADE
	TENTATIVE TRACT BOUNDARY
	PROPOSED RETAINING WALL (SEE PLAN FOR HEIGHT)
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED 2:1 SLOPE
1450	PROPOSED CENTERLINE STREET GRADE
	PROPOSED TOE OF SLOPE
M	MODEL
	OUTDOOR LIVING
	UNIT ENHANCEMENT
	CLUSTER MAIL BOX

PHASING ELEVATION SUMMARY
(LOTS 1-55)

PHASE 1

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	0	2	2	4	50.0%
FARMHOUSE (SFRF)	1	0	0	1	12.5%
ITALIAN (SFRI)	0	2	1	3	37.5%
TOTAL	1	4	3	8	100%

PHASE 2

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	2	1	2	5	55.6%
FARMHOUSE (SFRF)	1	1	1	3	33.3%
ITALIAN (SFRI)	0	1	0	1	11.1%
TOTAL	3	3	3	9	100%

PHASE 3

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	1	2	1	4	44.4%
FARMHOUSE (SFRF)	1	1	1	3	33.3%
RANCH (SFRR)	1	0	0	1	11.1%
ITALIAN (SFRI)	0	0	1	1	11.1%
TOTAL	3	3	3	9	100%

PHASE 4

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	1	2	1	4	36.4%
FARMHOUSE (SFRF)	0	1	1	2	18.2%
RANCH (SFRR)	2	0	0	2	18.2%
ITALIAN (SFRI)	0	1	2	3	27.2%
TOTAL	3	4	4	11	100%

PHASE 5

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	2	2	0	4	50.0%
FARMHOUSE (SFRF)	0	0	1	1	12.5%
RANCH (SFRR)	1	0	0	1	12.5%
ITALIAN (SFRI)	0	1	1	2	25.0%
TOTAL	3	3	2	8	100%

PHASE 6

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	0	1	1	2	33.3%
RANCH (SFRR)	1	0	0	1	16.7%
ITALIAN (SFRI)	0	2	1	3	50.0%
TOTAL	1	3	2	6	100%

MODELS

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	1	0	0	1	25.0%
FARMHOUSE (SFRF)	0	0	1	1	25.0%
RANCH (SFRR)	1	0	0	1	25.0%
ITALIAN (SFRI)	0	1	0	1	25.0%
TOTAL	2	1	1	4	100%

LOT COVERAGE SUMMARY

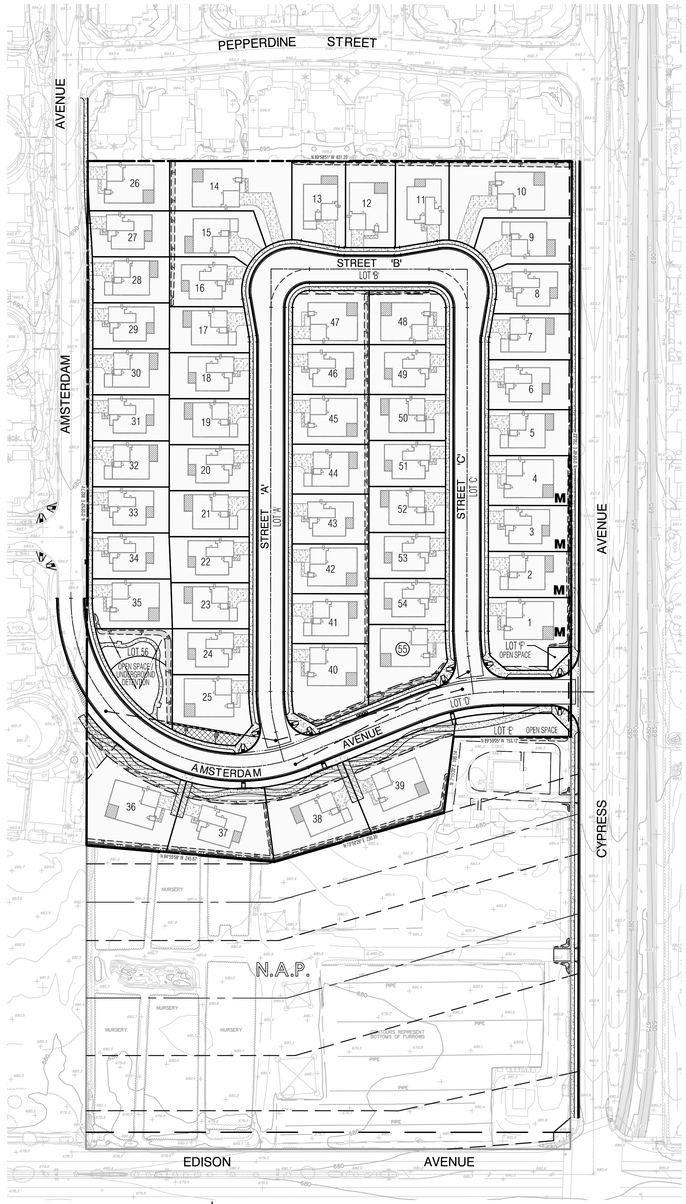
LOT NUMBER	LOT AREA (SF)	UNIT TYPE	UNIT FOOTPRINT AREA (SF)	PERCENT LOT COVERAGE (%)
1	9,084	1	3,157	34.8
2	6,480	3	2,567	39.6
3	6,480	2	2,507	38.7
4	7,020	1	3,157	45.0
5	6,480	3	2,567	39.6
6	7,020	2	2,507	35.7
7	6,381	3	2,567	40.2
8	6,434	2	2,507	39.0
9	7,273	3	2,567	35.3
10	13,191	1	3,157	23.9
11	7,525	2	2,507	33.3
12	7,342	1	3,157	43.0
13	7,545	3	2,567	34.0
14	12,120	1	3,157	26.1
15	7,218	3	2,567	35.6
16	6,220	2	2,507	40.3
17	6,104	3	2,567	42.1
18	6,260	2	2,507	40.0
19	6,261	3	2,567	41.0
20	6,262	2	2,507	40.0
21	6,264	3	2,567	41.0
22	6,186	2	2,507	40.5
23	6,056	3	2,567	42.4
24	6,000	2	2,507	41.8
25	8,550	1	3,157	36.9
26	6,914	1	3,157	45.7
27	6,160	2	2,507	40.7
28	6,012	3	2,567	42.7
29	6,000	2	2,507	41.8
30	6,000	3	2,567	42.8
31	6,000	2	2,507	41.8
32	6,000	3	2,567	42.8
33	6,000	2	2,507	41.8
34	6,066	2	2,507	41.3
35	6,668	1	3,157	47.4
36	14,913	1	3,157	21.2
37	11,271	2	2,507	22.2
38	11,580	3	2,567	22.2
39	13,791	1	3,157	22.9
40	9,523	1	3,157	33.2
41	6,500	3	2,567	39.5
42	6,500	1	3,157	48.6
43	6,500	2	2,507	38.6
44	6,500	3	2,567	39.5
45	6,500	1	3,157	48.6
46	6,500	2	2,507	38.6
47	6,946	1	3,157	45.5
48	6,946	1	3,157	45.5
49	6,500	2	2,507	38.6
50	6,000	3	2,567	42.8
51	6,000	2	2,507	41.8
52	6,000	3	2,567	42.8
53	6,000	2	2,507	41.8
54	6,000	2	2,507	41.8
55	8,469	1	3,157	37.3

PLAN ELEVATION SUMMARY

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	7	10	7	24	43.6%
FARMHOUSE (SFRF)	3	3	5	11	20.0%
RANCH (SFRR)	6	0	0	6	10.9%
ITALIAN (SFRI)	0	8	6	14	25.5%
TOTAL	16	21	18	55	100%

PLAN TYPE SUMMARY
(LOTS 1-55)

PLAN NO	NO. OF UNITS	PERCENT (%)
PLAN 1	16	29.1%
PLAN 2	21	38.2%
PLAN 3	18	32.7%
TOTAL	55	100.0%



SHEET INDEX MAP
(SEE SHEET 2)
SCALE: 1"=80'

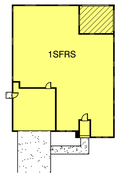
UNIT SUMMARY
(LOTS 1-55)

PLAN NO	SIZE		NO. OF UNITS
PLAN 1	3 BR	2.5 BA	16
PLAN 2	4 BR	3.5 BA	21
PLAN 3	5 BR	4.5 BA	18
TOTAL			55

PLAN PHASING SUMMARY

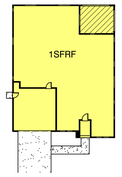
PHASE NO.	PLAN 1	PLAN 2	PLAN 3	LOT NO.	TOTAL
1	1	4	3	5-6, 50-55	8
2	3	3	3	7-13, 48-49	9
3	3	3	3	14-19, 45-47	9
4	3	4	4	20-25, 40-44	11
5	3	3	2	32-39	8
6	1	3	2	26-31	6
MBO	2	1	1	1-4	4
TOTAL	16	21	18		55

TYPICAL PLOTTINGS



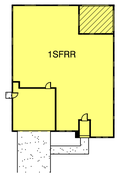
PLAN 1SFRS
(7 UNITS)
1-STORY

1st FLOOR	2,568 SF
GARAGE	442 SF
OUTDOOR LIVING	246 SF
PORCH	47 SF
TOTAL	3,303 SF



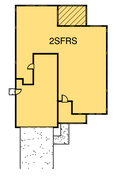
PLAN 1SFRF
(3 UNITS)
1-STORY

1st FLOOR	2,568 SF
GARAGE	442 SF
OUTDOOR LIVING	246 SF
PORCH	47 SF
TOTAL	3,303 SF



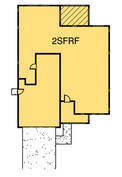
PLAN 1SFRR
(6 UNITS)
1-STORY

1st FLOOR	2,568 SF
GARAGE	442 SF
OUTDOOR LIVING	246 SF
PORCH	47 SF
TOTAL	3,303 SF



PLAN 2SFRS
(10 UNITS)
2-STORY

1st FLOOR	1,646 SF
2nd FLOOR	1,852 SF
SUBTOTAL	3,498 SF
GARAGE	618 SF
OUTDOOR LIVING	140 SF
PORCH	144 SF
TOTAL	4,400 SF



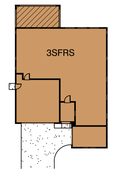
PLAN 2SFRF
(3 UNITS)
2-STORY

1st FLOOR	1,646 SF
2nd FLOOR	1,852 SF
SUBTOTAL	3,498 SF
GARAGE	618 SF
OUTDOOR LIVING	140 SF
PORCH	144 SF
TOTAL	4,400 SF



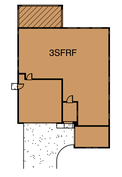
PLAN 2SFRI
(8 UNITS)
2-STORY

1st FLOOR	1,646 SF
2nd FLOOR	1,852 SF
SUBTOTAL	3,498 SF
GARAGE	618 SF
OUTDOOR LIVING	140 SF
PORCH	144 SF
TOTAL	4,400 SF



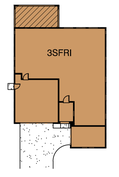
PLAN 3SFRS
(7 UNITS)
2-STORY

1st FLOOR	1,587 SF
2nd FLOOR	2,025 SF
SUBTOTAL	3,612 SF
GARAGE	663 SF
OUTDOOR LIVING	242 SF
PORCH	73 SF
TOTAL	4,590 SF



PLAN 3SFRF
(5 UNITS)
2-STORY

1st FLOOR	1,587 SF
2nd FLOOR	2,025 SF
SUBTOTAL	3,612 SF
GARAGE	663 SF
OUTDOOR LIVING	242 SF
PORCH	73 SF
TOTAL	4,590 SF



PLAN 3SFRI
(6 UNITS)
2-STORY

1st FLOOR	1,587 SF
2nd FLOOR	2,025 SF
SUBTOTAL	3,612 SF
GARAGE	663 SF
OUTDOOR LIVING	242 SF
PORCH	73 SF
TOTAL	4,590 SF

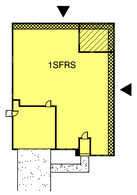
BUILDING HEIGHTS
(LOTS 1-55)

PLAN 1SFRS	20' - 2"
PLAN 1SFRF	21' - 8"
PLAN 1SFRR	21' - 6"
PLAN 2SFRS	26' - 10"
PLAN 2SFRF	30' - 9"
PLAN 2SFRI	27' - 2"
PLAN 3SFRS	29' - 0"
PLAN 3SFRF	30' - 3"
PLAN 3SFRI	29' - 4"

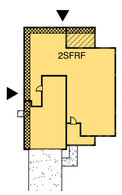
ELEVATION SYMBOL LEGEND

1SFRS	PLAN 1 SPANISH
1SFRF	PLAN 1 FARMHOUSE
1SFRR	PLAN 1 RANCH
2SFRS	PLAN 2 SPANISH
2SFRF	PLAN 2 FARMHOUSE
2SFRI	PLAN 2 ITALIAN
3SFRS	PLAN 3 SPANISH
3SFRF	PLAN 3 FARMHOUSE
3SFRI	PLAN 3 ITALIAN

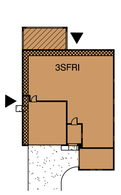
TYPICAL ENHANCED PLOTTINGS
SIDE AND REAR ELEVATIONS*



PLAN 1SF



PLAN 2SF



PLAN 3SF

(NOTE: ALL FRONT ELEVATIONS TO BE ENHANCED)

GENERAL INFORMATION

1. EXISTING GENERAL PLAN:		EAST CHINO SPECIFIC PLAN: RD4.5 (4.5 DU/AC)
2. EXISTING ZONING:		EAST CHINO CHINO SPECIFIC PLAN: RD 4.5 (4.5 DU/AC)
3. EXISTING LAND USE:		AGRICULTURE
4. PROPOSED GENERAL PLAN:		EAST CHINO SPECIFIC PLAN: RD 4.5
5. PROPOSED ZONING:		EAST CHINO SPECIFIC PLAN: RD 4.5
6. PROPOSED LAND USE:		SINGLE-FAMILY RESIDENTIAL
7. ADJACENT LAND USE:	NORTH:	SINGLE-FAMILY RESIDENTIAL
	EAST:	CYPRESS AVENUE/SINGLE-FAMILY RESIDENTIAL
	SOUTH:	SINGLE-FAMILY RESIDENTIAL
	WEST:	SINGLE-FAMILY RESIDENTIAL

PRIVATE OPEN SPACE SUMMARY

LOTS	AREA (AC)
'E'	0.10 AC
'F'	0.01 AC
TOTAL	0.11 AC

PUBLIC STREET AREA SUMMARY

STREET	AREA (AC)
'A'	0.70 AC
'B'	0.49 AC
'C'	0.60 AC
'D'	1.09 AC
TOTAL	2.88 AC

LOT AREA SUMMARY

NUMBER OF S.F. RESIDENTIAL LOTS:	55
MINIMUM S.F. LOT SIZE:	60' x 100'
MINIMUM S.F. LOT AREA:	6,000 SF
MAXIMUM S.F. LOT AREA:	14,912 SF
AVERAGE S.F. LOT AREA:	7,318 SF
MINIMUM S.F. PAD AREA:	5,846 SF
AVERAGE S.F. PAD AREA:	6,904 SF
GROSS ACREAGE:	12.42 AC
NET ACREAGE:	12.42 AC
GROSS DENSITY:	4.4 DU/AC
NET DENSITY:	4.4 DU/AC

SETBACKS

FRONT:		
	MAIN DWELLING:	20.0'
	GARAGE:	20.0'
	TURN-IN GARAGE:	15.0'
SIDE:		
	INTERIOR:	5.0'/10.0'
	CORNER:	15.0'
REAR:		
	INTERIOR:	15.0'
	CYPRESS AVENUE:	15.0'

LEGAL DESCRIPTION

THE NORTH 1/2 OF LOT 17 AND A PORTION OF LOT 32, SECTION 13, TOWNSHIP 2 SOUTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO MAP OF SUBDIVISION OF PART OF RANCHO SANTA ANA DEL CHINO, IN THE CITY OF CHINO, AS PER MAP RECORDED IN BOOK 6, PAGE 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA.

PROJECT ADDRESS

13918 CYPRESS AVENUE
CHINO, CA. 91710

ASSESSORS PARCEL NUMBERS

1021-241-02
1021-241-03
1021-251-01 (PORTION)

SHEET INDEX

SHEET	1	TITLE SHEET
SHEET	2	TECHNICAL SITE PLAN

APPLICANT/DEVELOPER

PLC COMMUNITIES
888 SAN CLEMENTE DRIVE
SUITE 200
NEWPORT BEACH, CA. 92660
PHONE: (949) 721-8200
ATTN: BILL HOLMAN

ENGINEER

MDS CONSULTING
5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA. 92606
PHONE: (949) 251-8821
CONTACT: ED LENTH

OWNER

PLC COMMUNITIES
888 SAN CLEMENTE DRIVE
SUITE 200
NEWPORT BEACH, CA. 92660
PHONE: (949) 721-8200
ATTN: BILL HOLMAN

LAND USE SUMMARY

LOTS	LAND USE	ACREAGE	PERCENT(%)
1-55	SINGLE-FAMILY RESIDENTIAL	9.23 AC	74.3%
56	OPEN SPACE / UNDERGROUND DETENTION	0.20 AC	1.6%
'A' -'C'	PUBLIC STREETS	1.79 AC	14.4%
'D'	AMSTERDAM AVENUE	1.09 AC	8.8%
'E' -'F'	OPEN SPACE	0.11 AC	0.9%
	GROSS ACREAGE	12.42 AC	100.0%

TENTATIVE TRACT NO. 20845

NUMBER OF LOTS:	TOTAL	62
	SINGLE-FAMILY RESIDENTIAL	55
	OPEN SPACE / UNDERGROUND DETENTION	1
	PUBLIC STREETS	3
	AMSTERDAM AVENUE	1
	OPEN SPACE	2
GROSS ACREAGE:	12.42	
CONTOUR INTERVAL:	2 FOOT	
SCALE:	1"=40'	
DATE:	MAY 28, 2026	

DATE:	NO.	REVISIONS

APPLICANT/DEVELOPER
PLC COMMUNITIES

ENGINEER
MDS CONSULTING
5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA 92606
(949) 251-8821
WWW.MDSCONSULTING.NET
PLANNERS ENGINEERS SURVEYORS

MDS CONSULTING
5 PETERS CANYON ROAD, SUITE 305
IRVINE, CA 92606
PHONE: (949) 251-8821
CONTACT: EDWARD J. LENTH

5-28-2026
EDWARD J. LENTH RCE 052496

REGISTERED PROFESSIONAL ENGINEER
EDWARD J. LENTH
No. 52496
CIVIL
STATE OF CALIFORNIA

VESTING TENTATIVE TRACT MAP NO. 20845
EAST CHINO SPECIFIC PLAN
NEIGHBORHOOD 3 / SUBAREA C
TECHNICAL SITE PLAN
CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
SHEET 1 OF 2

TECHNICAL SITE PLAN - VTTM 20845

I:\37642\PLANNING\Plans\SITE\37642-SITE-01.dwg 5/28/26

PROPOSED VARIABLE WIDTH STORM DRAIN EASEMENT IN FAVOR OF THE CITY OF CHINO

PROPOSED 16' RECIPROCAL ACCESS EASEMENT

PROPOSED LIMIT USE AREA EASEMENT

COMMUNITY SIDEWALK PATH

PROPOSED 16' RECIPROCAL ACCESS EASEMENT

PROPOSED 20' PASEO EASEMENT

PROPOSED VARIABLE WIDTH H.O.A. LANDSCAPE EASEMENT

EXISTING DRIVEWAYS

PROPOSED 5' H.O.A. LANDSCAPE EASEMENT

EXISTING STREET IMPROVEMENTS

EXISTING CATCH BASIN

PROPOSED 10' DRIVEWAY APPROACH

PROPOSED REALIGNED DRIVEWAY

PROPOSED 5' H.O.A. LANDSCAPE EASEMENT

PROPOSED 3' L.L.M.D. LANDSCAPE EASEMENT FOR LOT 2 AND 5

PROPOSED 3' L.L.M.D. LANDSCAPE EASEMENT FOR LOT 8

EXISTING 3 FEET OF CYPRESS AVENUE RIGHT-OF-WAY TO BE VACATED WITHIN TRACT BOUNDARY

VESTING TENTATIVE TRACT MAP NO. 20845

EAST CHINO SPECIFIC PLAN

NEIGHBORHOOD 3 / SUBAREA C

TECHNICAL SITE PLAN

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

SHEET 2 OF 2

DATE:	NO.	REVISIONS

APPLICANT/DEVELOPER

PLC COMMUNITIES

ENGINEER

MDS CONSULTING
5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA 92606
(949) 251-8821
WWW.MDSCONSULTING.NET
PLANNERS ENGINEERS SURVEYORS

40 0 10 20 40 80
(IN FEET)
1 inch = 40 ft.

TECHNICAL SITE PLAN - VTTM 20845



PLAN 3
ITALIAN

PLAN 1
RANCH

PLAN 2
ITALIAN

PLAN 3
FARMHOUSE

PLAN 1
SPANISH

FRONT ELEVATIONS



PLAN 1
SPANISH

PLAN 3
FARMHOUSE

PLAN 2
ITALIAN

PLAN 1
RANCH

PLAN 3
ITALIAN

ELEVATION ALONG CYPRESS AVENUE



PLAN 1
RANCH

PLAN 3
ITALIAN

PLAN 2
SPANISH

PLAN 1
SPANISH

LOT 36 TO 39 SIDE ELEVATIONS

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STREET SCENES

CYPRESS AVENUE

Chino , California

0 4 8 16

987.25205

05.28.26

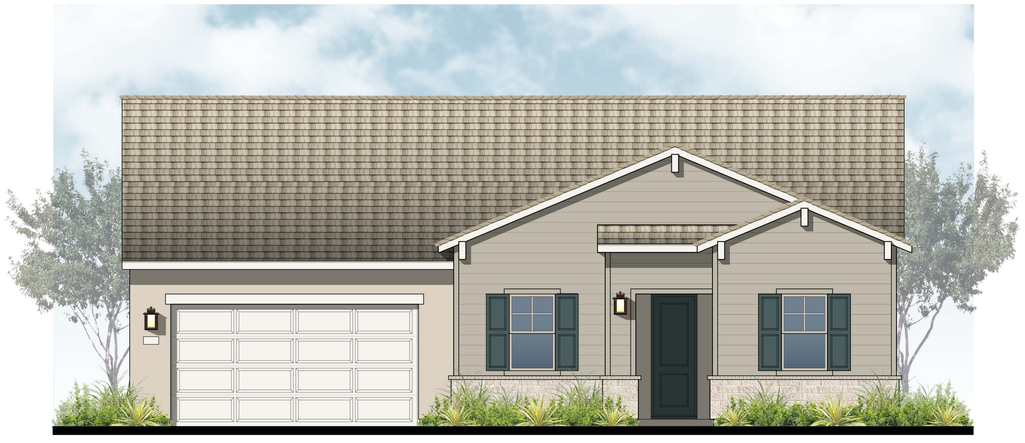
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SPANISH



FARMHOUSE



RANCH

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PLAN 1
Front Elevations

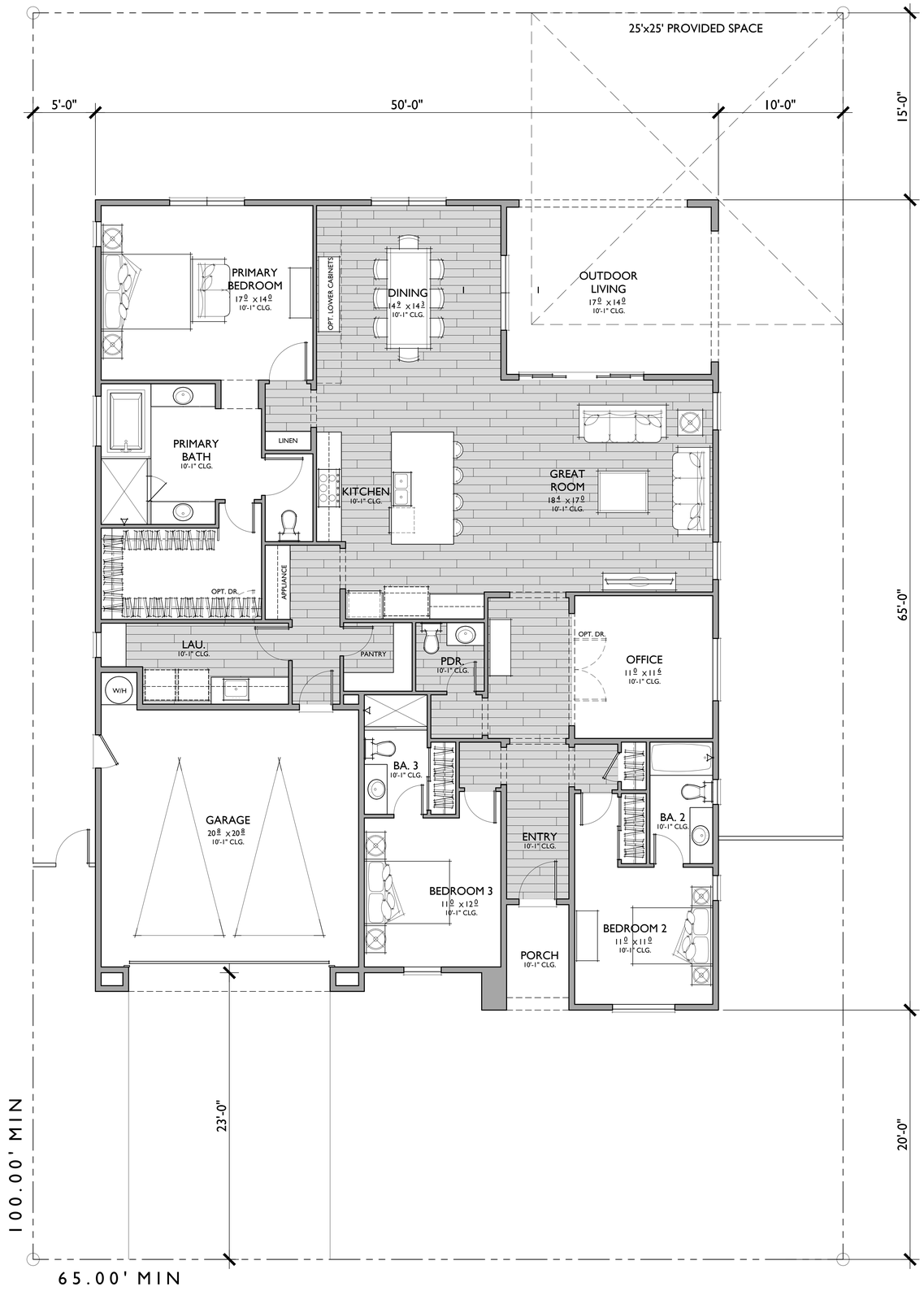
CYPRESS AVENUE
Chino , California

0 2 4 8

987.25205

05.28.26

PLC COMMUNITIES



PLAN 1

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

TOTAL LIVING	**2,568 SQ. FT.**
2 - CAR GARAGE	442 SQ. FT.
OUTDOOR LIVING	246 SQ. FT.
PORCH	47 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1

Reflects Spanish Elevation

CYPRESS AVENUE

Chino , California

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PLC COMMUNITIES



REAR



FRONT

SPANISH - A

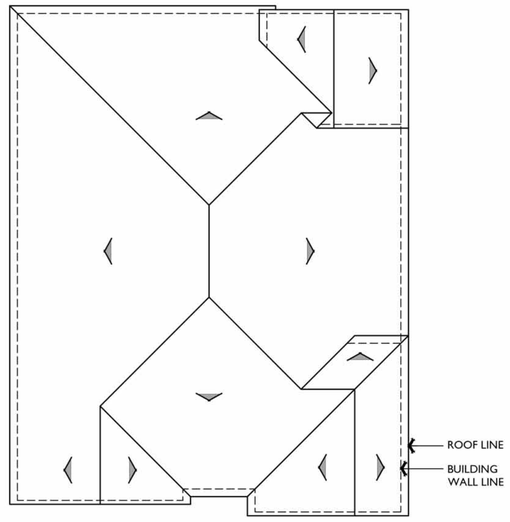
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN A

1/8"=1'-0"

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN I
Spanish Elevation

CYPRESS AVENUE
Chino , California

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05.28.26

PLC COMMUNITIES



REAR

LOT 1, 10, 36, 40

1/4"=1'-0"



LEFT

LOT 36

1/4"=1'-0"



RIGHT

LOT 1, 35, 40, 48

1/4"=1'-0"

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PLAN 1

Spanish Elevation (Enhanced)

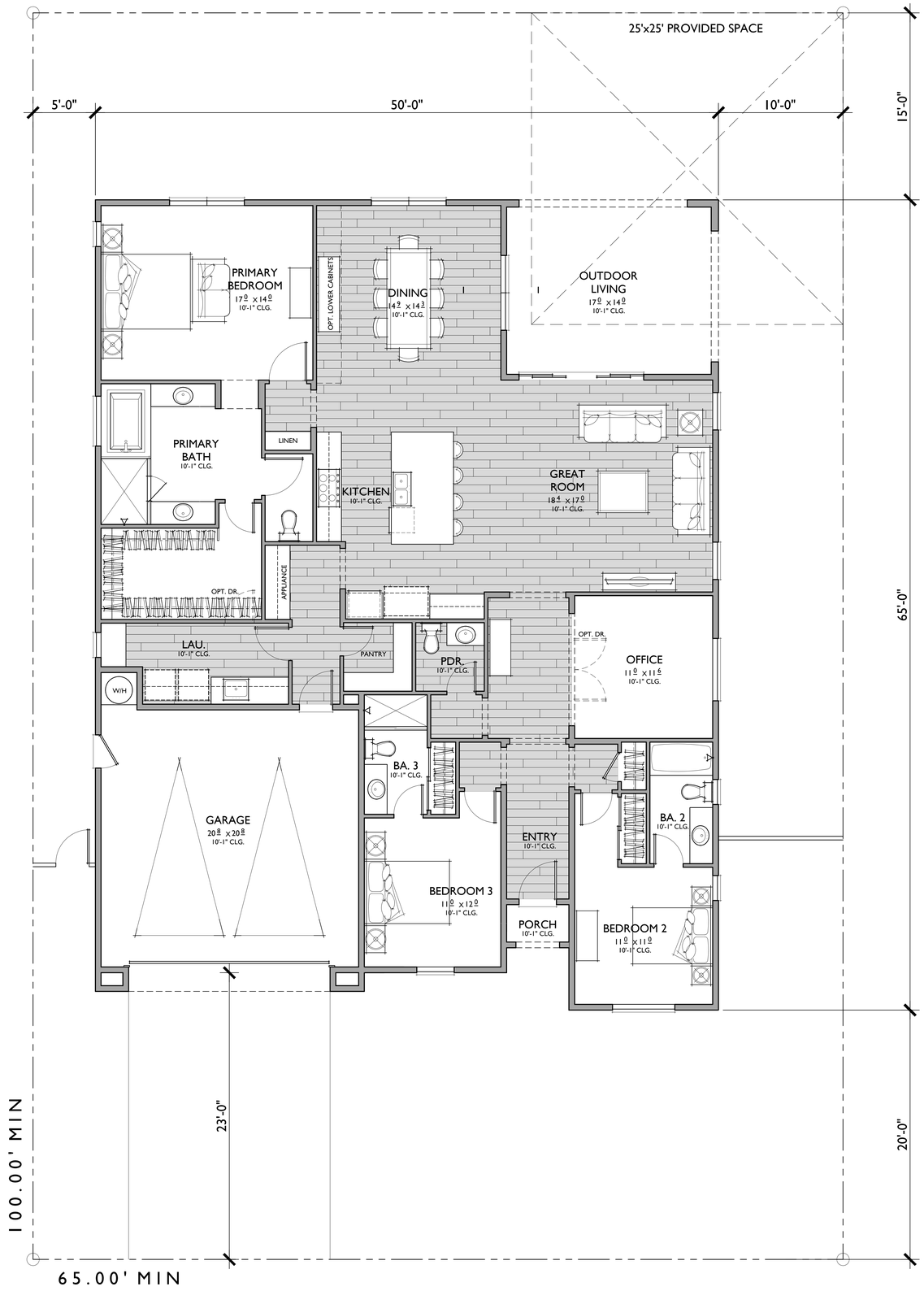
CYPRESS AVENUE

Chino , California

987.25205

05.28.26

PLC COMMUNITIES



PLAN 1

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

TOTAL LIVING	**2,568 SQ. FT.**
2 - CAR GARAGE	442 SQ. FT.
OUTDOOR LIVING	246 SQ. FT.
PORCH	47 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1
Reflects Farmhouse Elevation

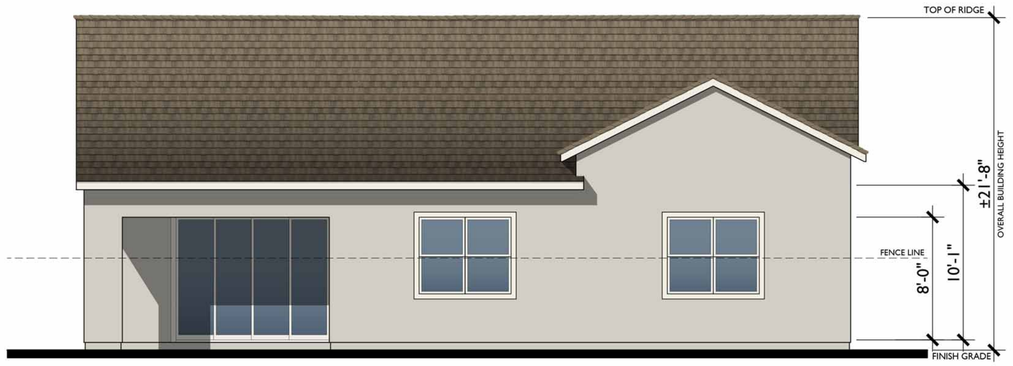
CYPRESS AVENUE
Chino , California

0 2 4 8

987.25205

05.28.26

PLC COMMUNITIES



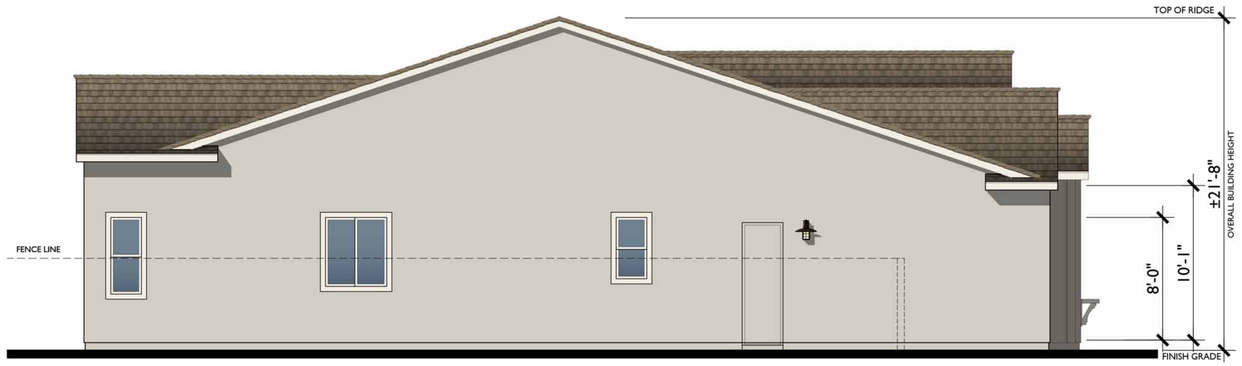
REAR



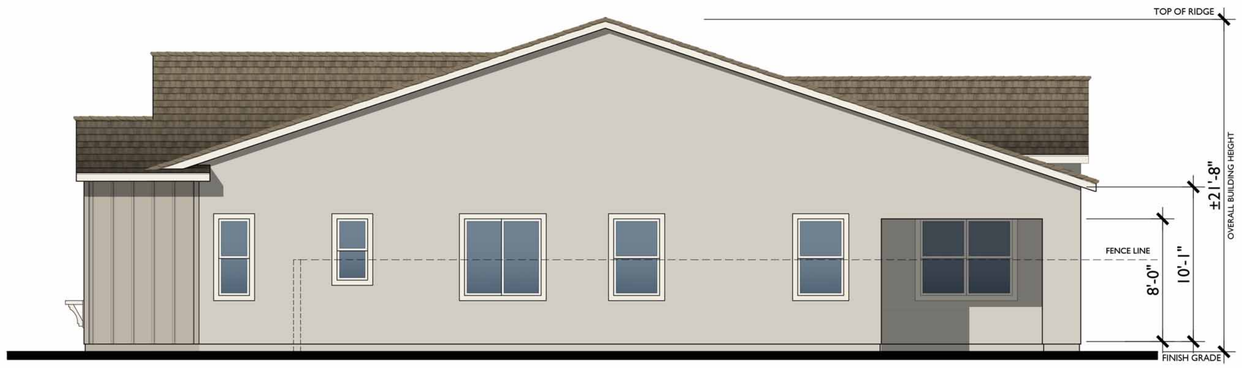
FRONT

FARMHOUSE - B

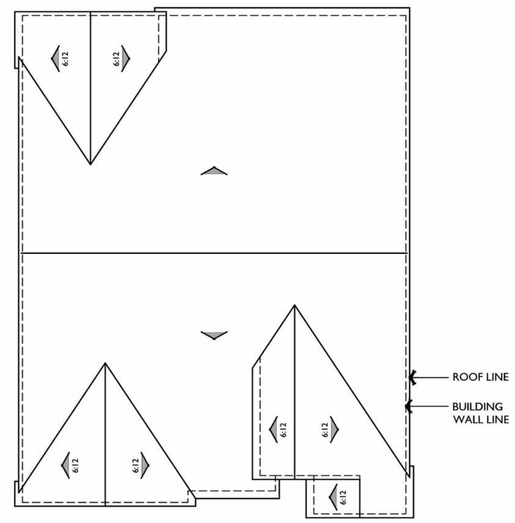
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN B

1/8"=1'-0"

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

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PLAN 1
Farmhouse Elevation

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Chino , California

0 2 4 8

987.25205

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PLC COMMUNITIES



RIGHT

LOT 55

1/4"=1'-0"

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PLAN I

Farmhouse Elevation (Enhanced)

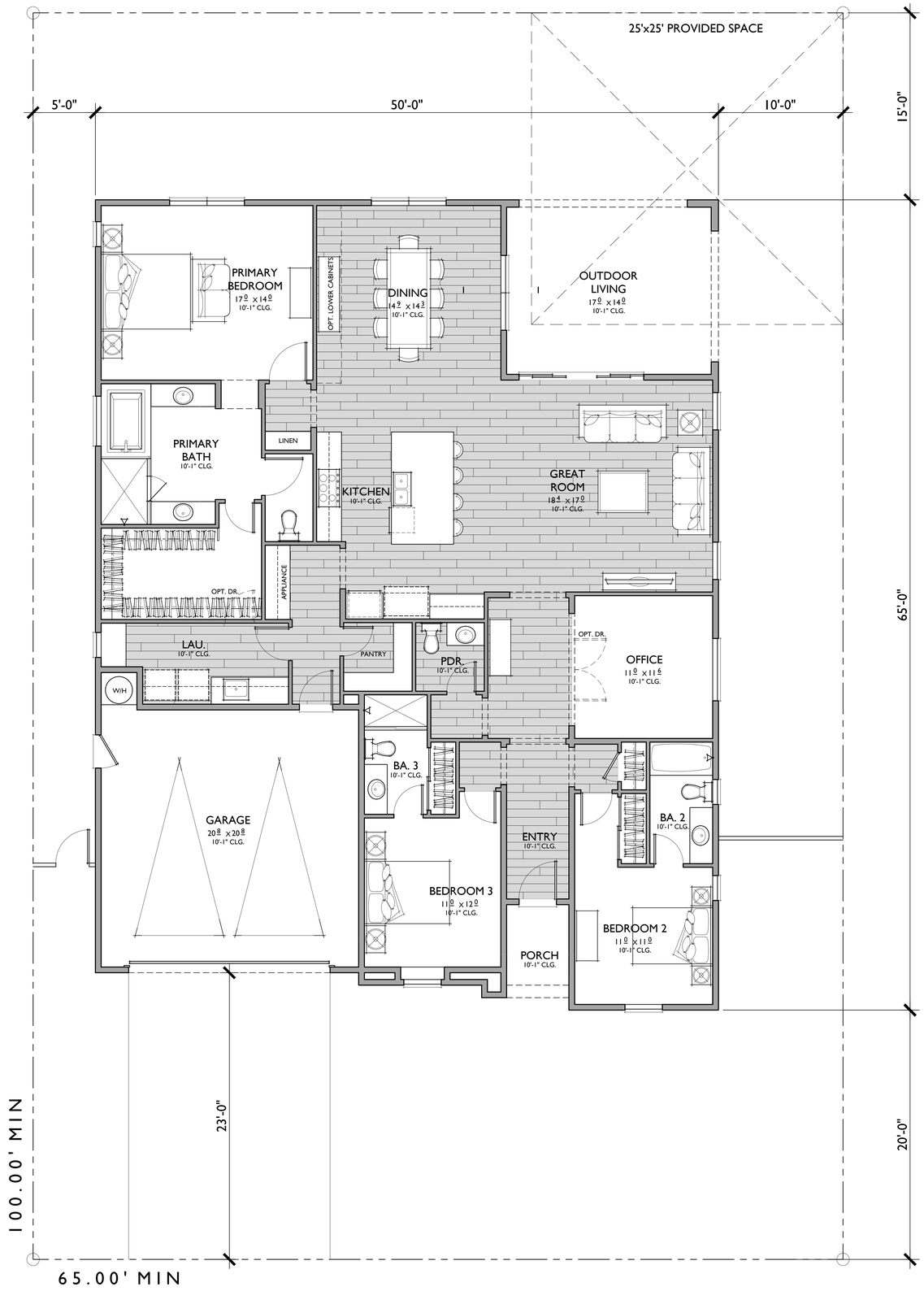
CYPRESS AVENUE

Chino , California

987.25205

05.28.26

PLC COMMUNITIES



PLAN 1

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

TOTAL LIVING	**2,568 SQ. FT.**
2 - CAR GARAGE	442 SQ. FT.
OUTDOOR LIVING	246 SQ. FT.
PORCH	47 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1
Reflects Ranch Elevation

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Chino , California

0 2 4 8

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PLC COMMUNITIES



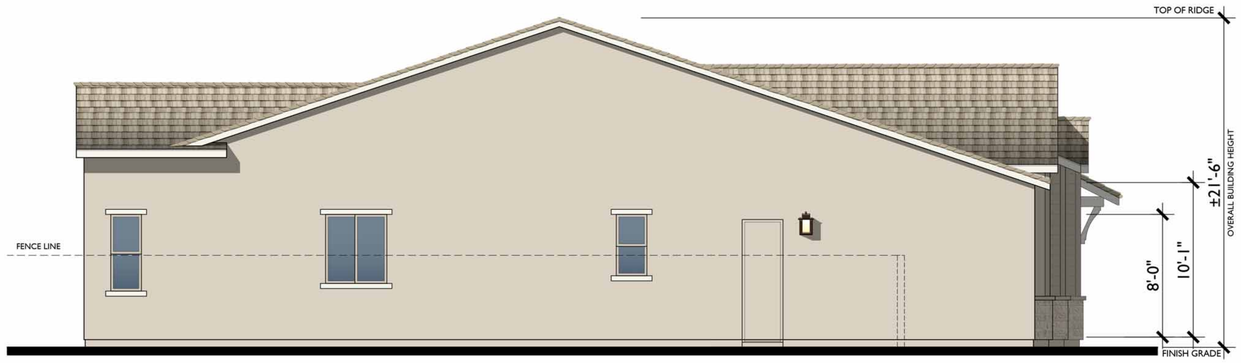
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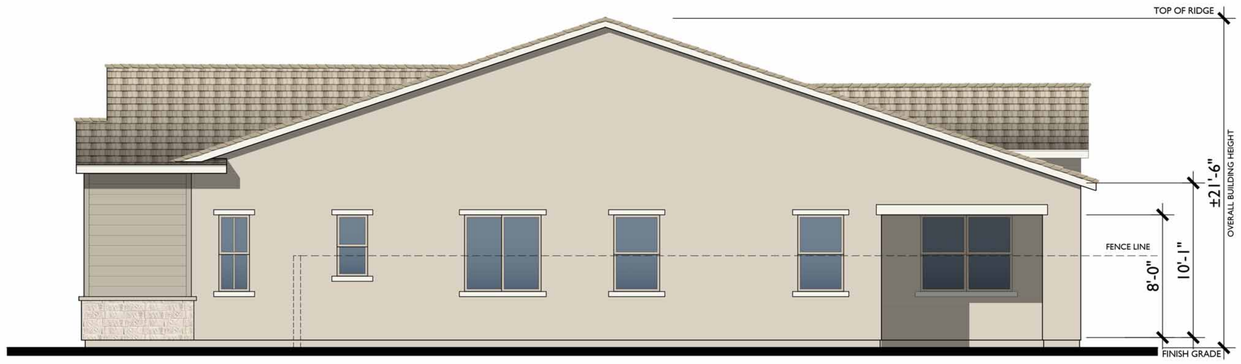
FRONT

RANCH - D

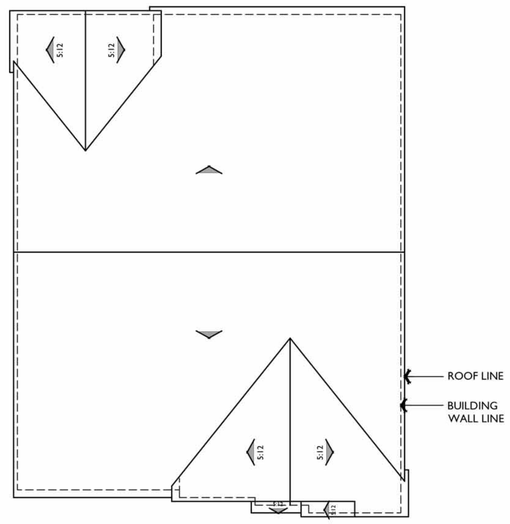
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN D

1/8"=1'-0"

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

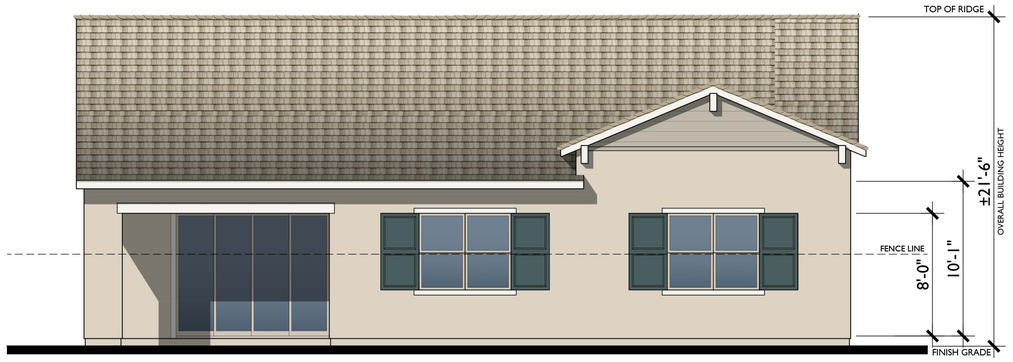
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PLAN I
Ranch Elevation
CYPRESS AVENUE
Chino , California

987.25205

05.28.26

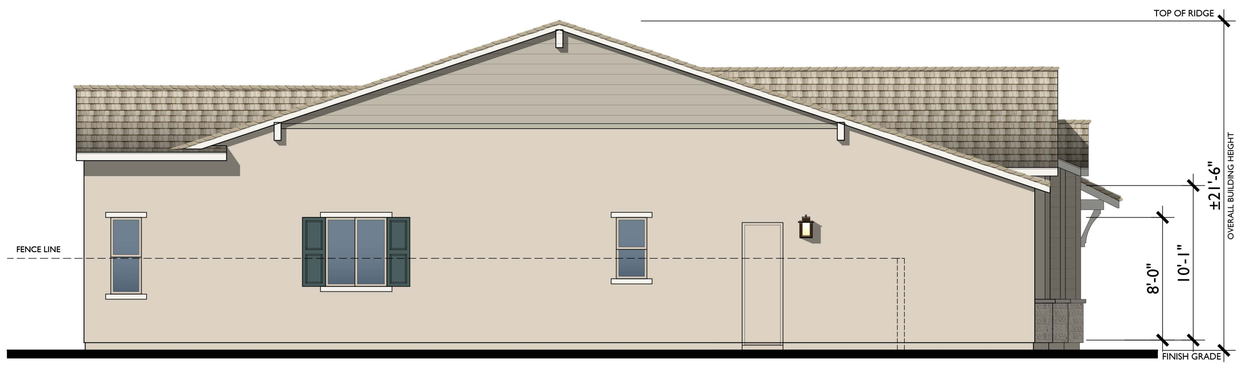
PLC COMMUNITIES



REAR

LOT 4, 25, 39

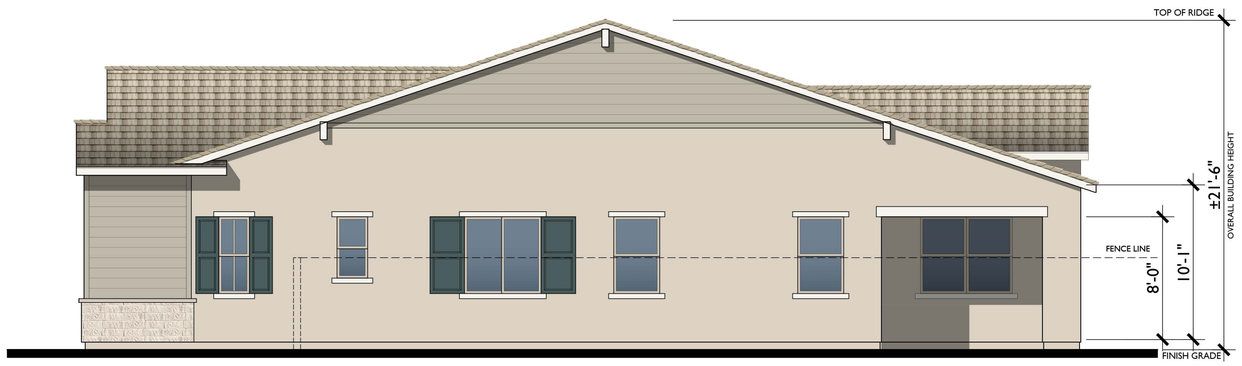
1/4"=1'-0"



LEFT

LOT 39

1/4"=1'-0"



RIGHT

LOT 25, 47

1/4"=1'-0"

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PLAN 1

Ranch Elevation (Enhanced)

CYPRESS AVENUE

Chino , California

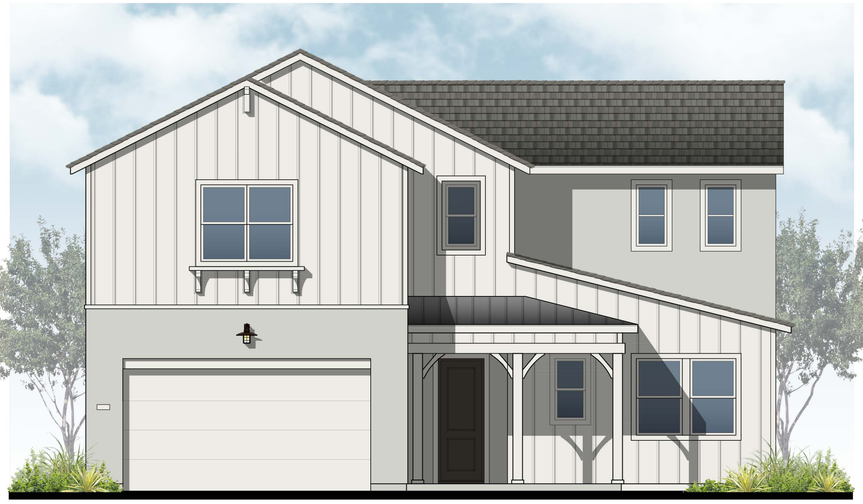
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PLC COMMUNITIES



SPANISH



FARMHOUSE

ITALIAN

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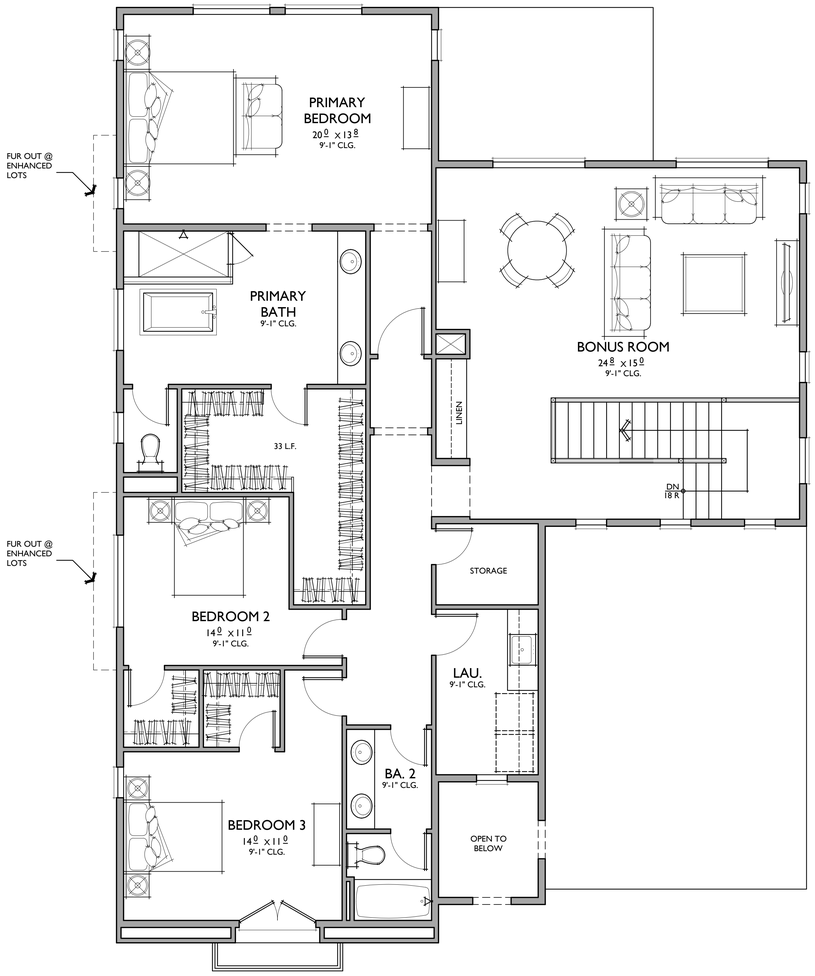
PLAN 2
Front Elevations

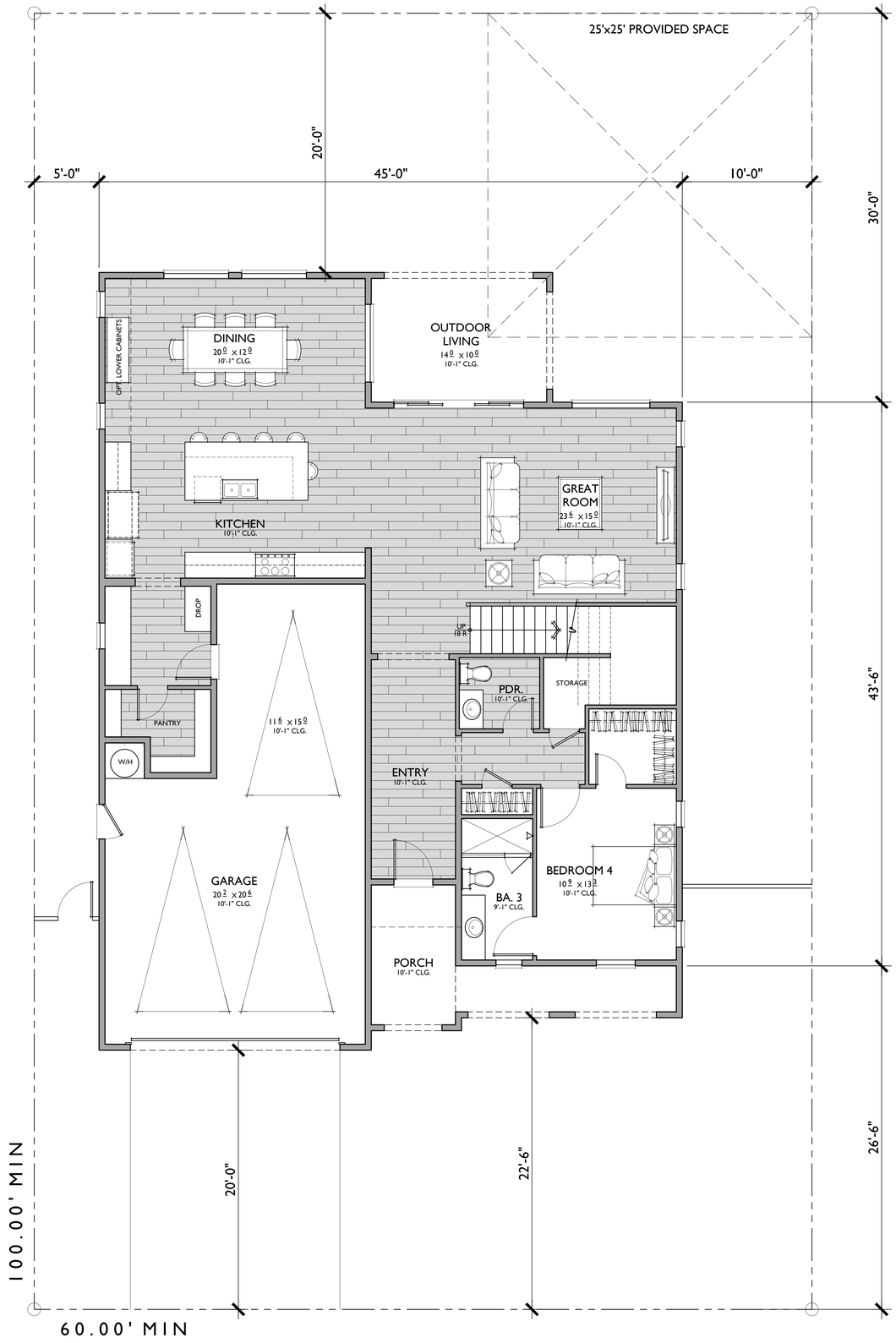
CYPRESS AVENUE
Chino , California

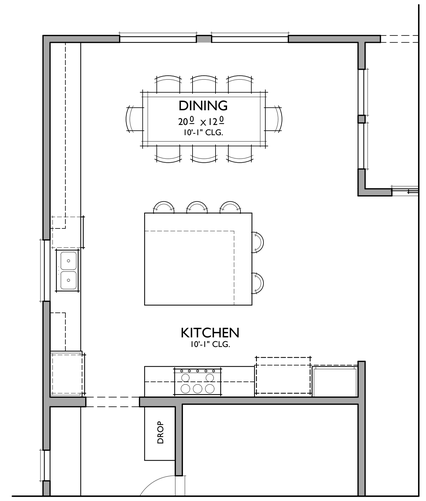
987.25205

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PLC COMMUNITIES







ALT. KITCHEN

IN LIEU OF KITCHEN

PLAN 2

4 BEDROOMS / 3.5 BATHS + BONUS ROOM
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,646 SQ. FT.
2ND FLOOR	1,852 SQ. FT.
TOTAL LIVING	**3,498 SQ. FT.**
2 - CAR GARAGE	618 SQ. FT.
OUTDOOR LIVING	140 SQ. FT.
PORCH	144 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2

Reflects Spanish Elevation

CYPRESS AVENUE

Chino , California

0 2 4 8

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PLC COMMUNITIES



REAR



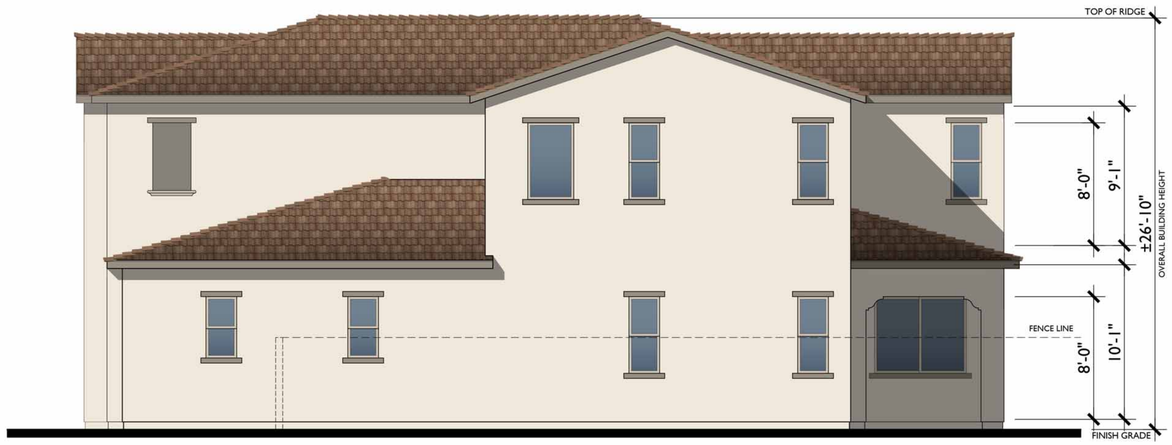
FRONT

SPANISH - A

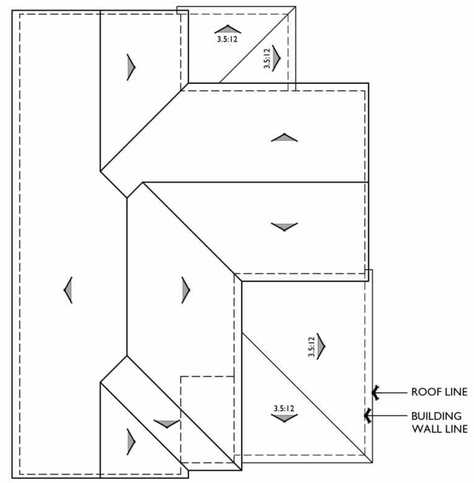
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN

A

1/8"=1'-0"

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN 2
Spanish Elevation

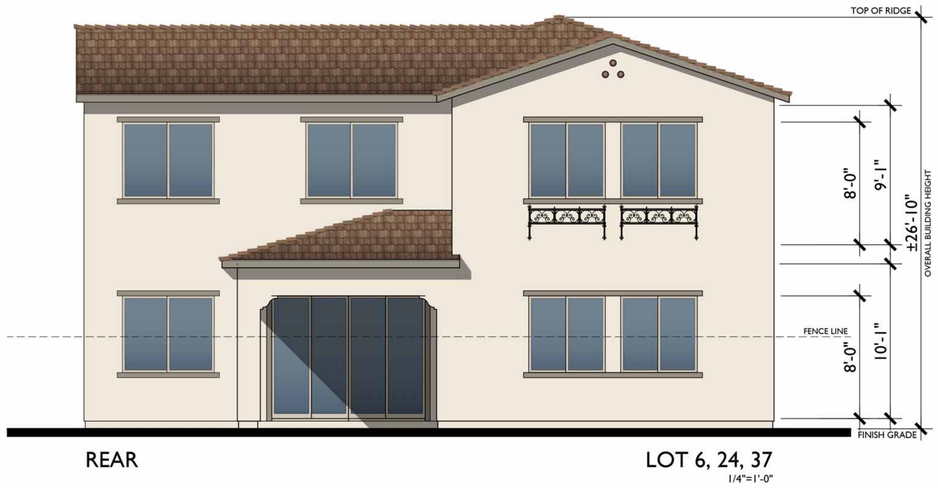
CYPRESS AVENUE

Chino , California

987.25205

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PLC COMMUNITIES

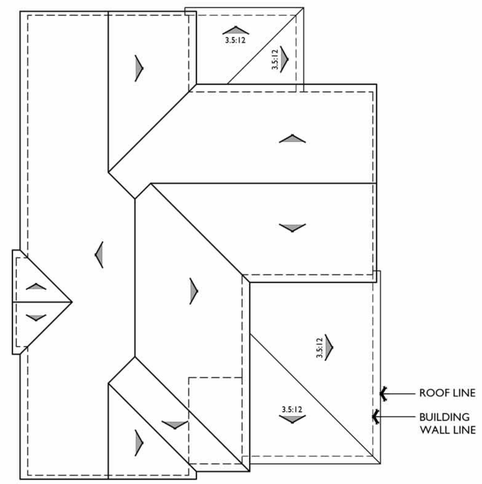


REAR LOT 6, 24, 37

1/4"=1'-0"



LEFT LOT 37



ROOF PLAN A (ENHANCED)

1/8"=1'-0"

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

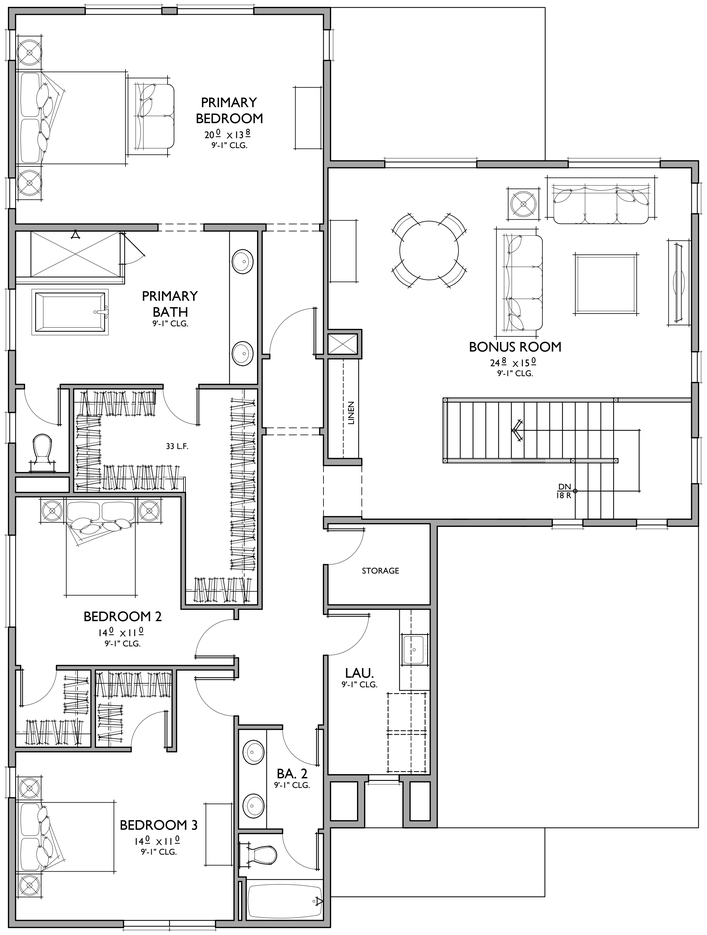
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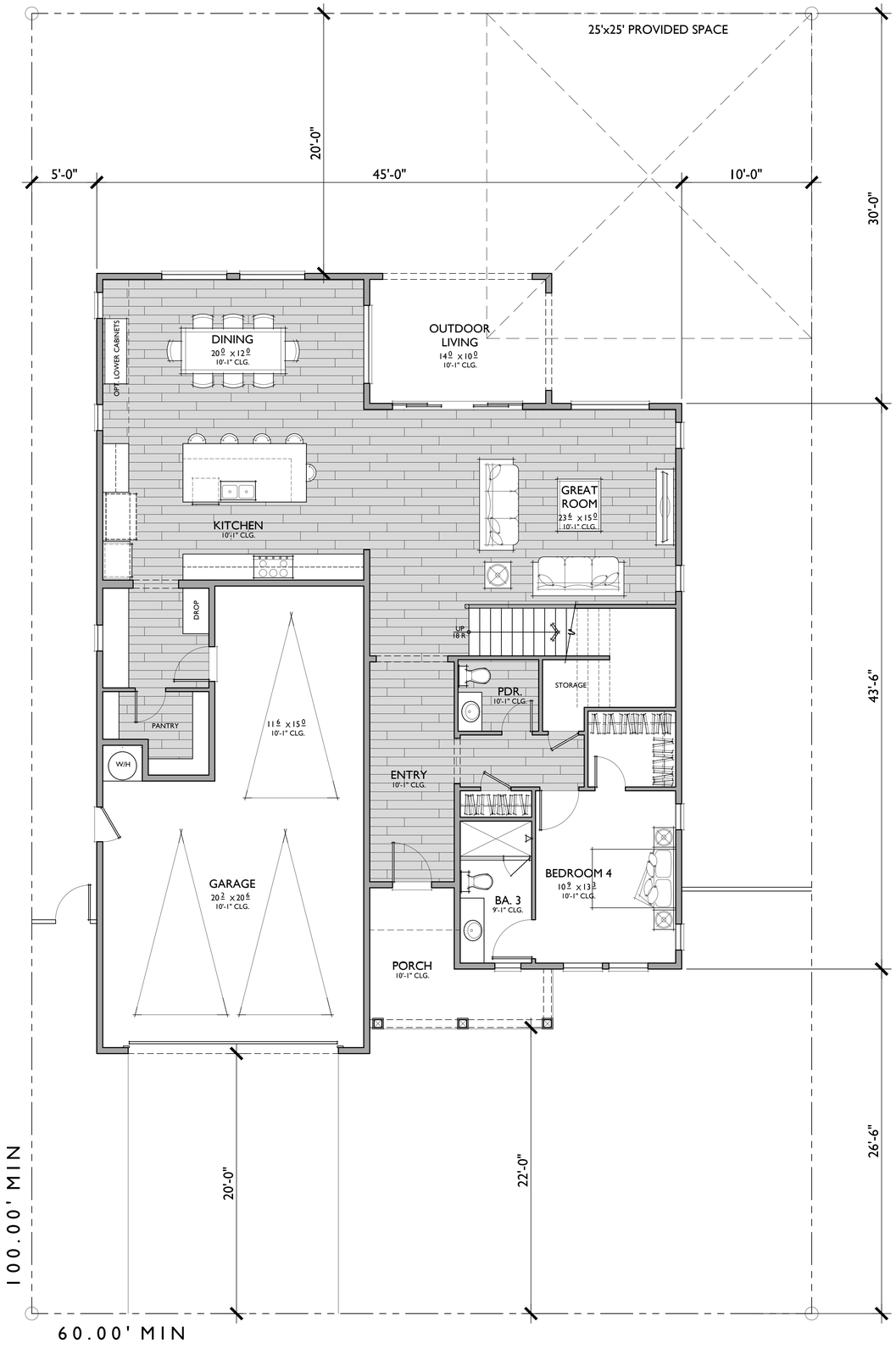
PLAN 2
Spanish Elevation (Enhanced)
CYPRESS AVENUE
Chino , California

987.25205

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PLC COMMUNITIES





PLAN 2

4 BEDROOMS / 3.5 BATHS + BONUS ROOM
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,646 SQ. FT.
2ND FLOOR	1,852 SQ. FT.
TOTAL LIVING	**3,498 SQ. FT.**
2 - CAR GARAGE	618 SQ. FT.
OUTDOOR LIVING	140 SQ. FT.
PORCH	144 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2
Reflects Farmhouse Elevation

CYPRESS AVENUE
Chino , California

0 2 4 8

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PLC COMMUNITIES



REAR



FRONT

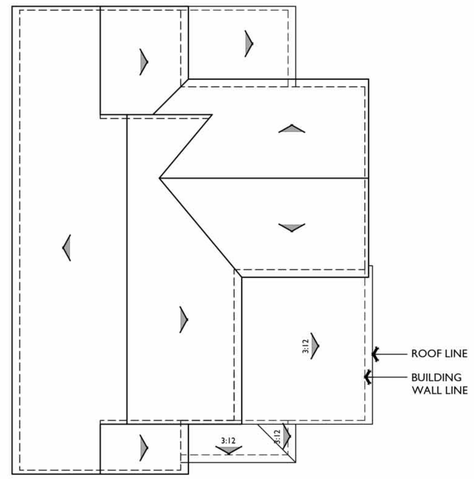
FARMHOUSE - B



LEFT



RIGHT



ROOF PLAN B

1/8"=1'-0"

PITCH: 6:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

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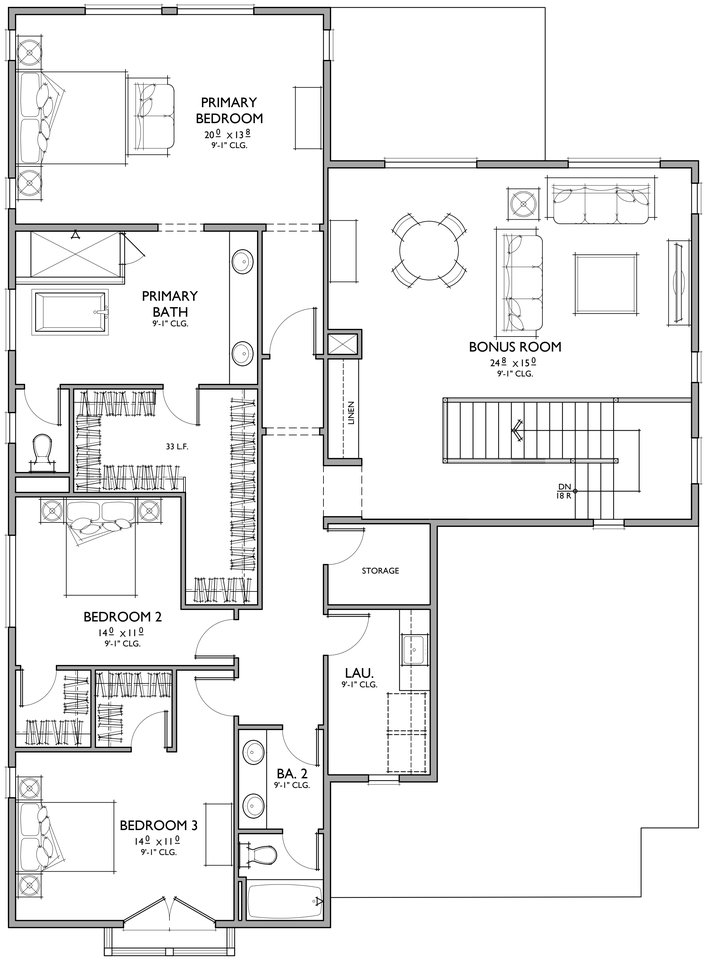
PLAN 2
Farmhouse Elevation

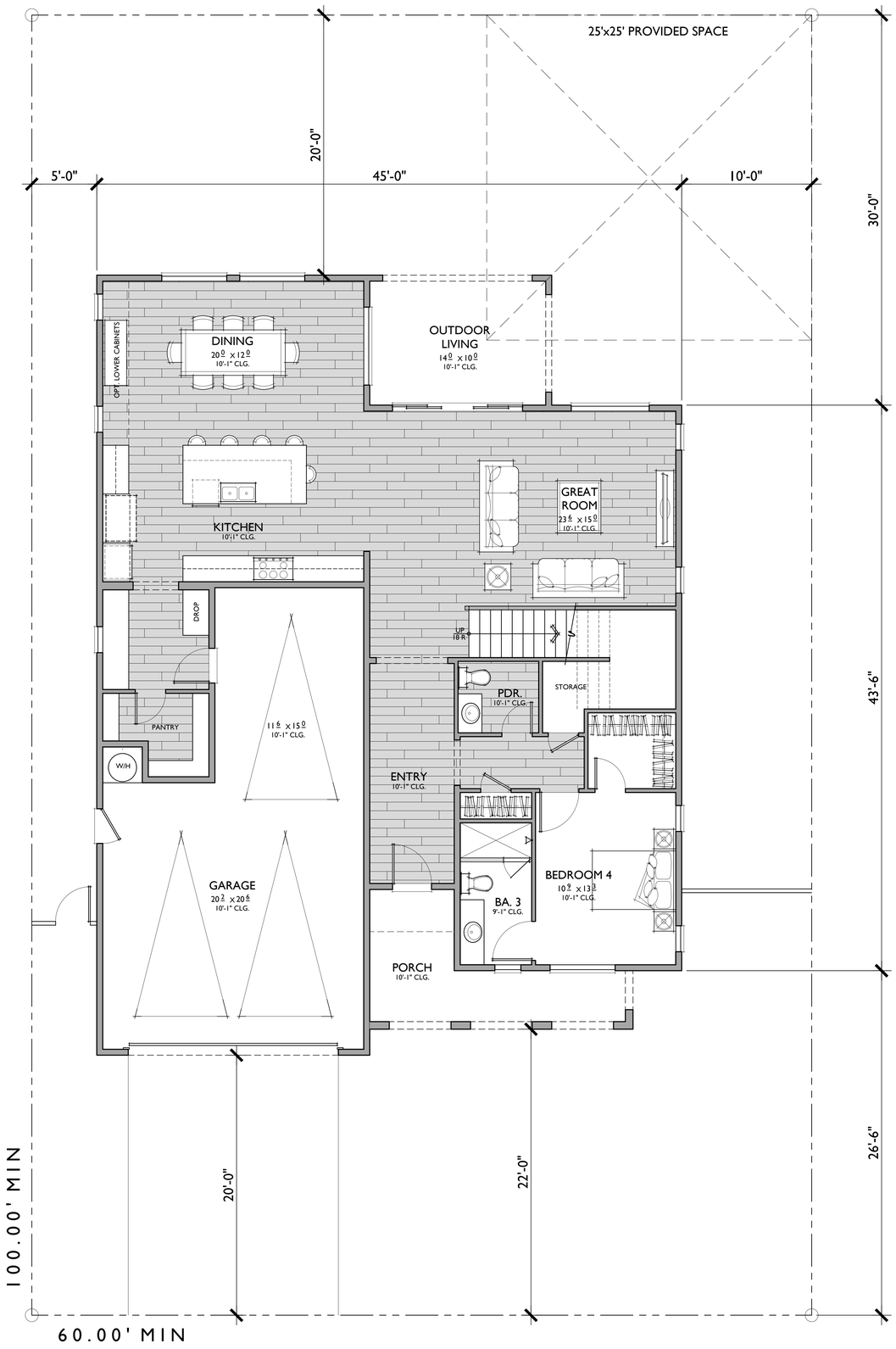
CYPRESS AVENUE
Chino , California

987.25205

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PLC COMMUNITIES





PLAN 2

4 BEDROOMS / 3.5 BATHS + BONUS ROOM
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,646 SQ. FT.
2ND FLOOR	1,852 SQ. FT.
TOTAL LIVING	**3,498 SQ. FT.**
2 - CAR GARAGE	618 SQ. FT.
OUTDOOR LIVING	140 SQ. FT.
PORCH	144 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2
Reflects Italian Elevation

CYPRESS AVENUE
Chino , California

0 2 4 8

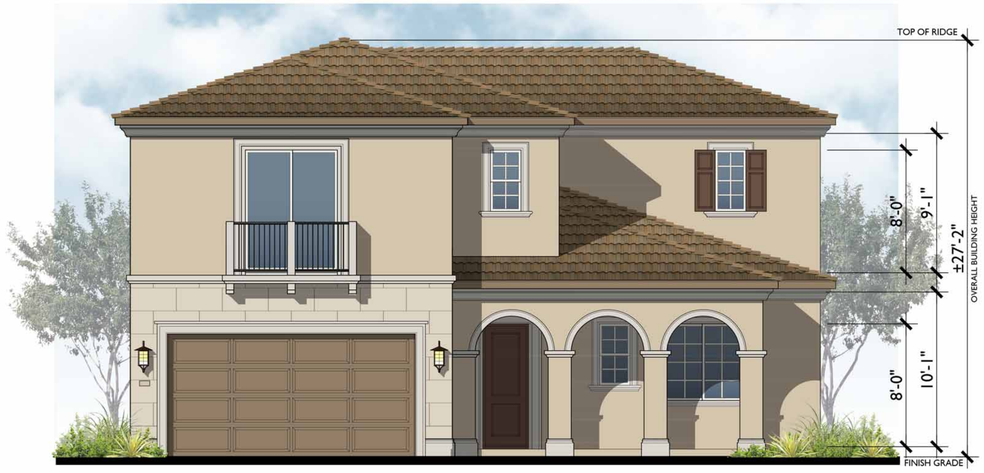
987.25205

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PLC COMMUNITIES



REAR



FRONT

ITALIAN - C

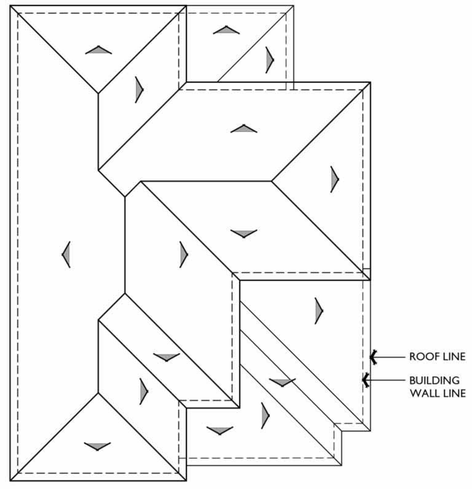
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN C

1/8"=1'-0"

PITCH: 4:12
RAKE: N/A
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN 2
Italian Elevation

CYPRESS AVENUE
Chino , California

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PLC COMMUNITIES



REAR

LOT 3, 8

1/4"=1'-0"

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PLAN 2

Italian Elevation (Enhanced)

CYPRESS AVENUE

Chino , California

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PLC COMMUNITIES



SPANISH



FARMHOUSE



ITALIAN

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PLAN 3
Front Elevations

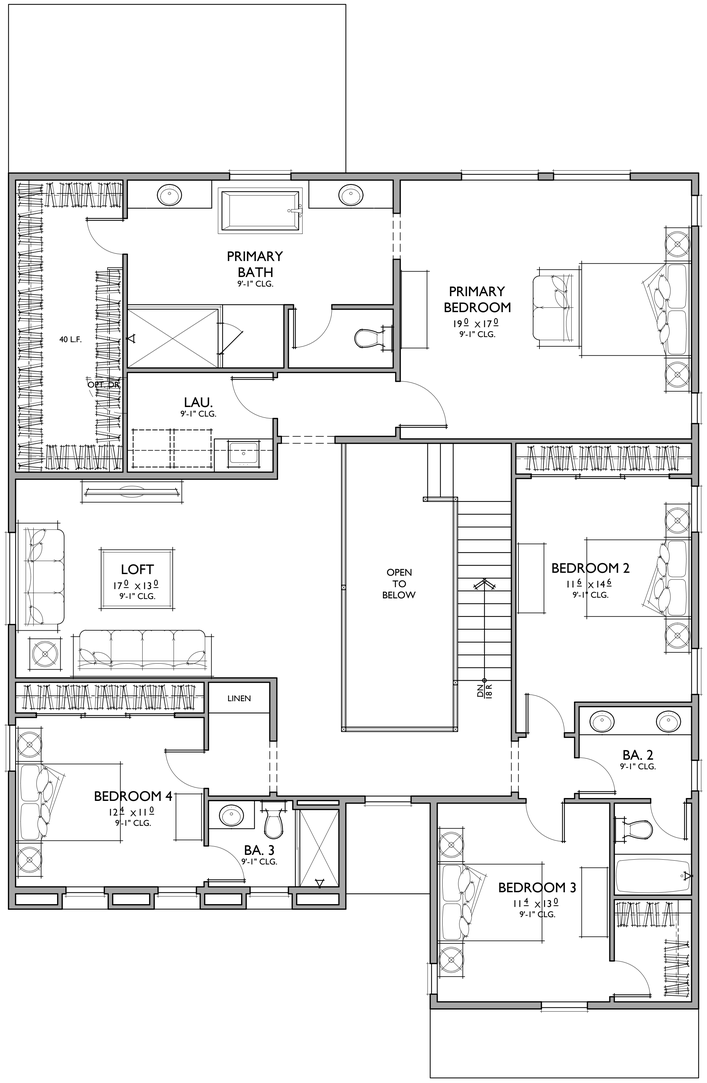
CYPRESS AVENUE
Chino , California

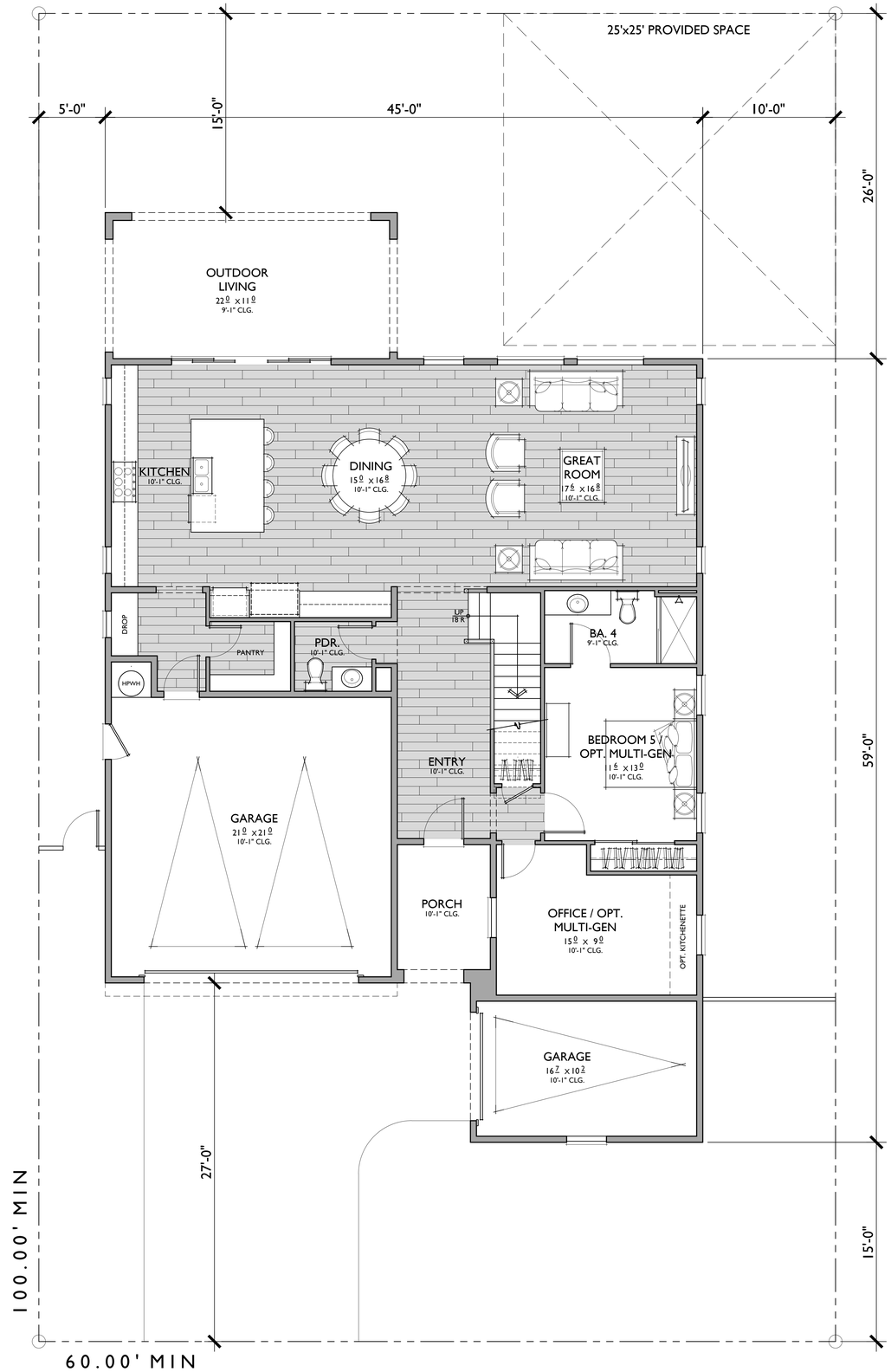
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PLC COMMUNITIES





PLAN 3

5 BEDROOMS / 4.5 BATHS + OFFICE / LOFT
3 - BAY GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,587 SQ. FT.
2ND FLOOR	2,025 SQ. FT.
TOTAL LIVING	**3,612 SQ. FT.**
3 - BAY GARAGE	663 SQ. FT.
OUTDOOR LIVING	242 SQ. FT.
PORCH	73 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3
Reflects Spanish Elevation

CYPRESS AVENUE
Chino , California

0 2 4 8

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PLC COMMUNITIES



REAR



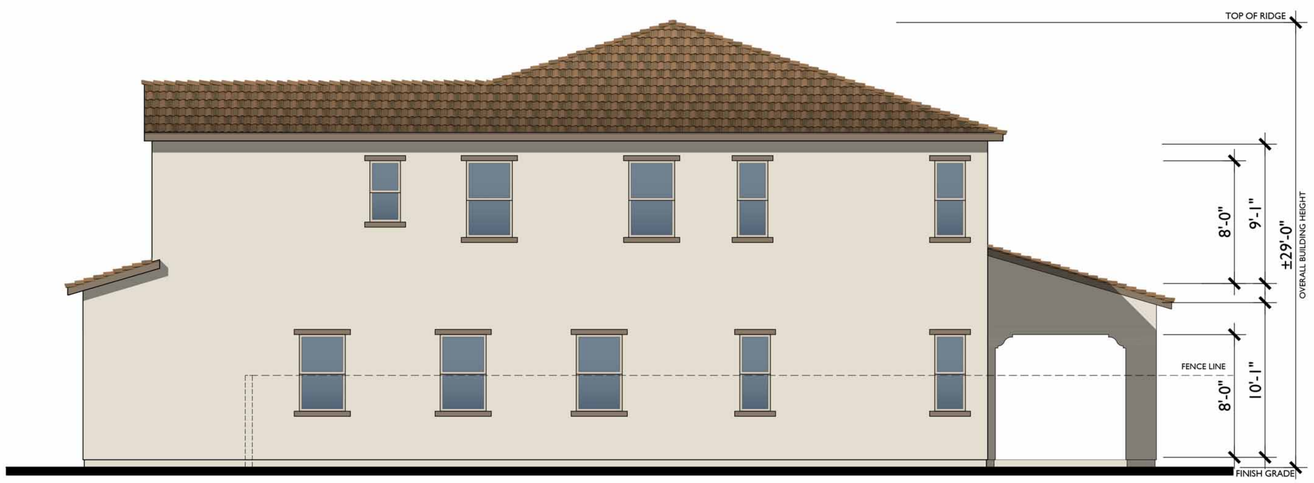
FRONT

SPANISH - A

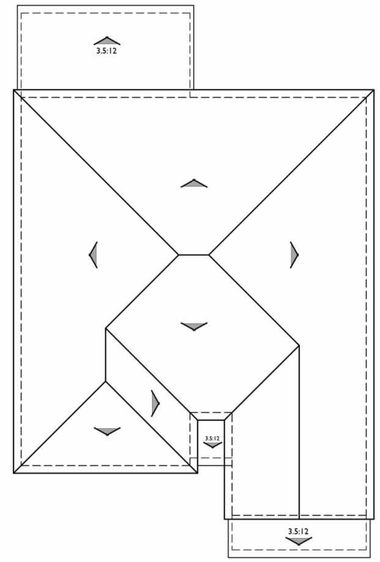
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN A

1/8"=1'-0"

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN 3
Spanish Elevation

CYPRESS AVENUE
Chino , California

987.25205

05.28.26

PLC COMMUNITIES



REAR

LOT 7

1/4"=1'-0"

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PLAN 3

Spanish Elevation (Enhanced)

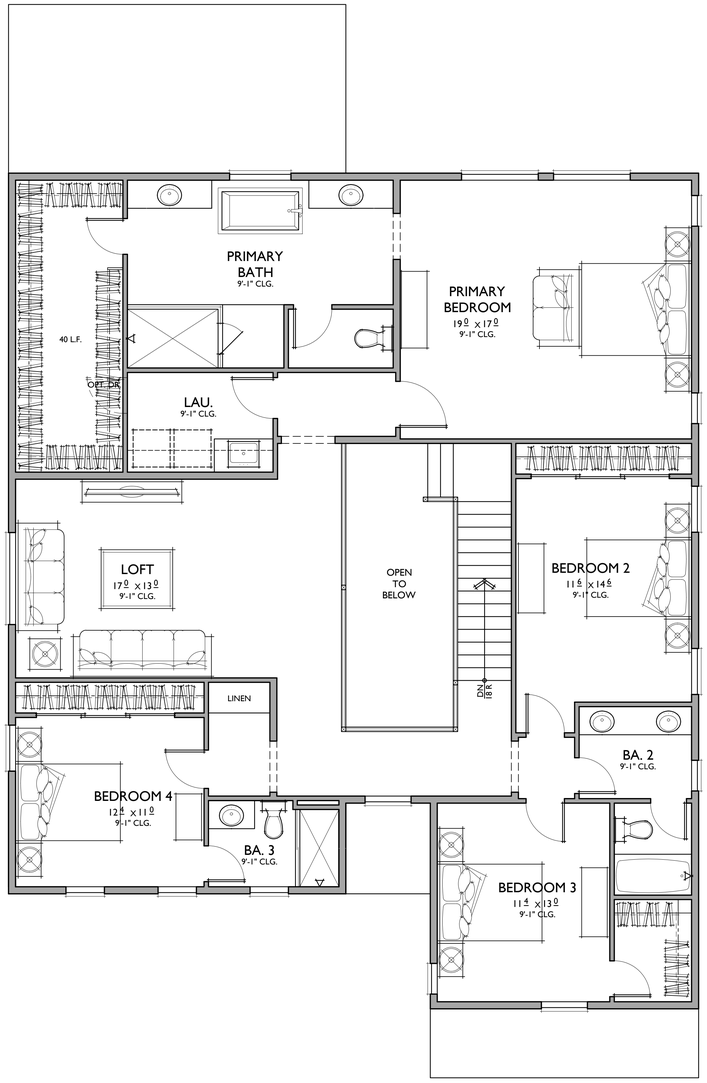
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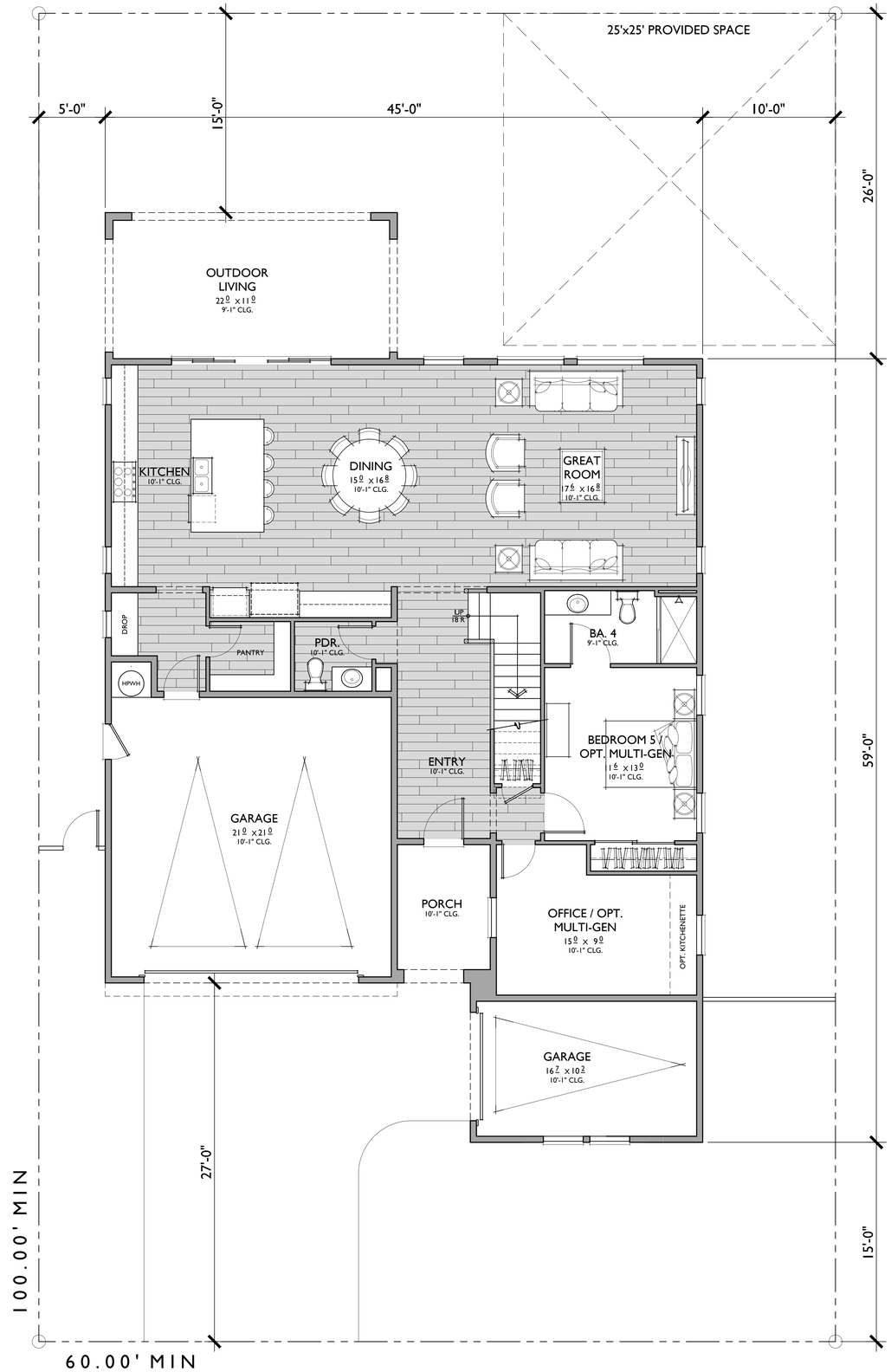
Chino , California

987.25205

02.26.26

PLC COMMUNITIES





PLAN 3

5 BEDROOMS / 4.5 BATHS + OFFICE / LOFT
3 - BAY GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,587 SQ. FT.
2ND FLOOR	2,025 SQ. FT.
TOTAL LIVING	**3,612 SQ. FT.**
3 - BAY GARAGE	663 SQ. FT.
OUTDOOR LIVING	242 SQ. FT.
PORCH	73 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3
Reflects Farmhouse Elevation

CYPRESS AVENUE
Chino , California

0 2 4 8

987.25205

05.28.26

PLC COMMUNITIES



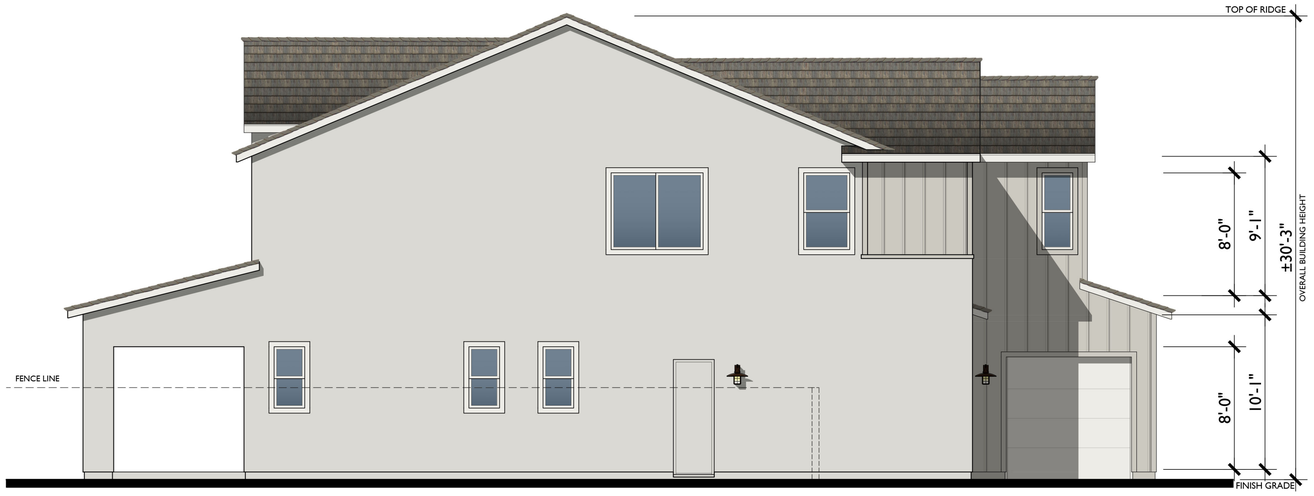
REAR



FRONT

FARMHOUSE - B

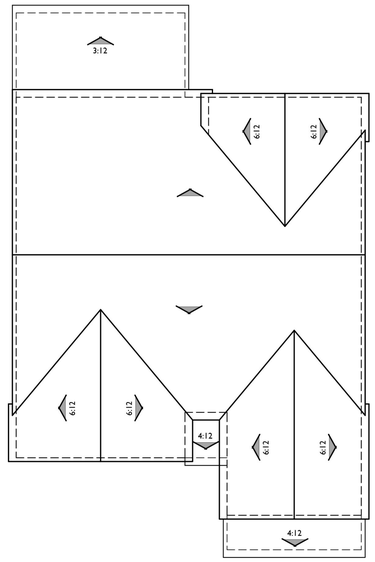
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN B

1/8"=1'-0"

PITCH: 5:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

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PLAN 3
Farmhouse Elevation

CYPRESS AVENUE
Chino , California

987.25205

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PLC COMMUNITIES



REAR

LOT 2, 9

1/4"=1'-0"

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PLAN 3

Farmhouse Elevation (Enhanced)

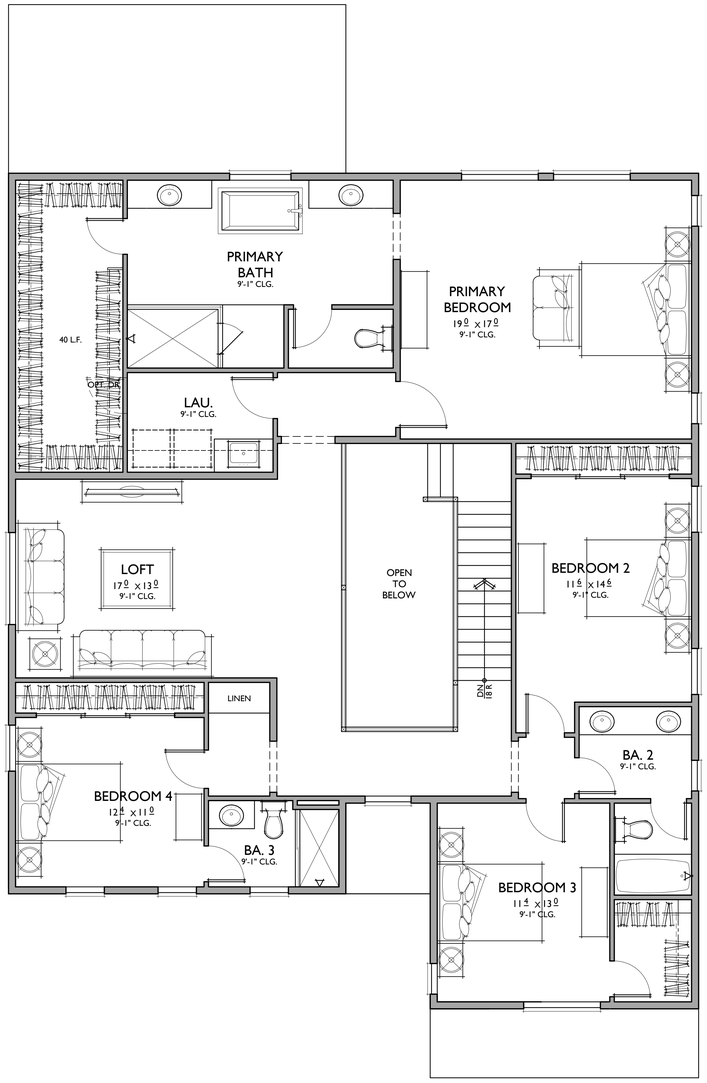
CYPRESS AVENUE

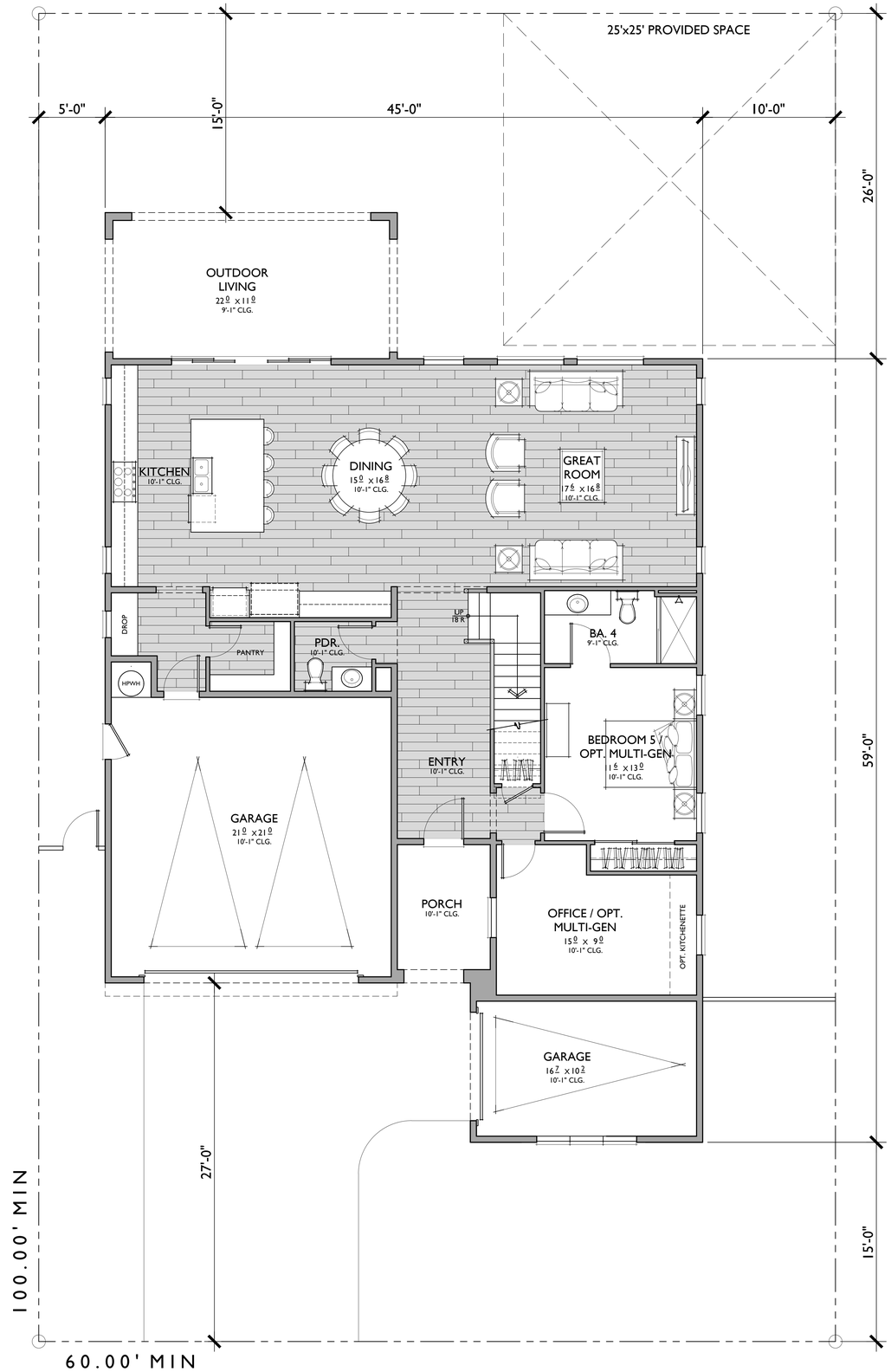
Chino , California

987.25205

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PLC COMMUNITIES





PLAN 3

5 BEDROOMS / 4.5 BATHS + OFFICE / LOFT
3 - BAY GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,587 SQ. FT.
2ND FLOOR	2,025 SQ. FT.
TOTAL LIVING	**3,612 SQ. FT.**
3 - BAY GARAGE	663 SQ. FT.
OUTDOOR LIVING	242 SQ. FT.
PORCH	73 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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Irvine, CA USA 92617
tel. +1 949 553 9100
fax +1 949 553 0548

PLAN 3
Reflects Italian Elevation

CYPRESS AVENUE
Chino , California

0 2 4 8

987.25205

05.28.26

PLC COMMUNITIES



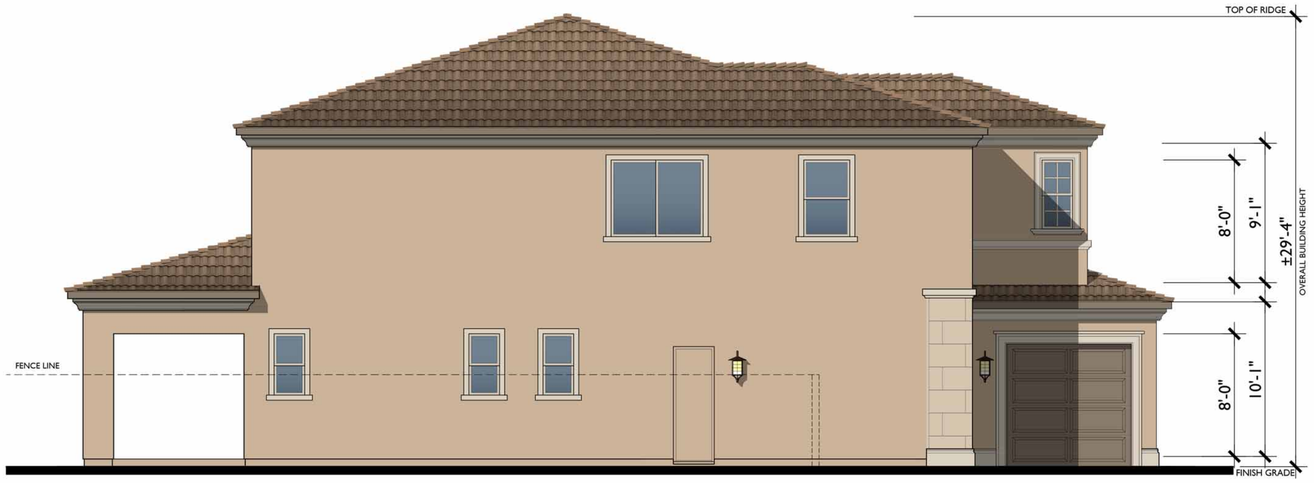
REAR



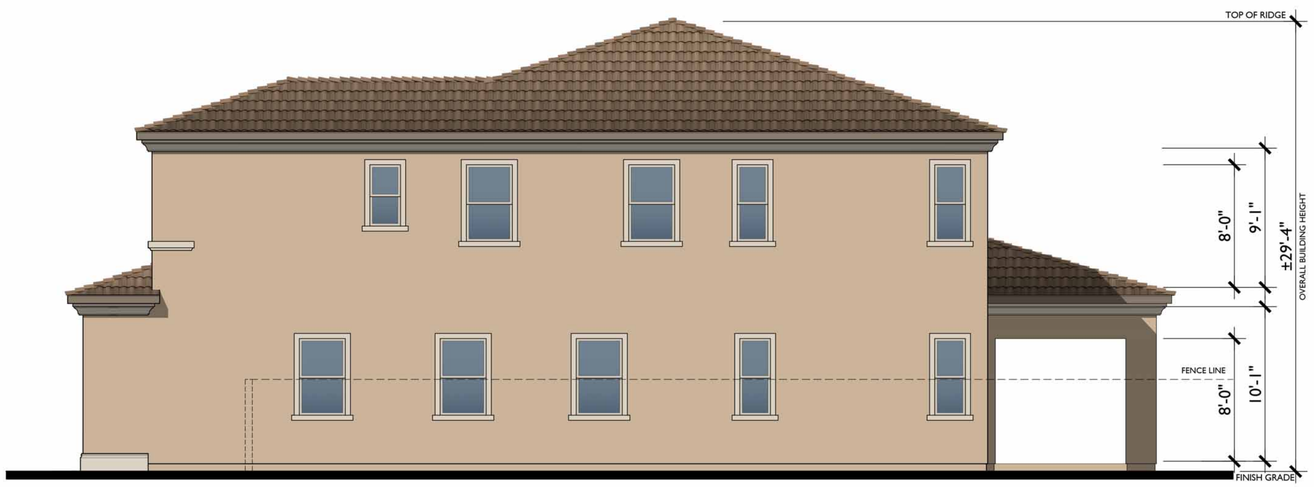
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ITALIAN - C

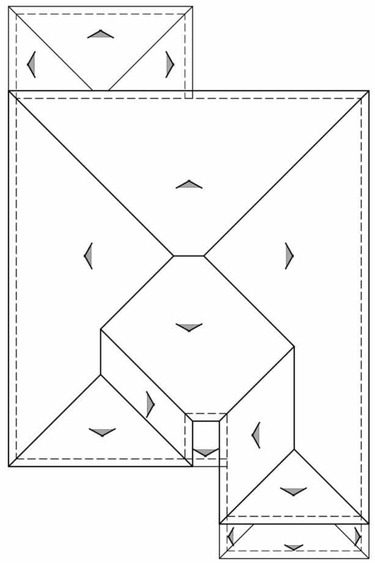
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN C

1/8"=1'-0"

PITCH: 4:12
RAKE: N/A
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN 3

Italian Elevation

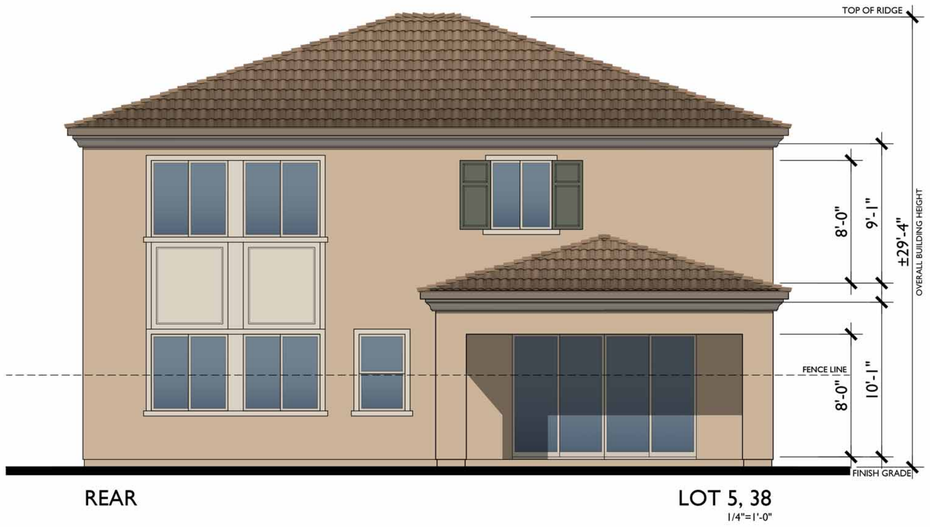
CYPRESS AVENUE

Chino , California

987.25205

05.28.26

PLC COMMUNITIES



REAR

LOT 5, 38

1/4"=1'-0"



LEFT

LOT 38

1/4"=1'-0"

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PLAN 3

Italian Elevation (Enhanced)

CYPRESS AVENUE

Chino , California

987.25205

05.28.26

PLC COMMUNITIES

PROPOSED VARIABLE WIDTH STORM DRAIN EASEMENT IN FAVOR OF THE CITY OF CHINO

PROPOSED 16' RECIPROCAL ACCESS EASEMENT

PROPOSED LIMIT USE AREA EASEMENT

COMMUNITY SIDEWALK PATH

PROPOSED 16' RECIPROCAL ACCESS EASEMENT

PROPOSED 20' PASEO EASEMENT

PROPOSED VARIABLE WIDTH H.O.A. LANDSCAPE EASEMENT

EXISTING DRIVEWAYS

EXISTING STREET IMPROVEMENTS

EXISTING CATCH BASIN

PROPOSED 10' DRIVEWAY APPROACH

PROPOSED REALIGNED DRIVEWAY

PROPOSED 5' H.O.A. LANDSCAPE EASEMENT

PROPOSED 3' L.L.M.D. LANDSCAPE EASEMENT FOR LOT 2 AND 5

PROPOSED 3' L.L.M.D. LANDSCAPE EASEMENT FOR LOT 8

EXISTING 3 FEET OF CYPRESS AVENUE RIGHT-OF-WAY TO BE VACATED WITHIN TRACT BOUNDARY

PROPOSED 5' H.O.A. LANDSCAPE EASEMENT

VESTING TENTATIVE TRACT MAP NO. 20845

EAST CHINO SPECIFIC PLAN

NEIGHBORHOOD 3 / SUBAREA C

TECHNICAL SITE PLAN

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

SHEET 2 OF 2

DATE:	NO.	REVISIONS

APPLICANT/DEVELOPER

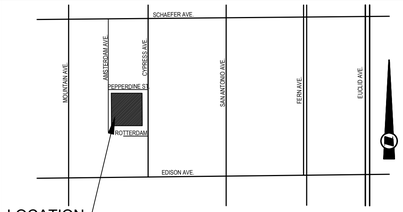
PLC COMMUNITIES

ENGINEER

MDS CONSULTING
5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA 92606
(949) 251-8821
WWW.MDSCONSULTING.NET
PLANNERS ENGINEERS SURVEYORS

(IN FEET)
1 inch = 40 ft.

TECHNICAL SITE PLAN - VTTM 20845



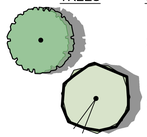
LOCATION MAP
Not to Scale

IRRIGATION CONCEPT:
THE IRRIGATION DESIGN WILL INCORPORATE THE LATEST IN SMART IRRIGATION TECHNOLOGIES. ALL NEW LANDSCAPE AREAS WILL INCLUDE HIGH EFFICIENCY IRRIGATION METHODS TO INCLUDE SUB-SURFACE DRIP, STREAM BUBBLERS, AND ROTARY NOZZLES . ALL POP UP TREE STREAM BUBBLERS SHALL HAVE PC SCREENS AND BE INSTALLED ON SEPARATE VALVES. A SMART IRRIGATION CONTROLLER WITH A RAIN SHUT OFF DEVICE WILL ALSO BE INCORPORATED . BARK MULCH WILL BE USED TO RETAIN MOISTURE AND REDUCE EVAPORATION AND AN IRRIGATION SCHEDULE WILL BE PROVIDED TO PROGRAM THE CONTROLLER. TWO IRRIGATION SCHEDULES SHALL BE PREPARED, ONE FOR PLANT ESTABLISHMENT AND ONE FOR AFTER PLANT ESTABLISHMENT.

ALL NEW IRRIGATION SYSTEMS WILL COMPLY WITH ALL CURRENT CITY OF CHINO GUIDELINES.

LANDSCAPE CONCEPT:
THIS LANDSCAPE WILL CONSIST OF CALIFORNIA-FRIENDLY, LOW WATER USE PLANT MATERIAL WITH ALL PLANTS CHOSEN FROM THE LOW AND MEDIUM WATER USE CATEGORY ACCORDING TO WUCOLS. ALL LANDSCAPE AREAS WILL CONFORM TO THE CURRENT CITY OF CHINO LANDSCAPE DEVELOPMENT GUIDELINES.

STREET_TREES



TREES	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	WUCOLS
	74 EA	PLATANUS RACEMOSA / (MULTI-TRUNK) CALIFORNIA SYCAMORE	24"BOX/36"BOX	MEDIUM
	24" Box/	PROSOPIS ALBA THORNLESS' / THORNLESS ARGENTINE MESQUITE	24"BOX	LOW
		RHUS LANCEA / AFRICAN SUMAC	24"BOX	LOW
	18 EA	QUERCUS AGRIFOLIA / COAST LIVE OAK	36" BOX	LOW
	36" Box			

PLANT_SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	WUCOLS
		ACACIA BAILEYANA 'PURPUREA' / PURPLE FERNLEAF ACACIA	15 GAL.	LOW
		CALLISTEMON VIMINALIS / WEEPING BOTTLEBRUSH	15 GAL.	LOW
		CERCIS CANADENSIS / EASTERN REDBUD	15 GAL.	LOW
		LAGERSTROEMIA INDICA 'CHEROKEE' / CHEROKEE CRAPE MYRTLE	15 GAL.	LOW
SHRUBS		BOTANICAL NAME / COMMON NAME	CONT	WUCOLS
		ALOE STRIATA / CORAL ALOE	5 GALLON	LOW
		YUCCA PALLIDA / PALE-LEAF YUCCA	5 GALLON	LOW
		ALOE VERA / ALOE VERA	1 GALLON	LOW
		DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY	1 GALLON	LOW
		DASYLIRION WHEELERI / SPOON YUCCA	5 GALLON	LOW
		HESPERALOE PARVIFLORA 'DESERT FLAMENCO' / DESERT FLAMENCO	5 GALLON	LOW
		CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF BOTTLE BRUSH	5 GALLON	MEDIUM
		FESTUCA MAIREI / ATLAS FESCUE	1 GALLON	MEDIUM
		WESTRINGIA FRUTICOSA 'MORNING LIGHT' / COAST ROSEMARY	5 GALLON	LOW
		SANTOLINA VIRENS / GREEN LAVENDER COTTON	1 GALLON	LOW
		CISTUS PURPUREUS / ROCKROSE	5 GALLON	LOW
		SALVIA GREGGII / AUTUMN SAGE	5 GALLON	LOW
		ACHILLEA MILLEFOLIUM 'PAPRIKA' / PAPRIKA YARROW	1 GALLON	LOW
		OLEA EUROPAEA 'MONTRA' / LITTLE OLIVE	5 GALLON	LOW
		SALVIA CLEVELANDII / CLEVLAND SAGE	5 GALLON	LOW
		LEUCOPHYLLUM LAEVIGATUM 'LYNN'S LEGACY' / LYNN'S RAIN SAGE	5 GALLON	LOW
		SENNA ARTEMISIODES / FEATHERY CASSIA	5 GALLON	LOW
		LAVANDULA STOECHAS 'OTTO QUAST' / SPANISH LAVENDER	5 GALLON	LOW
GROUND COVERS		BOTANICAL NAME / COMMON NAME	CONT	WUCOLS
		LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	FLATS	LOW
		BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT BACCHARIS	4" POT	LOW
		MYOPORUM PARVIFOLIUM / MYOPORUM	FLATS	LOW
VINES		BOTANICAL NAME / COMMON NAME	CONT	WUCOLS
		DISTICTIS BUCCINATORIA / BLOOD RED TRUMPET VINE	5 GALLON	MEDIUM
		JASMINUM POLYANTHEMUM / PINK JASMINE	5 GALLOM	MEDIUM

LANDSCAPE_AREAS

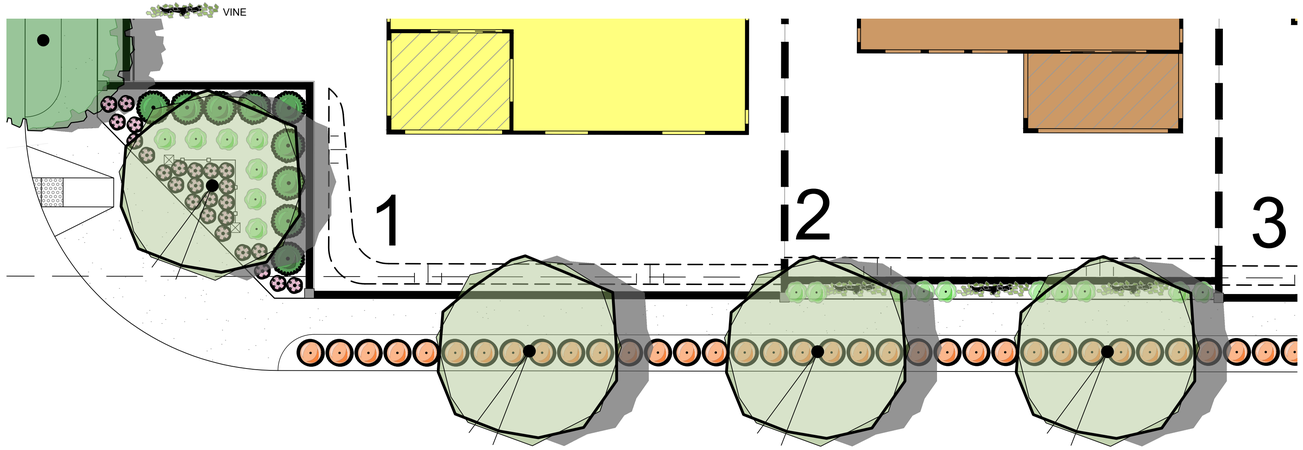
SYMBOL

- LMD MAINTAINED
- HOME OWNER MAINTAINED
- HOA MAINTAINED



PLANT LIST

- BACKGROUND HEDGE PLANT
- MIDGROUND FLOWERING PLANT
- GROUNDCOVER
- PARKWAY MASS PLANTING
- VINE



MONUMENT AND CYPRESS AVENUE ENLARGEMENT

0' 60' 120' 180'

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92506
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PH. (951) 781-1930

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CLIENT:
PLC Communities
888 San Clemente Drive, Suite 200
Newport Beach, CA 92660
(949) 721-8200

PROJECT:
Chino 55 Tract 20845
Cypress Ave. north of Edison Ave.
Chino, CA

REVISIONS	DATE	BY

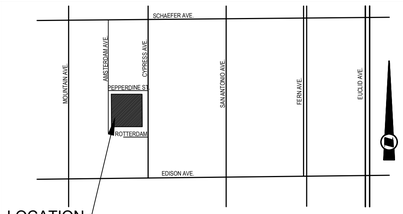
LICENSED LANDSCAPE ARCHITECT
DOUGLAS GROVE No. 2799
Signature
11/20/27
Renewal Date
5-28-26
Date
STATE OF CALIFORNIA

SHEET TITLE
LANDSCAPE CONCEPT

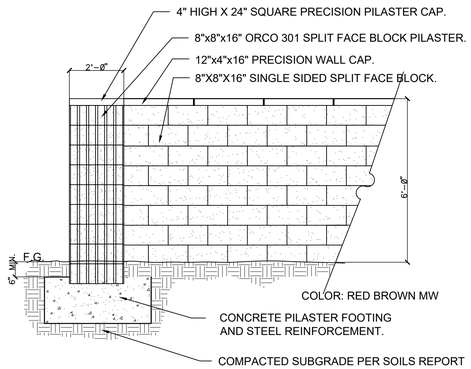
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DRAWN	LM
CHECKED	DG
DATE	5-28-26
SCALE	1"=60'-0"
JOB NO.	25115

SHEET
CLMP-1
1 OF 3 SHEETS

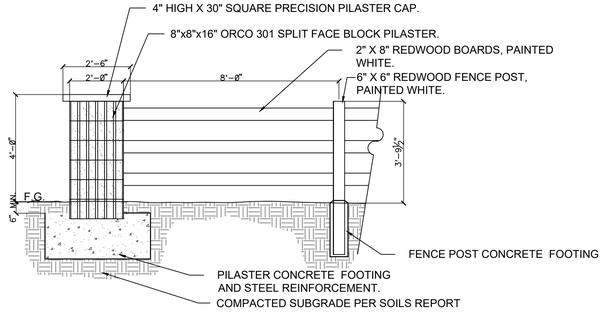
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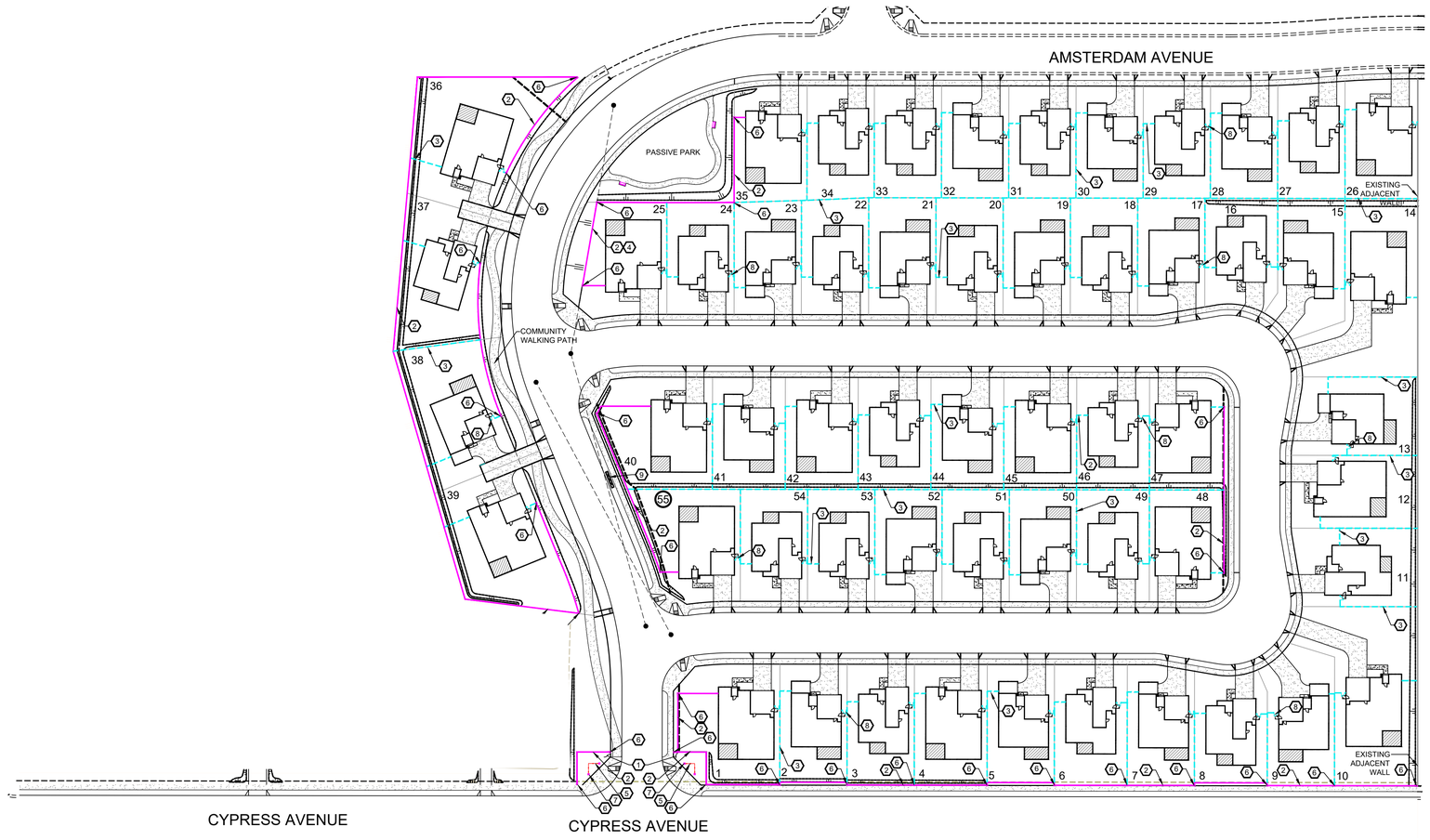
LOCATION MAP
Not to Scale



A BLOCK WALL AND PILASTER
N.T.S.

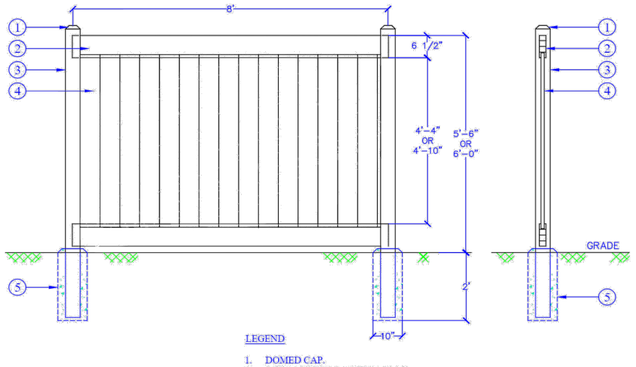


B NEIGHBORHOOD ENTRY MONUMENT
N.T.S.



WALL AND FENCE LEGEND

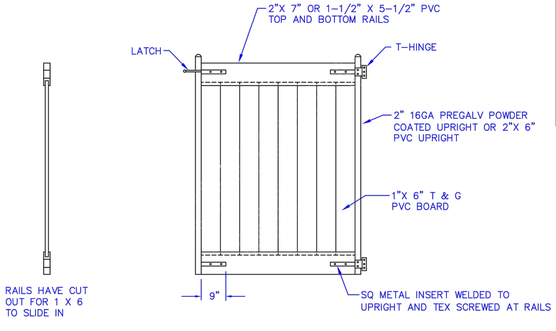
SYM.		DESCRIPTION
1		NEIGHBORHOOD ENTRY MONUMENT. DETAIL 'B', THIS SHEET
2		6' HIGH SINGLE SIDED SPLIT FACE BLOCK WALL WITH PRECISION CAP. DETAIL 'A', THIS SHEET. DOUBLE SIDED SPLIT FACE WHERE BOTH SIDES ARE VISIBLE BY THE PUBLIC.
3		INTERIOR 5'-5" HIGH VINYL RETURN, SIDE, AND REAR YARD FENCE, COLOR: TAN. DETAIL 'C', THIS SHEET
4		BLOCK RETAINING WALL PER CIVIL PLANS
5		3'-6" HIGH 3 RAIL REDWOOD FENCE PAINTED WHITE. DETAIL 'B', THIS SHEET
6	29 EA	PERIMETER 6'-6" HIGH 24" SQUARE SPLITFACE BLOCK PILASTER WITH PRECISION CAP. DETAIL 'A', THIS SHEET
7	4 EA	4' HIGH 24" SQUARE SPLITFACE BLOCK PILASTER WITH PRECISION CAP. DETAIL 'B', THIS SHEET
8		3'-0" WIDE VINYL GATE, COLOR: TAN. DETAIL 'D', THIS SHEET
9	4 EA	FURNISH AND INSTALL CLUSTER BOX UNIT (16 COMPARTMENT) MODEL 3316, COLOR: BRONZE. SALBURY INDUSTRIES 800-624-5269



NOTE:
COLORS AVAILABLE
WHITE & TAN

AVAILABLE THROUGH
FENCEWORKS INC.
1-800-788-5620

C SIDE YARD VINYL FENCE
N.T.S.



AVAILABLE THROUGH
FENCEWORKS INC.
1-800-350-5620

D SIDE YARD VINYL GATE
N.T.S.

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0' 60' 120' 180'

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SUITE 100
RIVERSIDE, CALIFORNIA
92506
LIC. #2799
PH. (951) 781-1930

CLIENT:
PLC Communities
888 San Clemente Drive, Suite 200
Newport Beach, CA 92660
(949) 721-8200

PROJECT:
Chino 55 Tract 20845
Cypress Ave. north of Edison Ave.
Chino, CA

REVISIONS	DATE	BY

LICENSED LANDSCAPE ARCHITECT
DOUGLAS GROVE NO. 2799
Signature
11/30/27
Renewal Date
5-28-26
Date
STATE OF CALIFORNIA

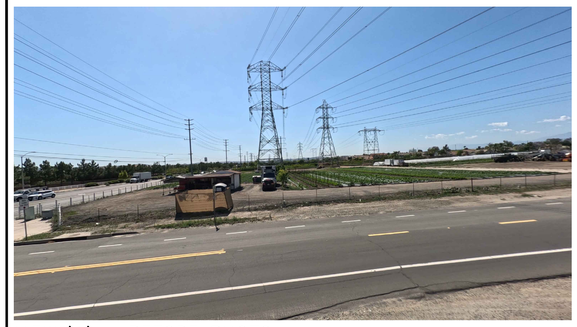
SHEET TITLE
WALL/FENCE CONCEPT

DESIGNED	LM
DRAWN	LM
CHECKED	DG
DATE	5-28-26
SCALE	1"=60'-0"
JOB NO.	25115

SHEET
CLMP-2
2 OF 3 SHEETS

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VIEW 'A' – BEFORE PHOTO



VIEW 'A' – AFTER PHOTO



VIEW 'B' – BEFORE PHOTO



VIEW 'B' – AFTER PHOTO



VIEW 'C' – BEFORE PHOTO



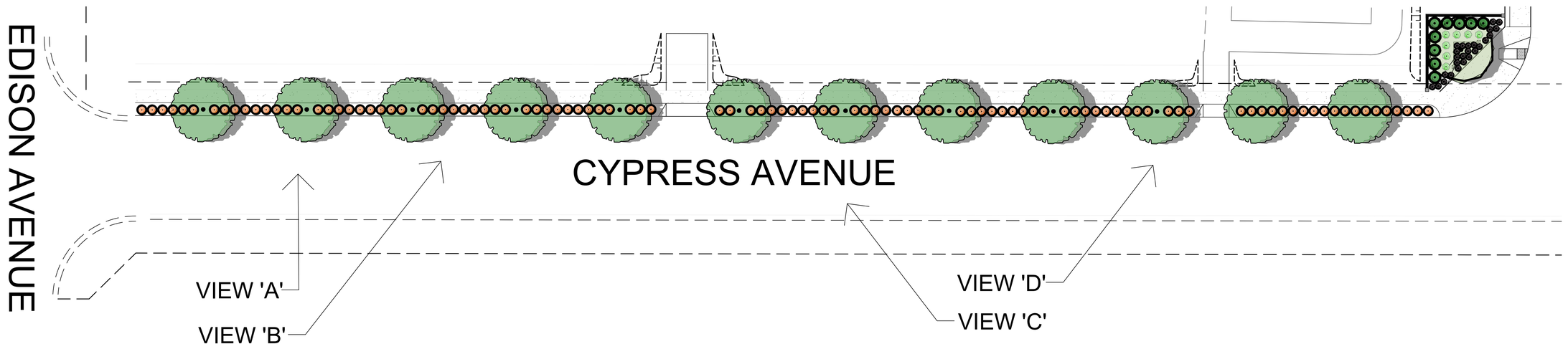
VIEW 'C' – AFTER PHOTO



VIEW 'D' – BEFORE PHOTO



VIEW 'D' – AFTER PHOTO



PLANT LIST

- BACKGROUND HEDGE PLANT
- MIDGROUND FLOWERING PLANT
- GROUNDCOVER
- PARKWAY MASS PLANTING

0' 20' 40' 60'

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LIC. #2799
PH. (951) 781-1930

CLIENT:
PLC Communities
888 San Clemente Drive, Suite 200
Newport Beach, CA 92660
(949) 721-8200

PROJECT:
Chino 55 Tract 20845
Cypress Ave. north of Edison Ave.
Chino, CA

REVISIONS	DATE	BY

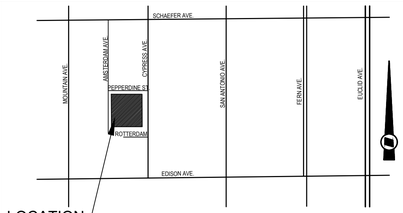
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DOUGLAS GROVE NO. 5789
Signature
11/30/27
Renewal Date
5-28-26
Date
STATE OF CALIFORNIA

SHEET TITLE
LANDSCAPE CONCEPT

DESIGNED	LM
DRAWN	LM
CHECKED	DG
DATE	5-28-26
SCALE	1"=60'-0"
JOB NO.	25115

SHEET
CLMP-3
3 OF 3 SHEETS

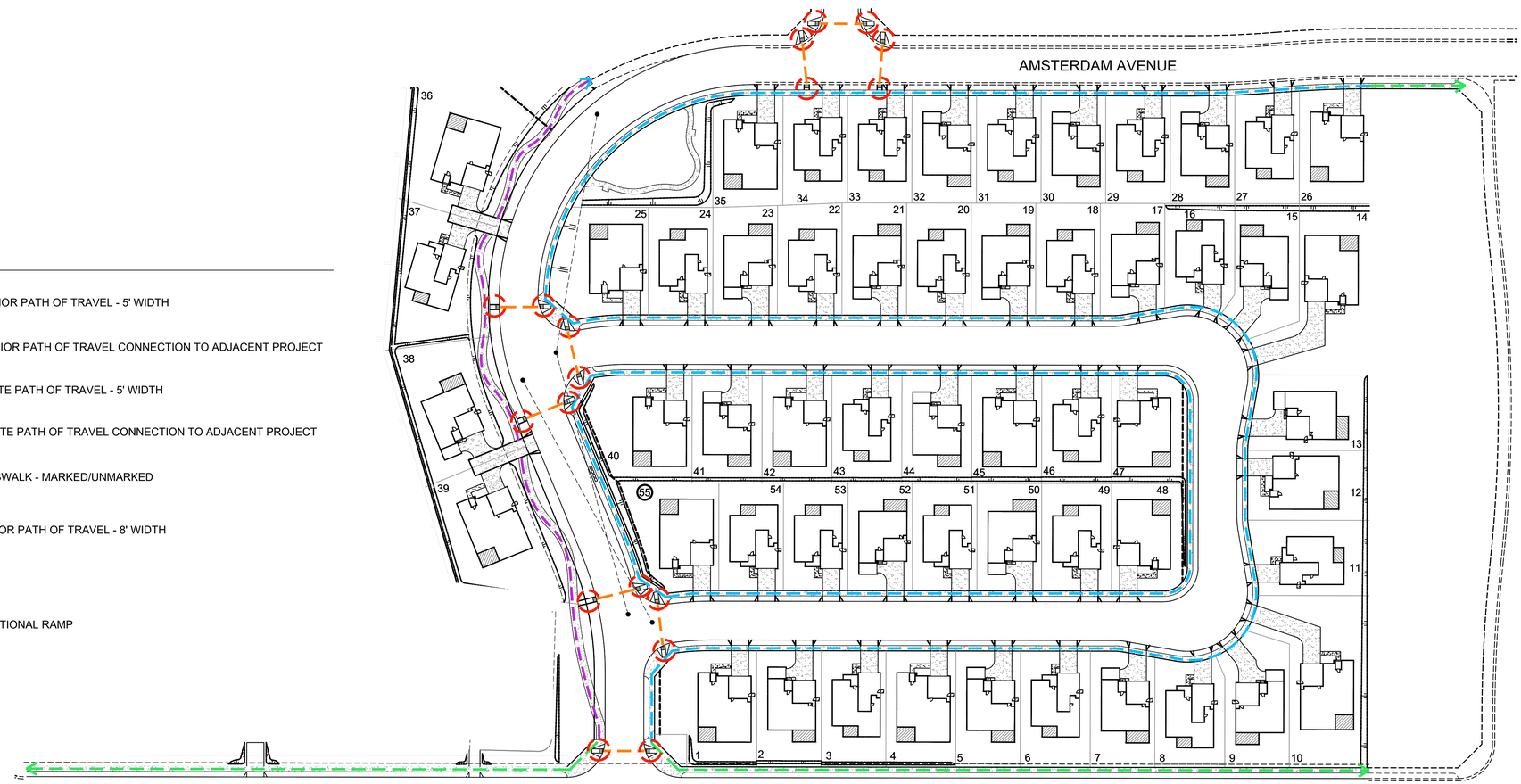
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LOCATION MAP
Not to Scale

LEGEND

- INTERIOR PATH OF TRAVEL - 5' WIDTH
- INTERIOR PATH OF TRAVEL CONNECTION TO ADJACENT PROJECT
- OFFSITE PATH OF TRAVEL - 5' WIDTH
- OFFSITE PATH OF TRAVEL CONNECTION TO ADJACENT PROJECT
- CROSSWALK - MARKED/UNMARKED
- INTERIOR PATH OF TRAVEL - 8' WIDTH
- DIRECTIONAL RAMP



0' 60' 120' 180'

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PROJECT:
Chino 55 Tract 20845
Cypress Ave. north of Edison Ave.
Chino, CA

REVISIONS	DATE	BY

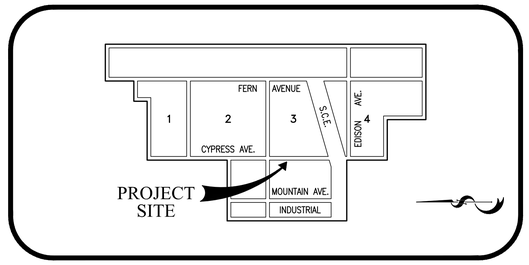
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DOUGLAS GROVE No. 5759
Signature
11/30/27
Renewal Date
5-28-26
Date
STATE OF CALIFORNIA

SHEET TITLE
PEDESTRIAN ACCESS PLAN

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DRAWN	LM
CHECKED	DG
DATE	5-28-26
SCALE	1"=60'-0"
JOB NO.	25115

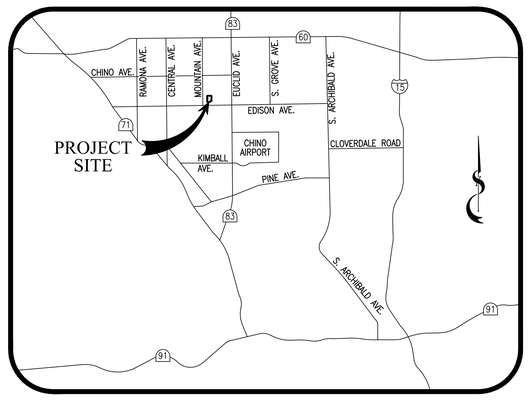
SHEET
PED PLAN
1 OF 1 SHEETS

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PROJECT VICINITY MAP

(EAST CHINO SPECIFIC PLAN)
N.T.S.



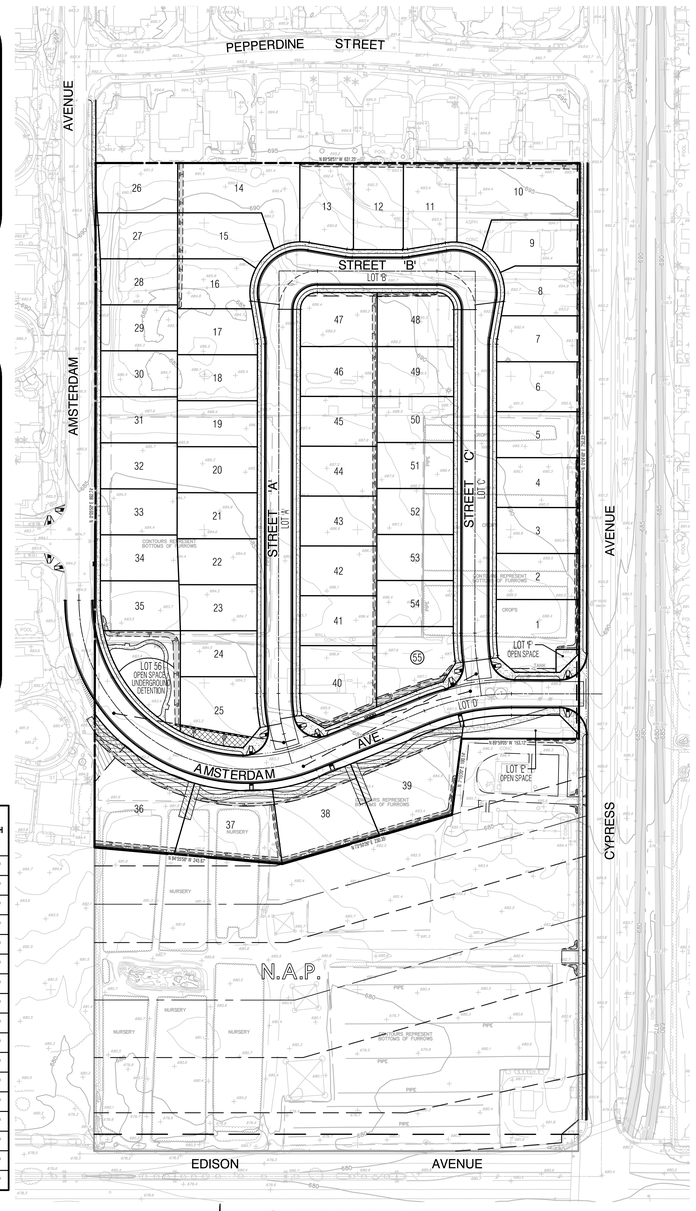
VICINITY MAP

N.T.S.

LOT SUMMARY

(LOTS 1-55 S.F.R.)

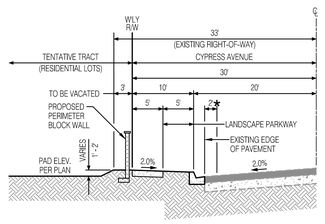
LOT #	LOT AREA (SQ. FT.)	PAD AREA (SQ. FT)	LOT WIDTH (FT.) R/W	LOT DEPTH (FT.)	LOT #	LOT AREA (SQ. FT.)	PAD AREA (SQ. FT)	LOT WIDTH (FT.) R/W	LOT DEPTH (FT.)	LOT #	LOT AREA (SQ. FT.)	PAD AREA (SQ. FT)	LOT WIDTH (FT.) R/W	LOT DEPTH (FT.)
1	9,084	8,658	73'	108'	20	6,262	6,262	60'	104'	39	13,791	10,488	116'	106'
2	6,480	6,199	60'	108'	21	6,264	6,264	60'	104'	40	9,523	8,622	92'	100'
3	6,480	6,230	60'	108'	22	6,186	6,186	60'	103'	41	6,500	6,188	65'	100'
4	7,020	6,725	65'	108'	23	6,056	6,056	60'	101'	42	6,500	6,188	65'	100'
5	6,480	6,300	60'	108'	24	6,000	6,000	60'	100'	43	6,500	6,175	65'	100'
6	7,020	7,020	65'	108'	25	8,550	7,164	67'	100'	44	6,500	6,149	65'	100'
7	6,381	6,381	61'	105'	26	6,914	6,914	65'	106'	45	6,500	6,136	65'	100'
8	6,434	6,239	57'	93'	27	6,160	6,160	60'	103'	46	6,500	6,123	65'	100'
9	7,273	7,273	37'	112'	28	6,012	6,012	60'	101'	47	6,946	6,509	49'	100'
10	13,191	12,060	35'	160'	29	6,000	6,000	60'	100'	48	6,946	6,620	49'	100'
11	7,525	7,104	71'	108'	30	6,000	6,000	60'	100'	49	6,500	6,500	65'	100'
12	7,342	6,991	65'	113'	31	6,000	6,000	60'	100'	50	6,000	6,000	60'	100'
13	7,545	7,211	71'	108'	32	6,000	6,000	60'	100'	51	6,000	6,000	60'	100'
14	12,120	11,665	35'	159'	33	6,000	6,000	60'	100'	52	6,000	6,000	65'	100'
15	7,218	6,822	35'	110'	34	6,066	6,066	60'	101'	53	6,000	6,000	60'	100'
16	6,220	5,846	54'	95'	35	6,668	6,560	65'	101'	54	6,000	6,000	60'	100'
17	6,104	6,104	61'	101'	36	14,913	11,627	161'	110'	55	8,469	7,674	49'	100'
18	6,260	6,260	60'	104'	37	11,271	8,621	102'	90'					
19	6,261	6,261	60'	104'	38	11,580	9,141	107'	95'					



SHEET INDEX MAP

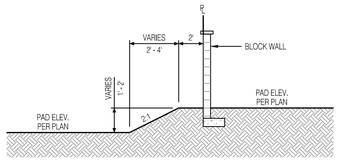
(SEE SHEET 2)
SCALE: 1"=80'

SITE SECTIONS



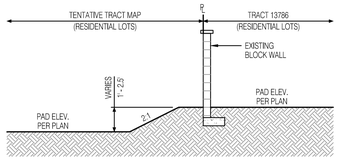
SECTION 'A' - 'A'

(SEE SHEET 2)
SCALE: 1"=10'
* NEW PAVEMENT SECTION, 2 FEET OF GRIND AND OVERLAY THEN SLURRY TO STREET CENTERLINE.



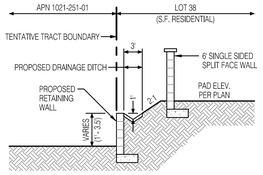
SECTION 'B' - 'B'

(SEE SHEET 2)
TYPICAL REAR-YARD SLOPE
SCALE: 1"=5'



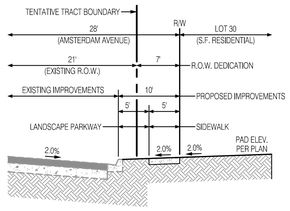
SECTION 'C' - 'C'

(SEE SHEET 2)
TYPICAL REAR-YARD SLOPE
SCALE: 1"=5'



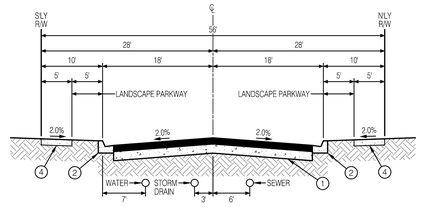
SECTION 'D' - 'D'

(SEE SHEET 2)
SCALE: 1"=10'



SECTION 'E' - 'E'

(SEE SHEET 2)
SCALE: 1"=10'



PROPOSED STREET 'A'-'C' - (PUBLIC)

SCALE: 1"=10'

LEGEND

EXISTING STREET ELEVATION	682.59
EXISTING STORM DRAIN	SD
EXISTING SEWER SYSTEM	10"SS
EXISTING WATER SYSTEM	16"W
EXISTING RECYCLED WATER SYSTEM	16"RW
EXISTING PUBLIC UTILITY EASEMENT (TYPE NOTED ON PLAN)	
PROPOSED STREET ELEVATION	684.0
PROPOSED STORM DRAIN SYSTEM	SD
PROPOSED SEWER SYSTEM	SS
PROPOSED WATER SYSTEM	8"W
FUTURE RECYCLED WATER SYSTEM	8"RW
PROPOSED PAD ELEVATION	687.6
PROPOSED LOT NUMBER	55
PROPOSED TENTATIVE TRACT BOUNDARY	
PROPOSED 2:1 SLOPE	
PROPOSED CENTERLINE RADIUS	R=300'
PRIVATE STREET LOTS	STREET 'A'
PROPOSED UTILITY EASEMENT	
LIMITED USE AREA	
HIGHEST NO. RESIDENTIAL LOT	55
PROPOSED BUILDING SETBACK (B.S.L.)	B.S.L.
PROPOSED 2' GRIND AND OVERLAY	
PROPOSED SLURRY	

UTILITIES

WATER
CITY OF CHINO
13220 CENTRAL AVENUE
CHINO, CA. 91710
(909) 334-3264

SEWER
CITY OF CHINO
13220 CENTRAL AVENUE
CHINO, CA. 91710
(909) 334-3264

TELEPHONE
SPECTRUM
4200 CHINO HILLS PARKWAY
SUITE 170
CHINO, CA. 91709
(800) 892-4357

SOLID WASTE
CITY OF CHINO
13220 CENTRAL AVENUE
CHINO, CA. 91710
(909) 334-3264

GAS
SOUTHERN CALIFORNIA GAS COMPANY
13525 12th STREET
CHINO, CA. 91710
(800) 427-2200

ELECTRIC
SOUTHERN CALIFORNIA EDISON
1851 FRANCIS STREET
ONTARIO, CA. 91761
(800) 655-4555

CABLE-TV
SPECTRUM
4200 CHINO HILLS PARKWAY
SUITE 170
CHINO, CA. 91709
(800) 892-4357

BASIS OF BEARINGS

THE BEARING SHOWN HEREON ARE BASED ON THE CENTERLINE OF SCHAEFER AVENUE, AS SHOWN ON TRACT NO. 13786, MAP BOOK 221, PAGES 87-89, AND HAVING A BEARING OF N89°59'16"E.

BENCH MARK

(ELEV. 688.83 FT.)
2.5 INCH BRASS DISK STAMPED CITY OF ONTARIO CC-18-1. SET ON MOC OF THE HCR CURB AT SOUTHEAST RETURN OF EDISON AVENUE AND EUCLID AVENUE.

LEGAL DESCRIPTION

THE NORTH 1/2 OF LOT 17 AND A PORTION OF LOT 32, SECTION 13, TOWNSHIP 2 SOUTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO MAP OF SUBDIVISION OF PART OF RANCHO SANTA ANA DEL CHINO, IN THE CITY OF CHINO, AS PER MAP RECORDED IN BOOK 6, PAGE 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF OF SAN BERNARDINO COUNTY, CALIFORNIA.

GENERAL INFORMATION

1. EXISTING GENERAL PLAN: EAST CHINO SPECIFIC PLAN: RD4.5 (4.5 DU/AC)
2. EXISTING ZONING: EAST CHINO CHINO SPECIFIC PLAN: RD 4.5 (4.5 DU/AC)
3. EXISTING LAND USE: AGRICULTURE
4. PROPOSED GENERAL PLAN: EAST CHINO SPECIFIC PLAN: RD 4.5
5. PROPOSED ZONING: EAST CHINO SPECIFIC PLAN: RD 4.5
6. PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL
7. ADJACENT LAND USE: NORTH: SINGLE-FAMILY RESIDENTIAL; EAST: CYPRESS AVENUE;SINGLE-FAMILY RESIDENTIAL; SOUTH: SINGLE-FAMILY RESIDENTIAL; WEST: SINGLE-FAMILY RESIDENTIAL
8. PARK REQUIREMENTS TO BE MET BY PARK IN-LIEU FEES.
9. SCHOOL DISTRICT: ELEMENTARY: RHODES; MIDDLE SCHOOL: MAGNOLIA; HIGH SCHOOL: CHINO
10. PAD ELEVATIONS SHOWN ON THE TENTATIVE TRACT MAP MAY BE ADJUSTED PLUS OR MINUS 4.0 FEET FOR FUTURE EARTHWORK BALANCING.
11. MULTIPLE FINAL MAPS MAY BE FILED PURSUANT TO SECTION 66456.1 OF THE CALIFORNIA GOVERNMENT CODE.
12. PROPOSED TENTATIVE TRACT MAP 20845 IS WITHIN THE EAST CHINO SPECIFIC PLAN.
13. ALL PROPOSED MANUFACTURED SLOPES SHALL BE CONSTRUCTED AT A MINIMUM 2:1 UNLESS OTHERWISE NOTED ON THE PLAN.
14. THE PRELIMINARY GEOTECHNICAL REPORT PREPARED BY LGC ASSOCIATES, INC. APRIL 2024.
15. THERE IS ONE EXISTING RESIDENTIAL STRUCTURE WITHIN THE PROPOSED TENTATIVE TRACT BOUNDARIES TO BE REMOVED.
16. PROPOSED 20-FOOT PASEO EASEMENT ALONG THE EXTENSION OF AMSTERDAM AVENUE OVER LOTS 36-39 TO BE MAINTAINED BY THE H.O.A.
17. PROPOSED PUBLIC STREETS 'A'-'C' AND AMSTERDAM AVENUE TO BE CONSTRUCTED PER THE CITY OF CHINO STANDARD PLAN NO. 101.
18. PROPOSED KNUCKLES TO BE CONSTRUCTED PER CITY OF CHINO STANDARD PLAN NO. 107.
19. PROPOSED STORM DRAIN DETENTION BASIN, LOT 56, TO BE OWNED AND MAINTAINED BY THE H.O.A.
20. PROPOSED PRIVATE OPEN SPACE LOTS 'E'-'F' TO BE OWNED AND MAINTAINED BY THE H.O.A.
21. PROPOSED TENTATIVE TRACT MAP 20845 IS NOT A GATED COMMUNITY.
22. PROPOSED PUBLIC STREETS 'A'-'C' AND AMSTERDAM AVENUE TO BE CONSTRUCTED TO SATISFY THE CHINO VALLEY FIRE DISTRICT STANDARD.
23. TOPOGRAPHIC SURVEY WAS FLOWN AND COMPILED BY DON READ AERIAL ON MARCH 4, 2025.
24. THERE IS NO PROPOSED OPEN STORM DRAIN CHANNEL WITHIN THE TENTATIVE TRACT MAP BOUNDARIES.
25. PER THE FLOOD INSURANCE RATE MAP OF SAN BERNARDINO COUNTY, CALIFORNIA AND AREAS PANEL 0620 OF 9400 NO. 06071C8620H, REVISED AUGUST 28, 2000 AND FLOOD INSURANCE RATE MAP OF SAN BERNARDINO COUNTY, CALIFORNIA AND INCORPORATED AREAS PANEL 9355 OF 9400, NO. 0671C9353J, REVISED MAP 8, 2004. THE PROPERTY LIES WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 2.0% ANNUAL CHANCE FLOODPLAIN.
26. PROPOSED RESIDENTIAL VEHICULAR ACCESS SHALL BE RESTRICTED ON CYPRESS AVENUE.
27. FINAL DESIGN OF THE TENTATIVE TRACT MAP 20845 SHALL COMPLY WITH N.P.D.E.S. SUPPLEMENT NO. 'A'.
28. PROPOSED TENTATIVE TRACT MAP 20845 IS NOT WITHIN A HIGH FIRE ZONE PER THE LATEST CAL-FIRE F.H.S.Z. MAP, DATED APRIL 1, 2024.
29. ALL SINGLE-FAMILY RESIDENTIAL LOTS SHALL MAINTAIN A 2.0% MINIMUM GRADE FROM THE REAR YARD TO THE FRONTING STREET.
30. THERE ARE TWO EXISTING WELLS WITHIN THE BOUNDARIES OF THE TENTATIVE TRACT MAP 20845. TO BE SEALED AND ABANDONED.
31. ESTIMATED EARTHWORK QUANTITIES:
    ADJUSTED CUT: 15,324 CY
    ADJUSTED FILL: 26,975 CY
    IMPORT: 11,651 CY
32. THE WESTERLY 3 FEET OF CYPRESS AVENUE RIGHT OF WAY WITHIN THE TRACT BOUNDARY TO BE VACATED.
33. PROPOSED LIMITED USE AREA EASEMENT TO BE MAINTAINED BY THE H.O.A.

PRIVATE OPEN SPACE SUMMARY

LOTS	AREA (AC)
'E'	0.10 AC
'F'	0.01 AC
TOTAL	0.11 AC

PUBLIC STREET AREA SUMMARY

STREET	AREA (AC)
'A'	0.70 AC
'B'	0.49 AC
'C'	0.60 AC
'D'	1.09 AC
TOTAL	2.88 AC

SHEET INDEX

SHEET 1 TITLE SHEET
SHEET 2 TENTATIVE TRACT MAP

PROJECT ADDRESS

13918 CYPRESS AVENUE
CHINO, CA. 91710

ASSESSORS PARCEL NUMBERS

1021-241-02
1021-241-03
1021-251-01 (PORTION)

APPLICANT/DEVELOPER

PLC COMMUNITIES
888 SAN CLEMENTE DRIVE
SUITE 200
NEWPORT BEACH, CA. 92660
PHONE: (949) 721-8200
ATTN: BILL HOLMAN

OWNER

PLC COMMUNITIES
888 SAN CLEMENTE DRIVE
SUITE 200
NEWPORT BEACH, CA. 92660
PHONE: (949) 721-8200
ATTN: BILL HOLMAN

ENGINEER

MDS CONSULTING
5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA. 92606
PHONE: (949) 251-8821
CONTACT: ED LENTH

LOT AREA SUMMARY

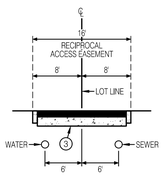
NUMBER OF S.F. RESIDENTIAL LOTS:	55
MINIMUM S.F. LOT SIZE:	60' x 100'
MINIMUM S.F. LOT AREA:	6,000 SF
MAXIMUM S.F. LOT AREA:	14,912 SF
AVERAGE S.F. LOT AREA:	7,318 SF
MINIMUM S.F. PAD AREA:	5,846 SF
AVERAGE S.F. PAD AREA:	6,904 SF
GROSS ACREAGE:	12.42 AC
NET ACREAGE:	12.42 AC
GROSS DENSITY:	4.4 DU/AC
NET DENSITY:	4.4 DU/AC

TENTATIVE TRACT NO. 20845

NUMBER OF LOTS:	TOTAL	62
	SINGLE-FAMILY RESIDENTIAL	55
	OPEN SPACE / UNDERGROUND DETENTION	1
	PUBLIC STREETS	3
	AMSTERDAM AVENUE	1
	OPEN SPACE	2
GROSS ACREAGE:		12.42
CONTOUR INTERVAL:		2 FOOT
SCALE:		1"=40'
DATE:		MAY 28, 2026

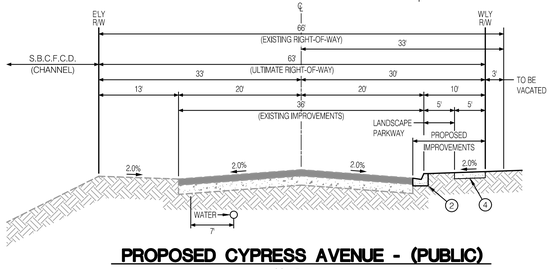
LAND USE SUMMARY

LOTS	LAND USE	ACREAGE	PERCENT(%)
1-55	SINGLE-FAMILY RESIDENTIAL	9.23 AC	74.3%
56	OPEN SPACE / UNDERGROUND DETENTION	0.20 AC	1.6%
'A' -'C'	PUBLIC STREETS	1.79 AC	14.4%
'D'	AMSTERDAM AVENUE	1.09 AC	8.8%
'E' -'F'	OPEN SPACE	0.11 AC	0.9%
	GROSS ACREAGE	12.42 AC	100.0%



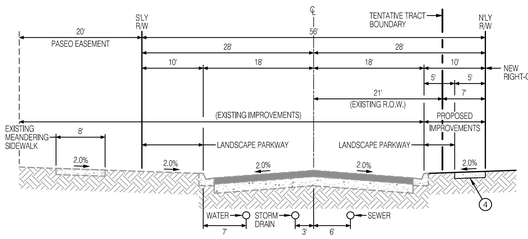
PROPOSED COMMON DRIVE - (PRIVATE)

SCALE: 1"=10'



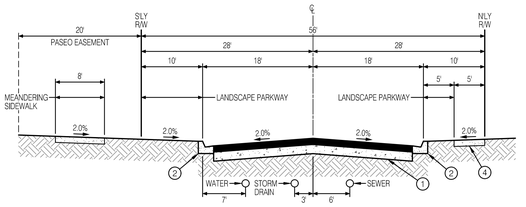
PROPOSED CYPRESS AVENUE - (PUBLIC)

SCALE: 1"=10'



EXISTING AMSTERDAM AVENUE - (PUBLIC)

(OFF-SITE IMPROVEMENTS)
SCALE: 1"=10'



PROPOSED AMSTERDAM AVENUE - (PUBLIC)

(ON-SITE IMPROVEMENTS)
SCALE: 1"=10'

CONSTRUCTION NOTES

1. CONSTRUCT 5" AC OVER 6" AB PER THE CITY OF CHINO STANDARD PLAN NO. 100.
2. CONSTRUCT 6"OR 8" TYPE 'B' CURB PER THE CITY OF CHINO STANDARD PLAN NO. 205.
3. CONSTRUCT 3" AC OVER 4" AB PER THE CITY OF CHINO STANDARD PLAN NO. 100.
4. CONSTRUCT 5" P.C.C. SIDEWALK PER THE CITY OF CHINO STANDARD PLAN NO. 205.

DATE:	NO.	REVISIONS

APPLICANT/DEVELOPER
PLC COMMUNITIES

ENGINEER
MDS CONSULTING
5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA 92606
(949) 251-8821
WWW.MDSCONSULTING.NET
PLANNERS ENGINEERS SURVEYORS

MDS CONSULTING
5 PETERS CANYON ROAD, SUITE 305
IRVINE, CA 92606
PHONE: (949) 251-8821
CONTACT: EDWARD J. LENTH

5-28-2026
EDWARD J. LENTH RCE 052496

REGISTERED PROFESSIONAL ENGINEER
EDWARD J. LENTH
No. 52496
CIVIL
STATE OF CALIFORNIA

VESTING TENTATIVE TRACT MAP NO. 20845

EAST CHINO SPECIFIC PLAN

NEIGHBORHOOD 3 / SUBAREA C

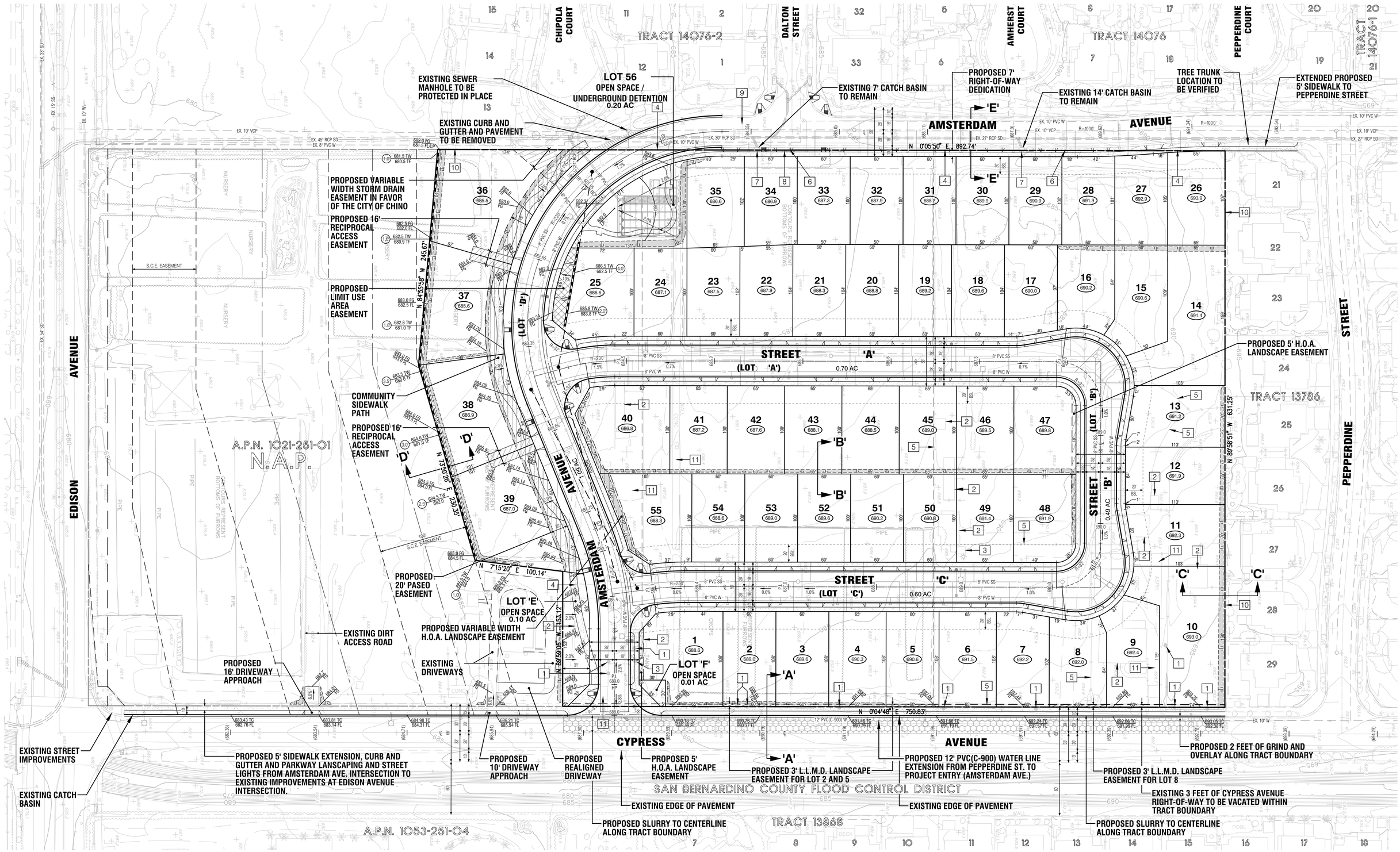
VESTING TENTATIVE TRACT MAP

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

SHEET 1 OF 2

VESTING TENTATIVE TRACT MAP - VTTM 20845

I:\37642\PLANNING\Plans\TTM\37642-TTM-01.dwg 5/28/26



EXISTING CONDITIONS

1. EXISTING POWER POLES TO BE REMOVED.
2. EXISTING BUILDING/STRUCTURE TO BE REMOVED.
3. EXISTING WATER WELL TO BE ABANDONED.
4. EXISTING BLOCK WALL TO BE REMOVED.
5. EXISTING FENCE TO BE REMOVED.
6. EXISTING STREET LIGHT TO REMAIN IN PLACE.
7. EXISTING STORM CATCH BASIN TO REMAIN IN PLACE.
8. EXISTING FIRE HYDRANT TO REMAIN IN PLACE.
9. EXISTING ROAD BARRICADE TO BE REMOVED.
10. EXISTING BLOCK WALL TO REMAIN IN PLACE
11. EXISTING ASPHALT/CONCRETE TO BE REMOVED.

DATE:	NO.	REVISIONS

APPLICANT/DEVELOPER

PLC COMMUNITIES

ENGINEER

MDS CONSULTING
5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA 92606
(949) 251-8821
WWW.MDSCONSULTING.NET
PLANNERS ENGINEERS SURVEYORS

40 0 10 20 40 80
(IN FEET)
1 inch = 40 ft.

VESTING TENTATIVE TRACT MAP NO. 20845

EAST CHINO SPECIFIC PLAN

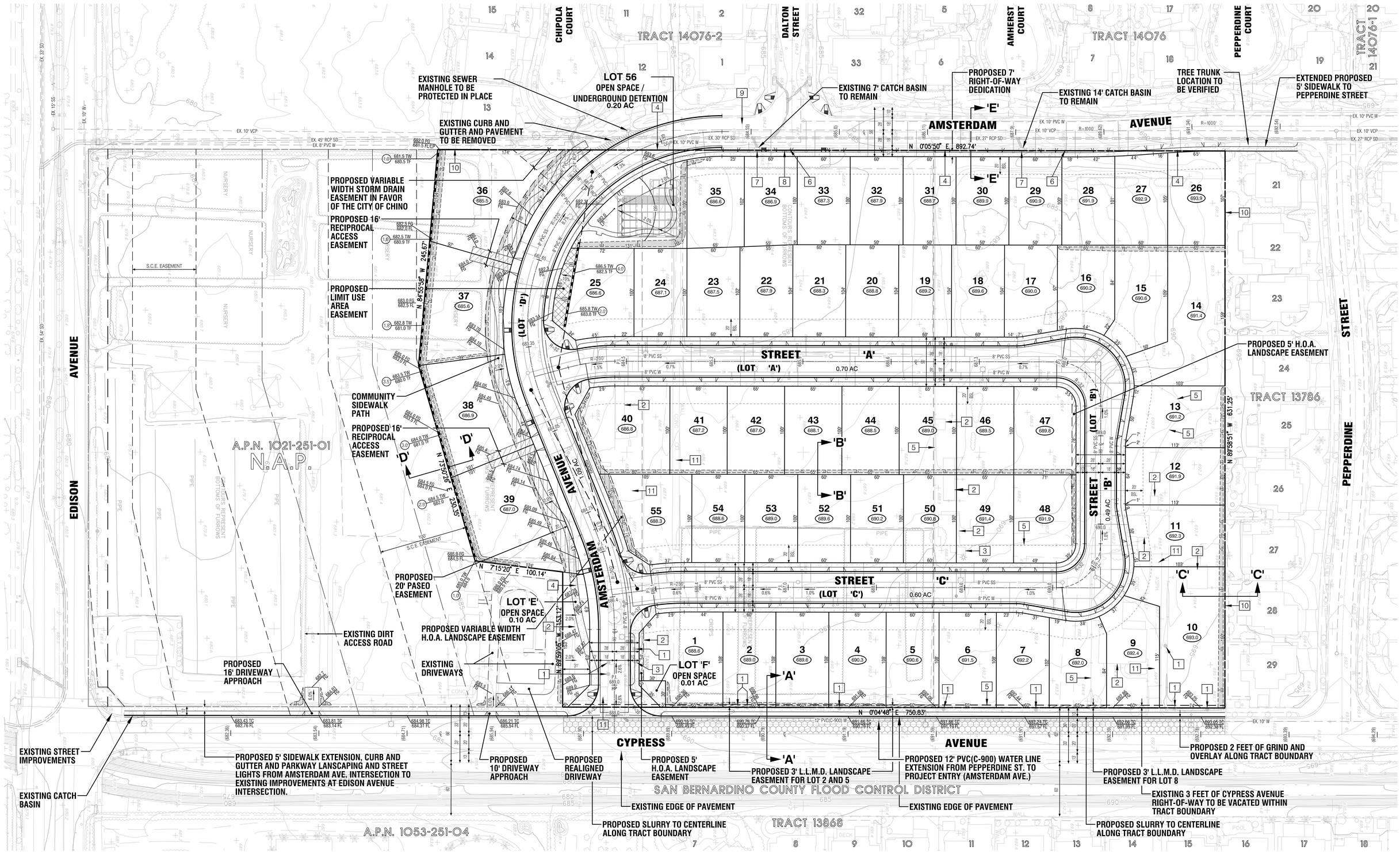
NEIGHBORHOOD 3 / SUBAREA C

VESTING TENTATIVE TRACT MAP

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

SHEET 2 OF 2

VESTING TENTATIVE TRACT MAP - VTTM 20845



EXISTING CONDITIONS

1. EXISTING POWER POLES TO BE REMOVED.
2. EXISTING BUILDING/STRUCTURE TO BE REMOVED.
3. EXISTING WATER WELL TO BE ABANDONED.
4. EXISTING BLOCK WALL TO BE REMOVED.
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11. EXISTING ASPHALT/CONCRETE TO BE REMOVED.

DATE:	NO.	REVISIONS

APPLICANT/DEVELOPER

PLC COMMUNITIES

ENGINEER

MDS CONSULTING
5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA 92606
(949) 251-8821
WWW.MDSCONSULTING.NET
PLANNERS ENGINEERS SURVEYORS

40 0 10 20 40 80
(IN FEET)
1 inch = 40 ft.

VESTING TENTATIVE TRACT MAP NO. 20845

EAST CHINO SPECIFIC PLAN

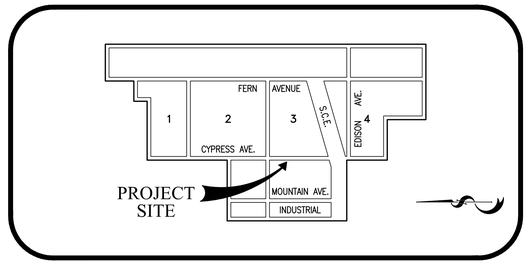
NEIGHBORHOOD 3 / SUBAREA C

CONCEPTUAL GRADING PLAN

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

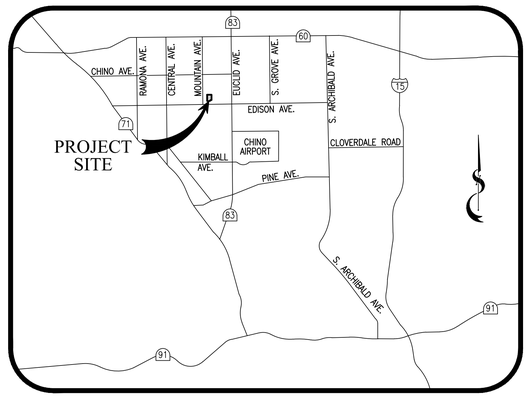
SHEET 2 OF 2

CONCEPTUAL GRADING PLAN - VTTM 20845



PROJECT VICINITY MAP

(EAST CHINO SPECIFIC PLAN)
N.T.S.



VICINITY MAP

N.T.S.

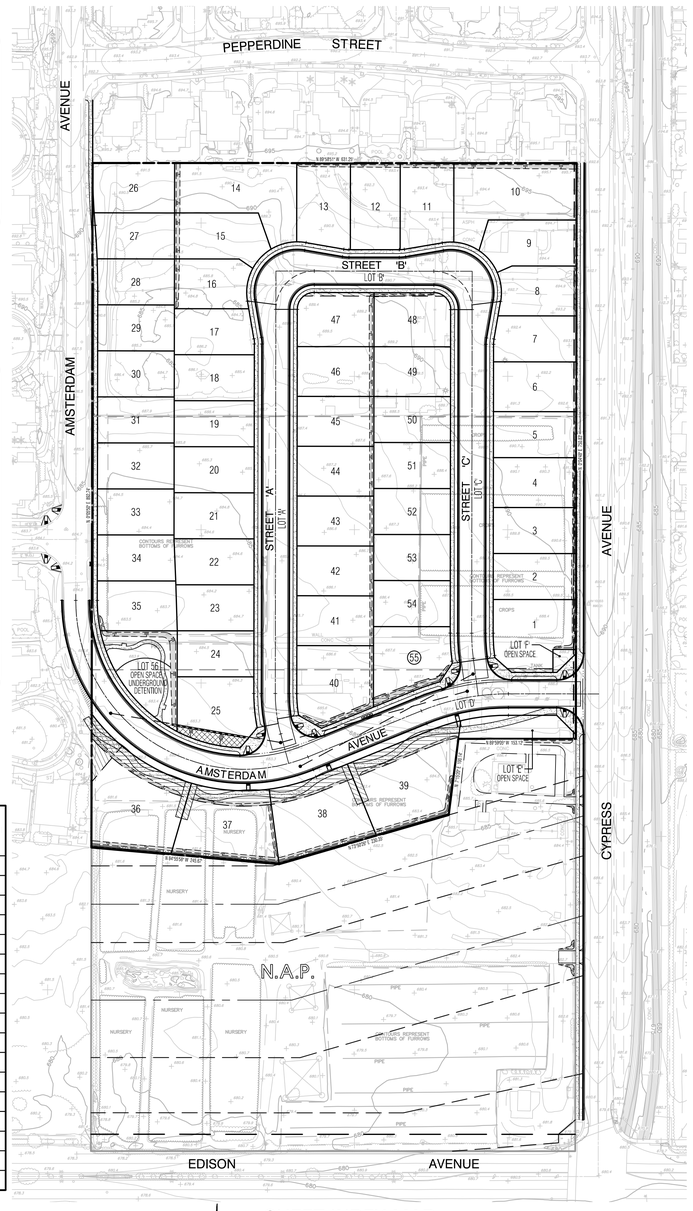
LOT SUMMARY

(LOTS 1-55 S.F.R.)

LOT #	LOT AREA (SQ. FT.)	PAD AREA (SQ. FT)	LOT WIDTH (FT.) R/W	LOT DEPTH (FT.)
1	9,084	8,658	73'	108'
2	6,480	6,199	60'	108'
3	6,480	6,230	60'	108'
4	7,020	6,725	65'	108'
5	6,480	6,300	60'	108'
6	7,020	7,020	65'	108'
7	6,381	6,381	61'	105'
8	6,434	6,239	57'	93'
9	7,273	7,273	37'	112'
10	13,191	12,060	35'	160'
11	7,525	7,104	71'	108'
12	7,342	6,991	65'	113'
13	7,545	7,211	71'	108'
14	12,120	11,665	35'	159'
15	7,218	6,822	35'	110'
16	6,220	5,846	54'	95'
17	6,104	6,104	61'	101'
18	6,260	6,260	60'	104'
19	6,261	6,261	60'	104'

LOT #	LOT AREA (SQ. FT.)	PAD AREA (SQ. FT)	LOT WIDTH (FT.) R/W	LOT DEPTH (FT.)
20	6,262	6,262	60'	104'
21	6,264	6,264	60'	104'
22	6,186	6,186	60'	103'
23	6,056	6,056	60'	101'
24	6,000	6,000	60'	100'
25	8,550	7,164	67'	100'
26	6,914	6,914	65'	106'
27	6,160	6,160	60'	103'
28	6,012	6,012	60'	101'
29	6,000	6,000	60'	100'
30	6,000	6,000	60'	100'
31	6,000	6,000	60'	100'
32	6,000	6,000	60'	100'
33	6,000	6,000	60'	100'
34	6,066	6,066	60'	101'
35	6,668	6,560	65'	101'
36	14,913	11,627	161'	110'
37	11,271	8,621	102'	90'
38	11,580	9,141	107'	95'

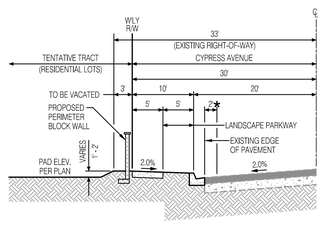
LOT #	LOT AREA (SQ. FT.)	PAD AREA (SQ. FT)	LOT WIDTH (FT.) R/W	LOT DEPTH (FT.)
39	13,791	10,488	116'	106'
40	9,523	8,622	92'	100'
41	6,500	6,188	65'	100'
42	6,500	6,188	65'	100'
43	6,500	6,175	65'	100'
44	6,500	6,149	65'	100'
45	6,500	6,136	65'	100'
46	6,500	6,123	65'	100'
47	6,946	6,509	49'	100'
48	6,946	6,620	49'	100'
49	6,500	6,500	65'	100'
50	6,000	6,000	60'	100'
51	6,000	6,000	60'	100'
52	6,000	6,000	65'	100'
53	6,000	6,000	60'	100'
54	6,000	6,000	60'	100'
55	8,469	7,674	49'	100'



SHEET INDEX MAP

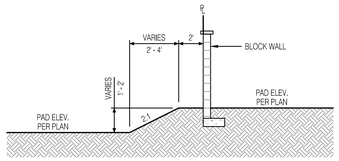
(SEE SHEET 2)
SCALE: 1"=80'

SITE SECTIONS



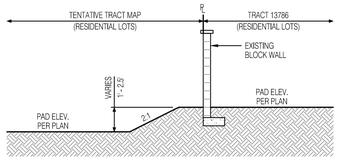
SECTION 'A' - 'A'

(SEE SHEET 2)
SCALE: 1"=10'
* NEW PAVEMENT SECTION, 2 FEET OF GRIND AND OVERLAY THEN SLURRY TO STREET CENTERLINE.



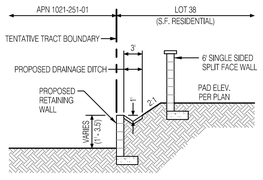
SECTION 'B' - 'B'

(SEE SHEET 2)
TYPICAL REAR-YARD SLOPE
SCALE: 1"=5'



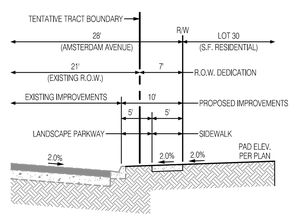
SECTION 'C' - 'C'

(SEE SHEET 2)
TYPICAL REAR-YARD SLOPE
SCALE: 1"=5'



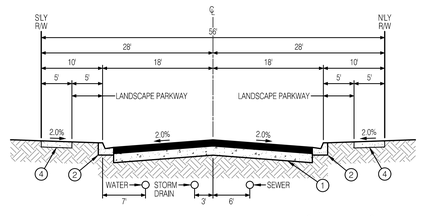
SECTION 'D' - 'D'

(SEE SHEET 2)
SCALE: 1"=10'



SECTION 'E' - 'E'

(SEE SHEET 2)
SCALE: 1"=10'



PROPOSED STREET 'A'-'C' - (PUBLIC)

SCALE: 1"=10'

LEGEND

EXISTING STREET ELEVATION	682.59
EXISTING STORM DRAIN	SD
EXISTING SEWER SYSTEM	10"SS
EXISTING WATER SYSTEM	16"W
EXISTING RECYCLED WATER SYSTEM	16"RW
EXISTING PUBLIC UTILITY EASEMENT (TYPE NOTED ON PLAN)	
PROPOSED STREET ELEVATION	684.0
PROPOSED STORM DRAIN SYSTEM	SD
PROPOSED SEWER SYSTEM	SS
PROPOSED WATER SYSTEM	8"W
FUTURE RECYCLED WATER SYSTEM	8"RW
PROPOSED PAD ELEVATION	687.6
PROPOSED LOT NUMBER	55
PROPOSED TENTATIVE TRACT BOUNDARY	
PROPOSED 2:1 SLOPE	
PROPOSED CENTERLINE RADIUS	R=300'
PRIVATE STREET LOTS	STREET 'A'
PROPOSED UTILITY EASEMENT	
LIMITED USE AREA	
HIGHEST NO. RESIDENTIAL LOT	55
PROPOSED BUILDING SETBACK (B.S.L.)	B.S.L.
PROPOSED 2' GRIND AND OVERLAY	
PROPOSED SLURRY	

UTILITIES

WATER
CITY OF CHINO
13220 CENTRAL AVENUE
CHINO, CA. 91710
(909) 334-3264

SEWER
CITY OF CHINO
13220 CENTRAL AVENUE
CHINO, CA. 91710
(909) 334-3264

TELEPHONE
SPECTRUM
4200 CHINO HILLS PARKWAY
SUITE 170
CHINO, CA. 91709
(800) 892-4357

SOLID WASTE
CITY OF CHINO
13220 CENTRAL AVENUE
CHINO, CA. 91710
(909) 334-3264

GAS
SOUTHERN CALIFORNIA GAS COMPANY
13525 12th STREET
CHINO, CA. 91710
(800) 427-2200

ELECTRIC
SOUTHERN CALIFORNIA EDISON
1851 FRANCIS STREET
ONTARIO, CA. 91761
(800) 655-4555

CABLE-TV
SPECTRUM
4200 CHINO HILLS PARKWAY
SUITE 170
CHINO, CA. 91709
(800) 892-4357

BASIS OF BEARINGS

THE BEARING SHOWN HEREON ARE BASED ON THE CENTERLINE OF SCHAEFER AVENUE, AS SHOWN ON TRACT NO. 13786, MAP BOOK 221, PAGES 87-89, AND HAVING A BEARING OF N89°59'16"E.

BENCH MARK

(ELEV. 688.83 FT.)
2.5 INCH BRASS DISK STAMPED CITY OF ONTARIO CC-18-1. SET ON MOC OF THE HCR CURB AT SOUTHEAST RETURN OF EDISON AVENUE AND EUCLID AVENUE.

LEGAL DESCRIPTION

THE NORTH 1/2 OF LOT 17 AND A PORTION OF LOT 32, SECTION 13, TOWNSHIP 2 SOUTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO MAP OF SUBDIVISION OF PART OF RANCHO SANTA ANA DEL CHINO, IN THE CITY OF CHINO, AS PER MAP RECORDED IN BOOK 6, PAGE 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF OF SAN BERNARDINO COUNTY, CALIFORNIA.

GENERAL INFORMATION

1. EXISTING GENERAL PLAN: EAST CHINO SPECIFIC PLAN: RD4.5 (4.5 DU/AC)
2. EXISTING ZONING: EAST CHINO SPECIFIC PLAN: RD 4.5 (4.5 DU/AC)
3. EXISTING LAND USE: AGRICULTURE
4. PROPOSED GENERAL PLAN: EAST CHINO SPECIFIC PLAN: RD 4.5
5. PROPOSED ZONING: EAST CHINO SPECIFIC PLAN: RD 4.5
6. PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL
7. ADJACENT LAND USE: NORTH: SINGLE-FAMILY RESIDENTIAL; EAST: CYPRESS AVENUE;SINGLE-FAMILY RESIDENTIAL; SOUTH: SINGLE-FAMILY RESIDENTIAL; WEST: SINGLE-FAMILY RESIDENTIAL
8. PARK REQUIREMENTS TO BE MET BY PARK IN-LIEU FEES.
9. SCHOOL DISTRICT: ELEMENTARY: RHODES; MIDDLE SCHOOL: MAGNOLIA; HIGH SCHOOL: CHINO
10. PAD ELEVATIONS SHOWN ON THE TENTATIVE TRACT MAP MAY BE ADJUSTED PLUS OR MINUS 4.0 FEET FOR FUTURE EARTHWORK BALANCING.
11. MULTIPLE FINAL MAPS MAY BE FILED PURSUANT TO SECTION 66456.1 OF THE CALIFORNIA GOVERNMENT CODE.
12. PROPOSED TENTATIVE TRACT MAP 20845 IS WITHIN THE EAST CHINO SPECIFIC PLAN.
13. ALL PROPOSED MANUFACTURED SLOPES SHALL BE CONSTRUCTED AT A MINIMUM 2:1 UNLESS OTHERWISE NOTED ON THE PLAN.
14. THE PRELIMINARY GEOTECHNICAL REPORT PREPARED BY LGC ASSOCIATES, INC. APRIL 2024.
15. THERE IS ONE EXISTING RESIDENTIAL STRUCTURE WITHIN THE PROPOSED TENTATIVE TRACT BOUNDARIES TO BE REMOVED.
16. PROPOSED 20-FOOT PASEO EASEMENT ALONG THE EXTENSION OF AMSTERDAM AVENUE OVER LOTS 36-39 TO BE MAINTAINED BY THE H.O.A.
17. PROPOSED PUBLIC STREETS 'A'-'C' AND AMSTERDAM AVENUE TO BE CONSTRUCTED PER THE CITY OF CHINO STANDARD PLAN NO. 101.
18. PROPOSED KNUCKLES TO BE CONSTRUCTED PER CITY OF CHINO STANDARD PLAN NO. 107.
19. PROPOSED STORM DRAIN DETENTION BASIN, LOT 56, TO BE OWNED AND MAINTAINED BY THE H.O.A.
20. PROPOSED PRIVATE OPEN SPACE LOTS 'E'-'F' TO BE OWNED AND MAINTAINED BY THE H.O.A.
21. PROPOSED TENTATIVE TRACT MAP 20845 IS NOT A GATED COMMUNITY.
22. PROPOSED PUBLIC STREETS 'A'-'C' AND AMSTERDAM AVENUE TO BE CONSTRUCTED TO SATISFY THE CHINO VALLEY FIRE DISTRICT STANDARD.
23. TOPOGRAPHIC SURVEY WAS FLOWN AND COMPILED BY DON READ AERIAL ON MARCH 4, 2025.
24. THERE IS NO PROPOSED OPEN STORM DRAIN CHANNEL WITHIN THE TENTATIVE TRACT MAP BOUNDARIES.
25. PER THE FLOOD INSURANCE RATE MAP OF SAN BERNARDINO COUNTY, CALIFORNIA AND AREAS PANEL 0620 OF 9400 NO. 06071C8620H, REVISED AUGUST 28, 2000 AND FLOOD INSURANCE RATE MAP OF SAN BERNARDINO COUNTY, CALIFORNIA AND INCORPORATED AREAS PANEL 9355 OF 9400, NO. 06071C9335J, REVISED MAP 8, 2004. THE PROPERTY LIES WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 2.0% ANNUAL CHANCE FLOODPLAIN.
26. PROPOSED RESIDENTIAL VEHICULAR ACCESS SHALL BE RESTRICTED ON CYPRESS AVENUE.
27. FINAL DESIGN OF THE TENTATIVE TRACT MAP 20845 SHALL COMPLY WITH N.P.D.E.S. SUPPLEMENT NO. 'A'.
28. PROPOSED TENTATIVE TRACT MAP 20845 IS NOT WITHIN A HIGH FIRE ZONE PER THE LATEST CAL-FIRE F.H.S.Z. MAP, DATED APRIL 1, 2024.
29. ALL SINGLE-FAMILY RESIDENTIAL LOTS SHALL MAINTAIN A 2.0% MINIMUM GRADE FROM THE REAR YARD TO THE FRONTING STREET.
30. THERE ARE TWO EXISTING WELLS WITHIN THE BOUNDARIES OF THE TENTATIVE TRACT MAP 20845. TO BE SEALED AND ABANDONED.
31. ESTIMATED EARTHWORK QUANTITIES:
    ADJUSTED CUT: 15,324 CY
    ADJUSTED FILL: 26,975 CY
    IMPORT: 11,651 CY
32. THE WESTERLY 3 FEET OF CYPRESS AVENUE RIGHT OF WAY WITHIN THE TRACT BOUNDARY TO BE VACATED.
33. PROPOSED LIMITED USE AREA EASEMENT TO BE MAINTAINED BY THE H.O.A.

PRIVATE OPEN SPACE SUMMARY

LOTS	AREA (AC)
'E'	0.10 AC
'F'	0.01 AC
TOTAL	0.11 AC

PUBLIC STREET AREA SUMMARY

STREET	AREA (AC)
'A'	0.70 AC
'B'	0.49 AC
'C'	0.60 AC
'D'	1.09 AC
TOTAL	2.88 AC

SHEET INDEX

SHEET 1 TITLE SHEET
SHEET 2 CONCEPTUAL GRADING PLAN

PROJECT ADDRESS

13918 CYPRESS AVENUE
CHINO, CA. 91710

APPLICANT/DEVELOPER

PLC COMMUNITIES
888 SAN CLEMENTE DRIVE
SUITE 200
NEWPORT BEACH, CA. 92660
PHONE: (949) 721-8200
ATTN: BILL HOLMAN

ENGINEER

MDS CONSULTING
5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA. 92606
PHONE: (949) 251-8821
CONTACT: ED LENTH

LOT AREA SUMMARY

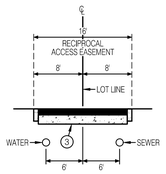
NUMBER OF S.F. RESIDENTIAL LOTS:	55
MINIMUM S.F. LOT SIZE:	60' x 100'
MINIMUM S.F. LOT AREA:	6,000 SF
MAXIMUM S.F. LOT AREA:	14,912 SF
AVERAGE S.F. LOT AREA:	7,318 SF
MINIMUM S.F. PAD AREA:	5,846 SF
AVERAGE S.F. PAD AREA:	6,904 SF
GROSS ACREAGE:	12.42 AC
NET ACREAGE:	12.42 AC
GROSS DENSITY:	4.4 DU/AC
NET DENSITY:	4.4 DU/AC

TENTATIVE TRACT NO. 20845

NUMBER OF LOTS:	TOTAL	62
	SINGLE-FAMILY RESIDENTIAL	55
	OPEN SPACE / UNDERGROUND DETENTION	1
	PUBLIC STREETS	3
	AMSTERDAM AVENUE	1
	OPEN SPACE	2
GROSS ACREAGE:		12.42
CONTOUR INTERVAL:		2 FOOT
SCALE:		1"=40'
DATE:		MAY 28, 2026

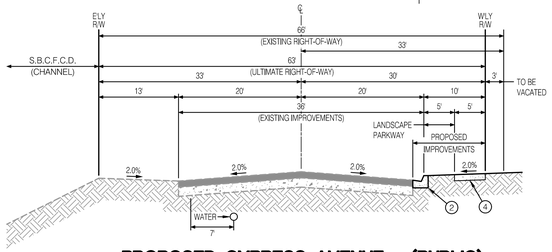
LAND USE SUMMARY

LOTS	LAND USE	ACREAGE	PERCENT(%)
1-55	SINGLE-FAMILY RESIDENTIAL	9.23 AC	74.3%
56	OPEN SPACE / UNDERGROUND DETENTION	0.20 AC	1.6%
'A' -'C'	PUBLIC STREETS	1.79 AC	14.4%
'D'	AMSTERDAM AVENUE	1.09 AC	8.8%
'E' -'F'	OPEN SPACE	0.11 AC	0.9%
	GROSS ACREAGE	12.42 AC	100.0%



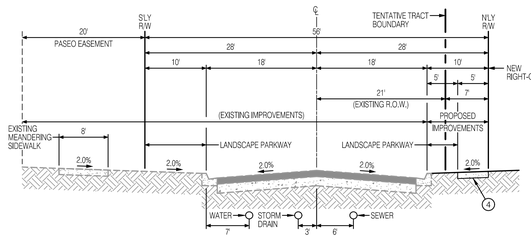
PROPOSED COMMON DRIVE - (PRIVATE)

SCALE: 1"=10'



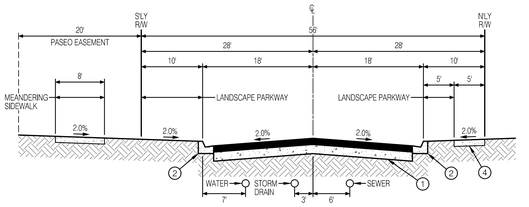
PROPOSED CYPRESS AVENUE - (PUBLIC)

SCALE: 1"=10'



EXISTING AMSTERDAM AVENUE - (PUBLIC)

(OFF-SITE IMPROVEMENTS)
SCALE: 1"=10'



PROPOSED AMSTERDAM AVENUE - (PUBLIC)

(ON-SITE IMPROVEMENTS)
SCALE: 1"=10'

CONSTRUCTION NOTES

1. CONSTRUCT 5" AC OVER 6" AB PER THE CITY OF CHINO STANDARD PLAN NO. 100.
2. CONSTRUCT 6"OR 8" TYPE 'B' CURB PER THE CITY OF CHINO STANDARD PLAN NO. 205.
3. CONSTRUCT 3" AC OVER 4" AB PER THE CITY OF CHINO STANDARD PLAN NO. 100.
4. CONSTRUCT 5" P.C.C. SIDEWALK PER THE CITY OF CHINO STANDARD PLAN NO. 205.

DATE:	NO.	REVISIONS

APPLICANT/DEVELOPER

PLC COMMUNITIES

ENGINEER

MDS CONSULTING
5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA 92606
(949) 251-8821
WWW.MDSCONSULTING.NET
PLANNERS ENGINEERS SURVEYORS

MDS CONSULTING
5 PETERS CANYON ROAD, SUITE 305
IRVINE, CA 92606
PHONE: (949) 251-8821
CONTACT: EDWARD J. LENTH

5-28-2026
EDWARD J. LENTH RCE 052496

REGISTERED PROFESSIONAL ENGINEER
EDWARD J. LENTH
No. 52496
CIVIL
STATE OF CALIFORNIA

VESTING TENTATIVE TRACT MAP NO. 20845

EAST CHINO SPECIFIC PLAN

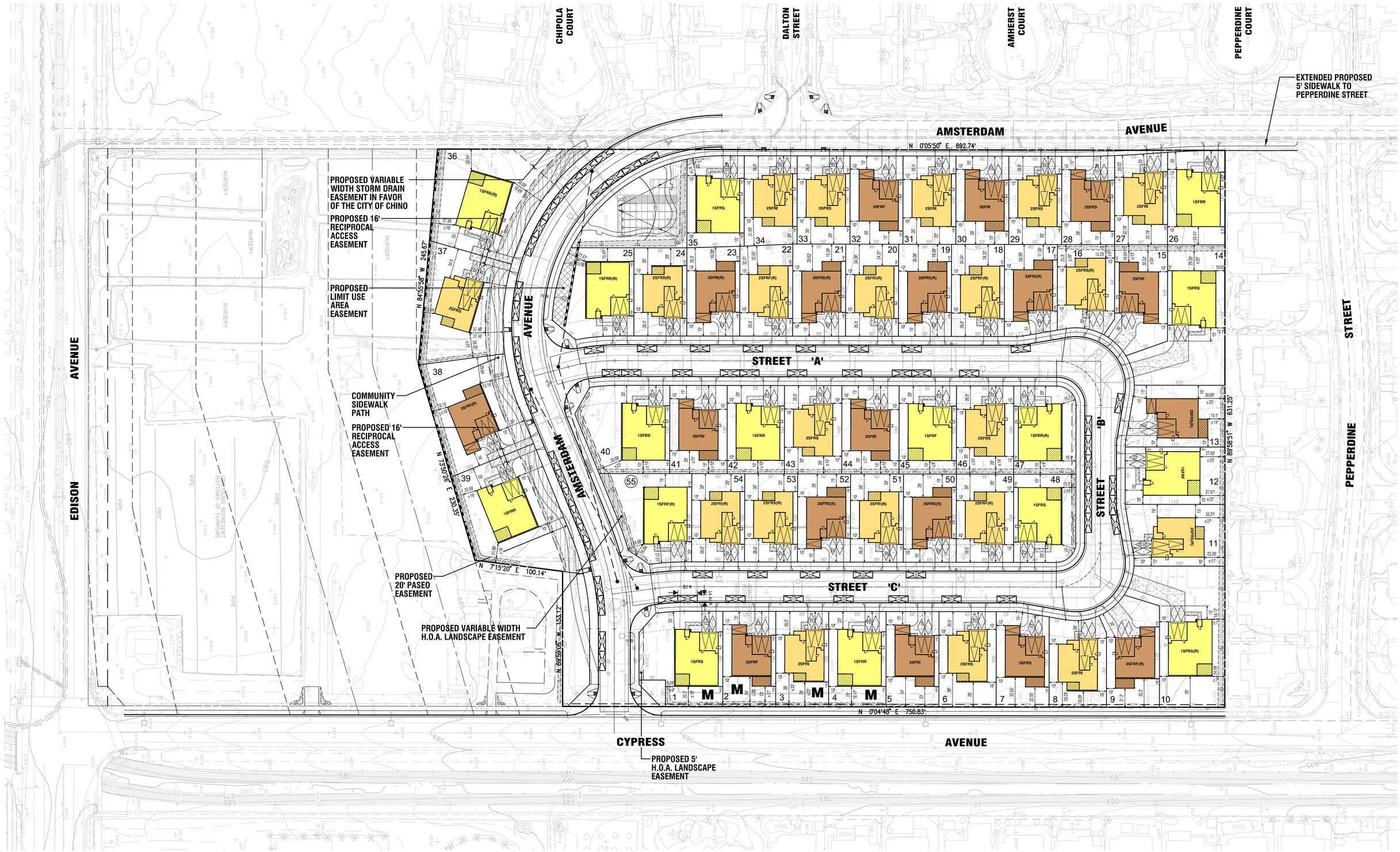
NEIGHBORHOOD 3 / SUBAREA C

CONCEPTUAL GRADING PLAN

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

SHEET 1 OF 2

CONCEPTUAL GRADING PLAN - VTTM 20845



LEGEND:

- GARAGE PARKING
- DRIVEWAY PARKING
- ON-STREET PARKING

REQUIRED PARKING SPACES

GARAGE SPACES:	2
DRIVEWAY SPACES:	2
NUMBER OF UNITS:	55
TOTAL GARAGE SPACES:	110
TOTAL DRIVEWAY SPACES:	110
TOTAL PARKING SPACES:	220
PARKING RATIO PER UNIT:	4.0 SPACES/UNIT

PROVIDED PARKING SPACES

GARAGE SPACES:	2
DRIVEWAY SPACES:	2 - 3
NUMBER OF UNITS:	55
TOTAL GARAGE SPACES:	149
TOTAL DRIVEWAY SPACES:	110
TOTAL ON-STREET SPACES:	68
TOTAL PARKING SPACES:	327
PARKING RATIO PER UNIT:	4.0 SPACES/UNIT

DATE:	NO.	REVISIONS

APPLICANT/DEVELOPER

PLC COMMUNITIES

ENGINEER

MDS CONSULTING
5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA 92606
(949) 251-8821
WWW.MDSCONSULTING.NET
PLANNERS ENGINEERS SURVEYORS

0 72 ft 10 20 40 80
(IN FEET)
1 inch = 40 ft.

VESTING TENTATIVE TRACT MAP NO. 20845

EAST CHINO SPECIFIC PLAN

NEIGHBORHOOD 3 / SUBAREA C

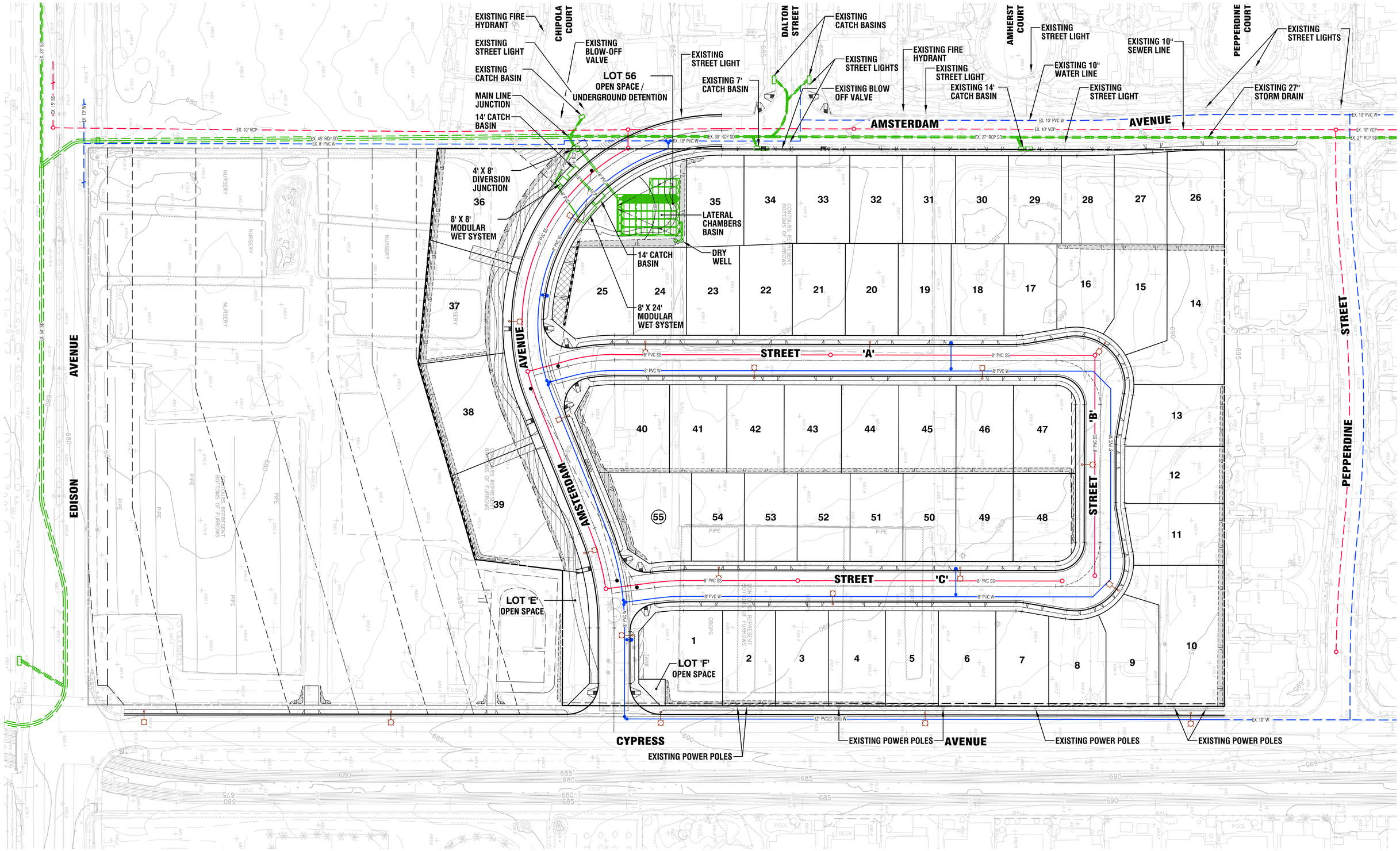
PARKING PLAN

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

SHEET 1 OF 1

PARKING PLAN - VTTM 20845

I:\37642\PLANNING\Plans\PARKING\37642-EXH-PARKING.dwg 11/12/2



LEGEND

- EXISTING STORM DRAIN — EX. SD
- EXISTING SEWER SYSTEM — EX. SS
- EXISTING WATER SYSTEM — EX. W
- PROPOSED STORM DRAIN SYSTEM
- PROPOSED SEWER SYSTEM — 8" SS
- PROPOSED WATER SYSTEM — 8" W

DATE:	NO.	REVISIONS

APPLICANT/DEVELOPER

PLC COMMUNITIES

ENGINEER

MDS CONSULTING
5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA 92606
(949) 251-8821
WWW.MDSCONSULTING.NET
PLANNERS ENGINEERS SURVEYORS

40 0 10 20 40 80
(IN FEET)
1 inch = 40 ft.

VESTING TENTATIVE TRACT MAP NO. 20845

EAST CHINO SPECIFIC PLAN

NEIGHBORHOOD 3 / SUBAREA C

COMPOSITE UTILITIES PLAN

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

COMPOSITE UTILITIES PLAN - VTTM 20845

CEQA Guidelines Section 15183 Consistency Review

VESTING TENTATIVE TRACT MAP (VTTM) NO. 20845 (PL25-0121)
SPECIFIC PLAN AMENDMENT (PL25-0119)
SITE APPROVAL (PL25-0120)

Lead Agency:

City of Chino
13220 Central Avenue
Chino, CA 91710
Contact: Chris Cortez
909-334-3525

CEQA Consultant:

T&B Planning, Inc.
3200 El Camino Real, Suite 100
Irvine, CA 92602
Contact: David Ornelas

March 2026

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LIST OF TECHNICAL APPENDICES

Appendix	Document/Reference Title
A	MMRP Applicability Matrix
B	Air Quality and Greenhouse Gas Assessment
C	Construction Health Risk Assessment
D	Biological Resources Report
E	Cultural Resources Study
F	Energy Analysis
G	Geotechnical Evaluation
H	Paleontological Assessment
I	Phase I Environmental Site Assessment
J	Phase II Investigation
K	Limited Asbestos Survey
L	Preliminary Water Quality Management Plan
M	Drainage Study
N	Noise Impact Analysis
O	Traffic Analysis
P	VMT Evaluation

LIST OF ACRONYMS, ABBREVIATIONS, AND UNITS OF MEASURE

Acronym	Definition
AQ	Air Quality
AQMP	Air Quality Management Plan
BMP	Best Management Practice
Caltrans	California Department of Transportation
CAP	Climate Action Plan
CBC	California Building Code
CCR	California Code of Regulations
CDC	California Department of Conservation
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
cfs	cubic feet per second
CMP	Congestion Management Program
CNEL	Community Noise Equivalent Level
CO	Carbon Monoxide
CVUSD	Chino Valley Unified School District
c.y.	cubic yards
dBA	A-weighted Decibels
dBA L_{eq}	decibels equivalent sound level
DIF	Development Impact Fee
DPM	diesel particulate matter
DTSC	Department of Toxic Substances Control
ECSP	East Chino Specific Plan
EIR	Environmental Impact Report
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
e.g.	“exempli gratia” meaning “for example”
FEMA	Federal Emergency Management Agency
FMMP	Farmland Mapping and Monitoring Program
GHG	Greenhouse Gas
GPU	General Plan and Focused Growth Plan
HRA	Health Risk Assessment
IEUA	Inland Empire Utilities Agency
i.e.	“is est” meaning “that is”
LOS	Level of Service

LIST OF ACRONYMS, ABBREVIATIONS, AND UNITS OF MEASURE

Acronym	Definition
MM	Mitigation Measure
MMRP	Mitigation Monitoring and Reporting Program
NAHC	Native American Heritage Commission
NPDES	National Pollution Discharge Elimination System
O_3	Ozone
PM_{10}	Particulate Matter (10 microns in diameter)
$PM_{2.5}$	Particulate Matter (2.5 microns in diameter)
PRC	Public Resources Code
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCAQMP	South Coast Air Quality Management Plan
SCCIC	South Central Coastal Information Center
SCE	Southern California Edison
SCH	State Clearinghouse
SOC	Statement of Overriding Considerations
s.f.	square feet
SWPPP	Storm Water Pollution Prevention Plan
USFWS	United States Fish and Wildlife Service
UWMP	Urban Water Management Plan
VMT	Vehicle Miles Traveled
WQMP	Water Quality Management Plan

1.0 PROJECT INFORMATION

1. Project Title: Vesting Tentative Tract Map (VTTM) No. 20845 Project

2. Lead Agency Name and Address: City of Chino Development Services Department, Planning Division, 13220 Central Avenue, Chino, CA 91710

3. Project Location: The Project Site comprises APNs 1021-241-02, 1021-241-03 and a portion of 1021-251-01, which occupy 12.42 gross acres in the City of Chino, San Bernardino County, California. The Project Site is associated with the addresses 13918 and 14022 Cypress Avenue and is bordered by existing residential uses to the north, Cypress Avenue to the east, agricultural uses within an SCE easement to the south, and Amsterdam Avenue and residential uses to the west. The Project Site is in the northern portion of the City of Chino, east of the City of Chino Hills and west of the City of Ontario. The Project Site's location is illustrated on Figure 1-1, *Regional Map*, and Figure 1-2, *Vicinity Map*.

4. Lead Agency Contact Person: Chris Cortez, Assistant Planner- (909) 334-3525

5. Project Sponsor's Name and Address: PLC Communities, 888 San Clemente Drive, Suite 200, Newport Beach, CA 92660

6. General Plan Designation: RD 4.5 (4.5 du/ac)

7. Zoning Designation: RD 4.5, within the East Chino Specific Plan (ECSP)

8. Project Description: PLC Communities is requesting the following approvals from the City of Chino:

    - **Vesting Tentative Tract Map (VTTM) No. 20845 (PL25-0121)** to create 62 lots (56 numbered lots and 6 lettered lots) for development of the proposed uses.
    - **Site Approval (PL25-0120)** to redevelop the Project Site with 55 single-family residential units, the extension of Amsterdam Avenue, and associated site improvements.
    - **Specific Plan Amendment (PL25-0119)** to modify development standards within the East Chino Specific Plan modernize the development standards applicable to the subject property to reflect the demands and expectations of new housing in the Chino market and to be consistent with current Chino Development Code requirements. The Specific Plan Amendment would not change the land use designation or maximum allowable density for the subject property.

9. Surrounding Land Uses and Setting: The Project Site is currently developed with agricultural uses and associated buildings/structures and is split into two properties owned by two separate property owners. The northern portion is associated with 13918 Cypress Avenue (APN 1021-241-02) and occupies approximately 4.8 acres, and the southern portion is associated with 14022 Cypress Avenue (APN 1021-241-03 and a portion of APN 1021-251-01) which occupies approximately 7.6 acres. The northern portion of the Project Site is currently developed with agricultural uses, one single-family home, and several accessory shed structures. The southern portion of the Project Site is currently developed with agricultural uses, a greenhouse/barn structure, and a modular building. The Project Site largely consists of agricultural cultivation and dirt roads/paths. A combination of chain link fencing

and concrete block wall are installed along the perimeter of the Project Site. The existing conditions of the Project Site are shown on Figure 1-3, *Site Photos*.

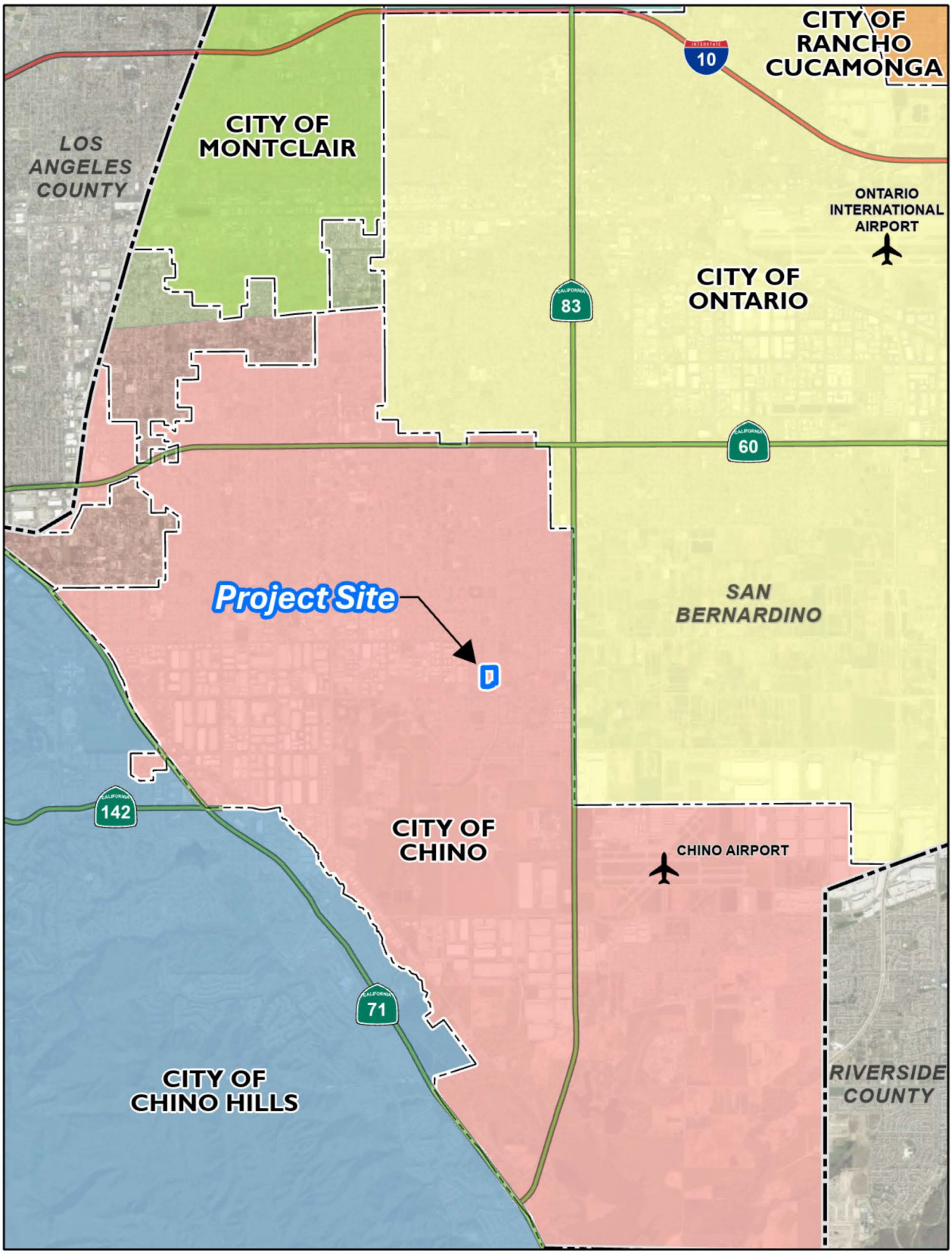
The properties surrounding the Project Site are occupied by residential and agricultural uses, in accordance with the land plan established by the City of Chino General Plan. Existing land uses surrounding the Project Site are illustrated on Figure 1-4, *Aerial Photograph*, and include the following:

- **North:** Single-family residential uses abut the Project Site to the north. On the north side of the residential units is Pepperdine Street, with additional residential uses to the north of Pepperdine Street.
- **South:** Directly south of the Project Site is the remainder of APN 1021-251-01, which contains a Southern California Edison (SCE) easement which is also developed with agricultural uses and an associated single-family home. On the south side of the SCE easement is Edison Avenue.
- **West:** Amsterdam Avenue and single-family residential uses abut the Project Site to the west. To the west of Amsterdam Avenue are additional single-family residential uses and associated internal roads.
- **East:** Cypress Avenue abuts the Project Site to the east. Farther east is a flood control channel, with residential land uses and the continuation of the SCE easement abutting the channel to the east.

10. Other public agencies whose approval is required: No discretionary approvals from other public agencies are required. Ministerial approvals from the Regional Water Quality Control Board (e.g., issuance of Construction Activity General Construction Permit and National Pollutant Discharge Elimination System [NPDES] Permit) would be required.

11. General Plan EIR Information: *Final Program Environmental Impact Report for the Chino 2045 General Plan Update (State Clearinghouse No. 2024090833)* (GPU EIR), certified by the City of Chino City Council on September 2, 2025.

12. Is the project consistent with the density established by a community plan, zoning action, or general plan? Yes. The Project involves residential infill development consistent with the density established by the General Plan Update, the Chino Zoning Ordinance, and the ECSP. The RD 4.5 Residential land use category applied to the Project Site has a maximum density of 4.5 dwelling units per acre (du/ac). The proposed Project involves a single-family residential development adding 55 dwelling units on 12.4 acres (approximately 4.44 du/ac) and therefore is consistent with the applicable development density requirements.

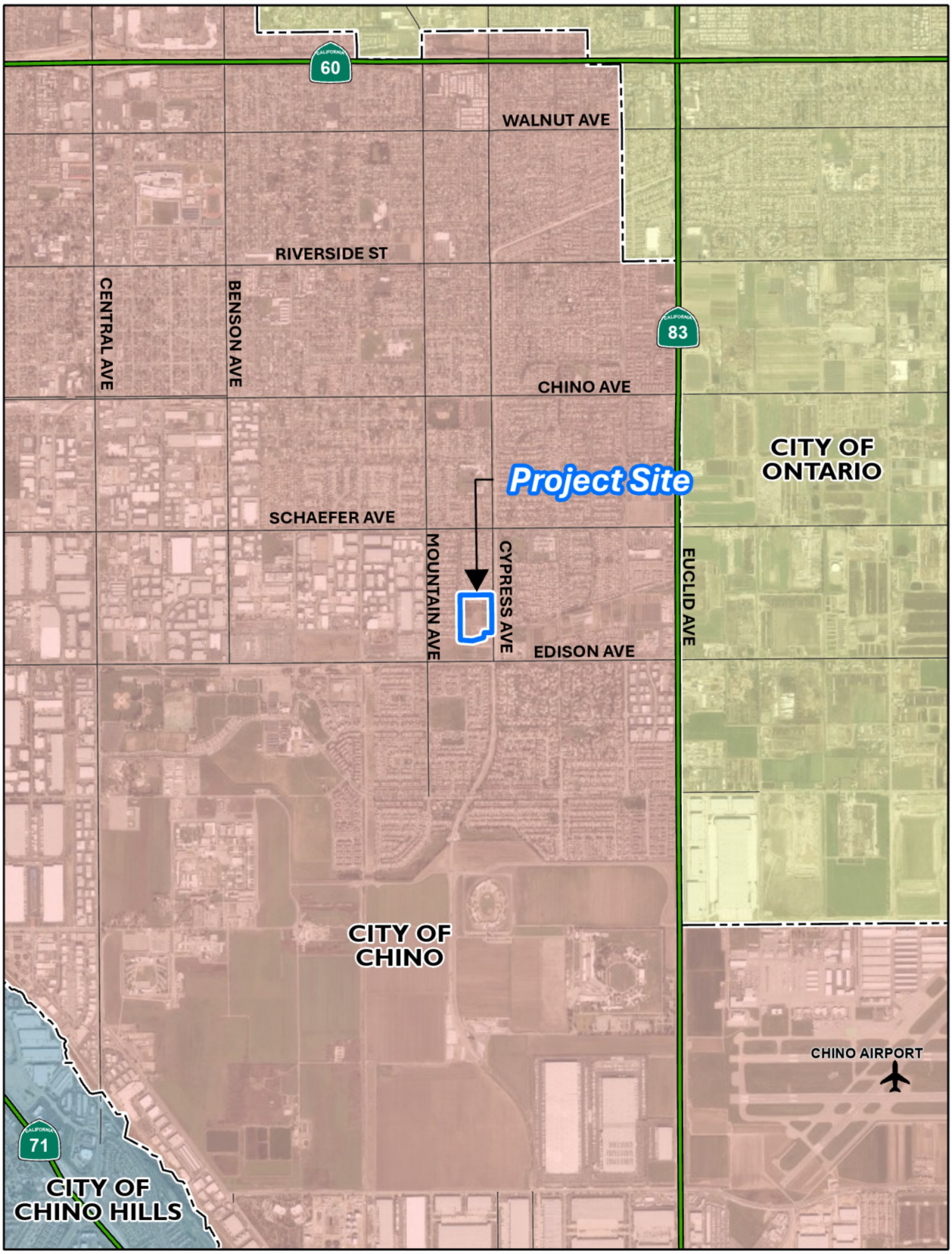


Source(s): Esri, San Bernardino County (2026)

Figure 1-1

0 0.5 1 2 Miles

Regional Map



Source(s): Esri, San Bernardino County (2026)

Figure 1-2

0 875 1,750 3,500 Feet

Vicinity Map



Site Photo 1: West of the Project site, along Amsterdam Ave, looking northeast.



Site Photo 2: West of the Project site, along Amsterdam Ave, looking east.



Site Photo 3: Northwest of the Project site, along Amsterdam Ave, looking southeast.



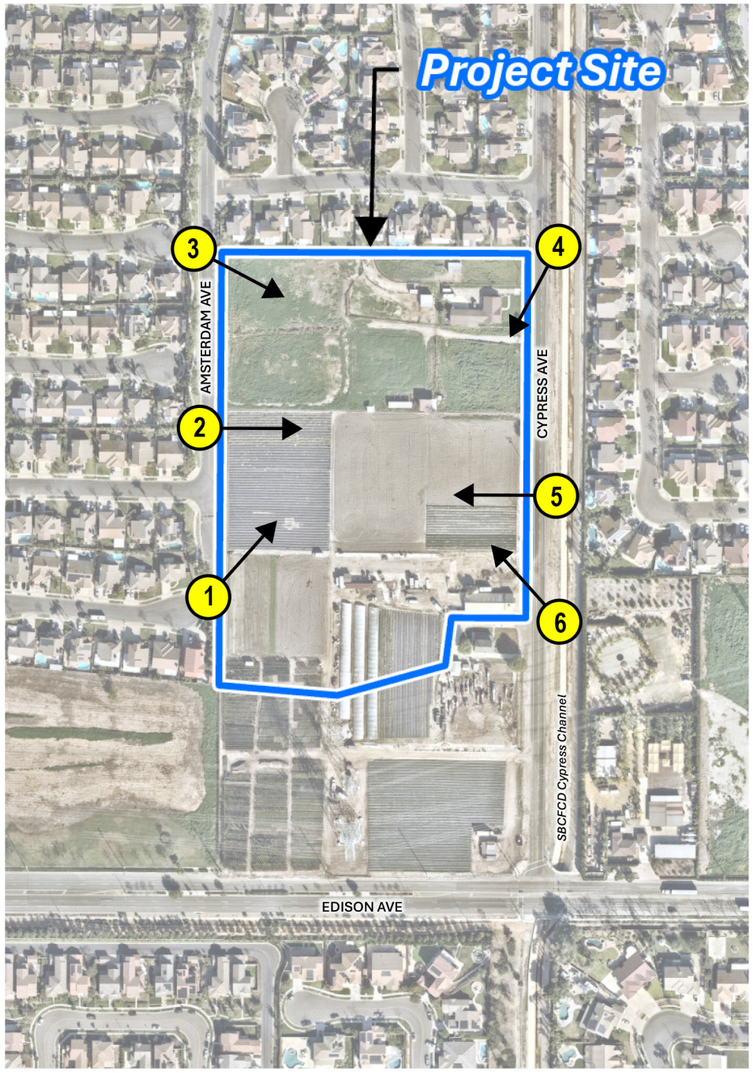
Site Photo 4: Northeast of the Project site, along Cypress Ave, looking southwest.



Site Photo 5: East of the Project site, along Cypress Ave, looking west.



Site Photo 6: East of the Project site, along Cypress Ave, looking northwest.

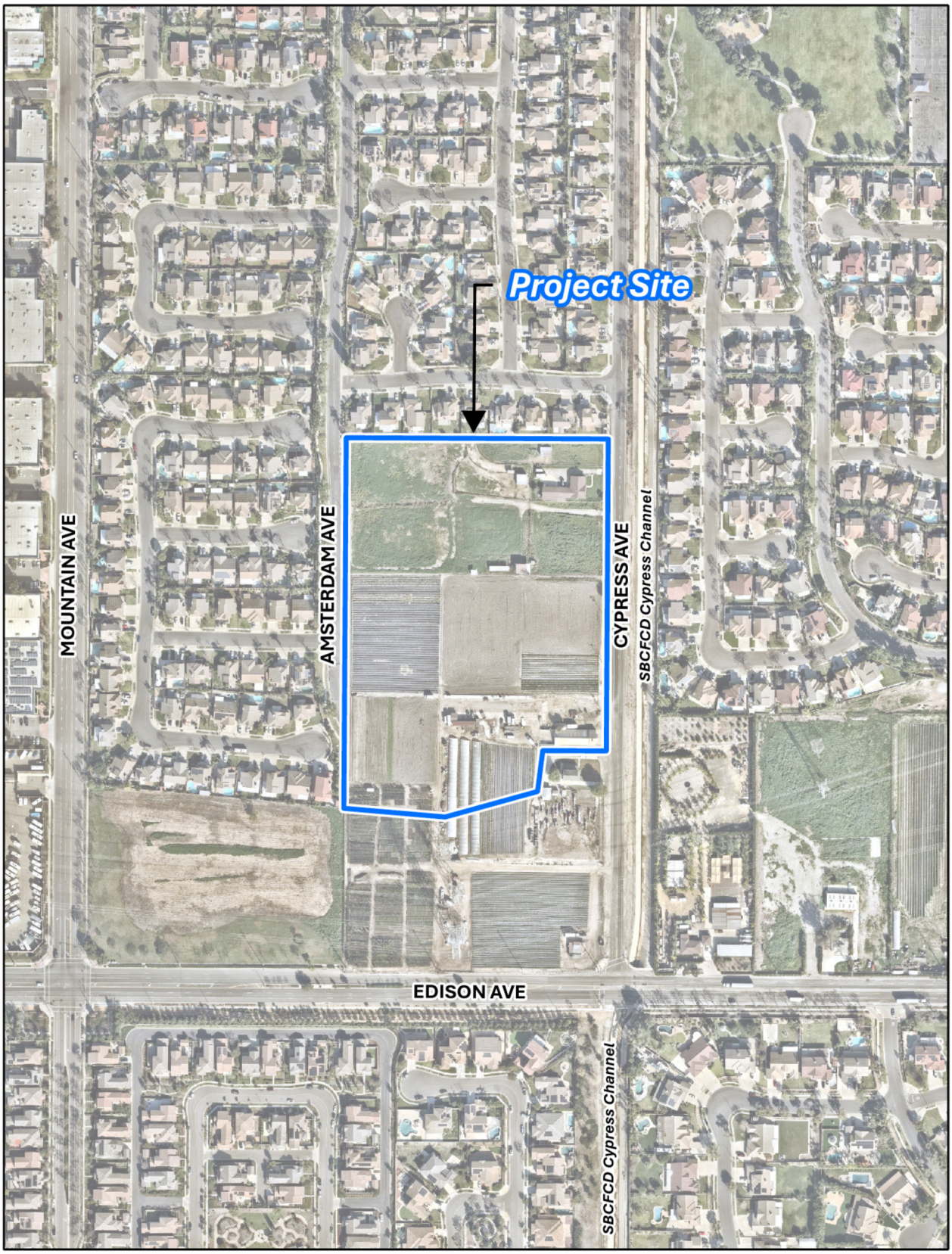


Source(s): Esri, Nearmap Imagery (January 2026), San Bernardino County (2026)

Figure 1-3

Not to Scale

Site Photos



Source(s): Esri, Nearmap Imagery (January 2026), San Bernardino County (2026)

Figure 1-4

0 87.5 175 350 Feet

Aerial Photograph

2.0 CALIFORNIA ENVIRONMENTAL QUALITY ACT

2.1 GENERAL PLAN UPDATE AND GENERAL PLAN UPDATE FINAL PROGRAM EIR

On September 2, 2025, the Chino City Council approved updates to its General Plan (hereinafter, "GPU"). The GPU is a complete revision to the previously adopted General Plan and comprises the principal policy document for guiding future conservation and development in the City of Chino. The GPU identifies concepts for long-term planning through 2045 and provides overall direction for day-to-day actions of the City, its elected officials, and staff. The GPU includes regulations in the form of goals, objectives, policies, and actions that are designed to implement the community's vision for the future of Chino. The policies and actions are intended to be used by the City to guide everyday decision-making and to ensure progress toward the attainment of the goals outlined in the plan.

In conjunction with its approval of the GPU, the Chino City Council also certified the Final EIR (State Clearinghouse [SCH] No. 2024090833; hereinafter, "GPU EIR") that was prepared to evaluate the potential environmental effects associated with implementation of the GPU. The GPU EIR was prepared as a Program EIR pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15168. As identified in GPU EIR Section 1.1, Type of EIR:

> *As described in Section 15168 of the CEQA Guidelines, program level environmental review documents are appropriate when a project consists of a series of actions related to the issuance of rules, regulations, and other planning criteria. The project that is the subject of this PEIR consists of a comprehensive update to the City's Adopted General Plan, which would consist of a long-term plan that would be implemented as a policy document guiding future development activities and City action. The project also includes several targeted zoning map amendments to better align zoning with as built uses and market potential for the respective sites. The purpose of this PEIR is intended to inform decision-makers and the general public of the potential significant environmental impacts of the project. This PEIR also considers the availability of mitigation measures as required by Section 15126.4 of the State CEQA Guidelines to minimize the project's significant impacts and evaluates reasonable alternatives to the project that may reduce or avoid one or more significant environmental effects as required by Section 15126.6 of the CEQA Guidelines.*

Additionally, as noted in GPU EIR Section 1.6.1, PEIR Intended Use:

> [The PEIR] *is intended to be used by the City, as Lead Agency, in evaluating the project and to ensure compliance with applicable regulations and mitigation framework included in this PEIR. As a PEIR, this document is intended to be used by the City when acting on subsequent applications for consideration of future development within the City.*

In conjunction with certifying the GPU EIR, the City Council adopted findings of fact as required by CEQA and adopted a Statement of Overriding Considerations (SOC). The City also adopted a Mitigation Monitoring and Reporting Program (MMRP) (referred to herein as the "GPU EIR MMRP"). Projects implementing the GPU, such as the proposed Project, are required to comply with applicable GPU policies and Mitigation Measures (MMs) included in the GPU EIR MMRP. Therefore, all relevant GPU policies and MMs from the GPU EIR MMRP are incorporated into the proposed Project and would be implemented during its construction and operation, as further discussed in this document. The applicability of GPU

policies and GPU EIR MMs is presented in the matrix included in Appendix A of this document, and applicable GPU policies and MMs are listed in the introduction to the analysis for each topical issue in Section 5.0, CEQA Guidelines Section 15183 Consistency Review, of this document.

The Project involves residential infill development consistent with the density established by the GPU, the Chino Zoning Ordinance, and the ECSP. The RD 4.5 Residential land use category applied to the Project Site has a maximum density of 4.5 dwelling units per acre (du/ac). The proposed Project involves a single-family residential development adding 55 dwelling units on 12.4 acres (approximately 4.44 du/ac) and therefore is consistent with the applicable development density requirements. Therefore, the Project is within the scope of development contemplated by the GPU and evaluated in the GPU EIR and, pursuant to CEQA Guidelines Section 15183, environmental review for the proposed Project is limited to consideration of site-specific issues that may be peculiar to the Project or its location.

2.2 CEQA GUIDELINES SECTION 15183

CEQA Guidelines Section 15183 provides an exemption for projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified. Specifically, as set forth in CEQA Guidelines Section 15183(d), the 15183 exemption applies to projects that meet the following conditions:

(1) The project is consistent with:

(A) A community plan adopted as part of a general plan,

(B) A zoning action which zoned or designated the parcel on which the project would be located to accommodate a particular density of development, or

(C) A general plan of a local agency, and

(2) An EIR was certified by the lead agency for the zoning action, the community plan, or the general plan.

CEQA Guidelines Sections 15183(a) through 15183(c) and 15183(f) presented below describe the limitations on environmental review and the examination of environmental effects for projects that qualify for an exemption pursuant to CEQA Guidelines Section 15183. Further, as set forth in CEQA Guidelines Section 15183(e) below, the 15183 exemption applies when all feasible mitigation measures identified in the applicable certified EIR are implemented by the public agency with jurisdiction to require them. These sections state:

(a) CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

(b) In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:

(1) Are peculiar to the project or the parcel on which the project would be located,

(2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent,

(3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or

(4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

(c) If an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, as contemplated by subdivision (e) below, then an additional EIR need not be prepared for the project solely on the basis of that impact.

(e) This section shall limit the analysis of only those significant environmental effects for which:

(1) Each public agency with authority to mitigate any of the significant effects on the environment identified in the EIR on the planning or zoning action undertakes or requires others to undertake mitigation measures specified in the EIR which the lead agency found to be feasible, and

(2) The lead agency makes a finding at a public hearing as to whether the feasible mitigation measures will be undertaken.

(f) An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect. The finding shall be based on substantial evidence which need not include an EIR. Such development policies or standards need not apply throughout the entire city or county, but can apply only within the zoning district in which the project is located, or within the area subject to the community plan on which the lead agency is relying. Moreover, such policies or standards need not be part of the general plan or any community plan, but can be found within another pertinent planning document such as a zoning ordinance…

As demonstrated throughout this document, the proposed Project described in Section 3.0 qualifies for an exemption from CEQA (under CEQA Guidelines Section 15183) as a project consistent with a general plan or zoning under CEQA Guidelines Section 15183. The proposed Project is consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified. This document provides the limited examination of environmental effects for the proposed Project pursuant to CEQA Guidelines Section 15183(b), evaluating whether there are impacts that are peculiar to the proposed Project or the Project Site, impacts not analyzed as significant effects in the GPU EIR, potentially significant off-site or cumulative impacts not discussed in the GPU EIR, or previously identified significant effects which, as a result of substantial new information which was not known at the time the GPU EIR was certified, are determined to have a more severe adverse impact than discussed in the GPU EIR. Because the proposed Project would not result in more severe adverse impacts than discussed in the GPU EIR, no further CEQA documentation is required.

3.0 PROJECT DESCRIPTION

The Project evaluated by this document consists of an Amendment to the East Chino Specific Plan (Specific Plan Amendment), Site Approval, and Vesting Tentative Tract Map. The application materials for the Project are herein incorporated by reference pursuant to CEQA Guidelines Section 15150, and copies are available for review at the City of Chino Development Services Department, Planning Division, 13220 Central Avenue, Chino, CA 91710. The individual components of the Project are discussed below.

The proposed Specific Plan Amendment would modify development standards within the East Chino Specific Plan related to the orientation of homes along Amsterdam Avenue (Loop Street) and would adjust the minimum setback for homes with a swing-in garage. The Specific Plan Amendment would not change the land use designation or maximum allowable density for the subject property. The intent of the Specific Plan Amendment is to modernize the development standards applicable to the subject property to reflect the demands and expectations of new housing in the Chino market and to be consistent with current Chino Development Code requirements.

The proposed Site Approval and Vesting Tentative Tract Map provides a plan to redevelop the Project Site with 55 single-family residential units, the extension of Amsterdam Avenue, and associated site improvements. The Site Approval application materials include a conceptual site plan, conceptual architecture design, conceptual civil engineering design plans (e.g., grading and utilities plans), and a conceptual landscaping plan, which are all described below and on the following pages. See Figure 3-1 for the conceptual site plan.

As shown on Figure 3-2, proposed VTTM No. 20845 would subdivide the Project Site to establish 55 single-family residential lots (Lots 1 through 55), 1 lot for open space and underground detention basin (Lot 56), 4 public streets (Streets A through D), and 2 private open space lots (Lots E and F). Streets A through C would be designated for the new internal roadway, and Street D would be the Amsterdam Avenue extension. Lots E and F would be dedicated open space, with Lot E including the southern entry monument and a portion of the pedestrian paseo and Lot F including the northern entry monument.

3.1 DESIGN AND ARCHITECTURE

As shown in Table 3-1, *Development Summary*, the Project proposes one- and two-story floor plans for residential units ranging from three- to five bedroom layouts. Conceptual floor plans are provided in Figure 3-3a through Figure 3-3c. The maximum building height would be 30 feet, 3 inches above grade; this is consistent with the maximum allowable height of 35 feet and maximum of 2.5 stories for RD 4.5 zones within the ECSP.

Table 3-1 Development Summary

Plan	Stories	Square Feet	Bedroom / Bathroom	Maximum Height
Plan 1	1	2,568	3 / 2.5	21’8”
Plan 2	2	3,498	4 / 3.5 (+1 bonus room)	28’9”
Plan 3	2	3,612	5 / 4.5 (+1 office/loft)	30’3”

Each of the proposed residential units would follow one of four architectural elevation styles: Farmhouse, Italian, Ranch, and Spanish. The exterior color palette for the proposed units would include shades of white, gray, and beige for the base and accent stucco; shades of white, brown, and gray for accents; and

shades of brown, blue, green, and black for front doors and shutters. Decorative building elements include stone and floral ceramic tiles. The conceptual architecture design for the residential units is illustrated in Figure 3-4, *Conceptual Architecture Elevations*.

3.2 CIRCULATION AND PARKING

As shown on the conceptual site plan provided in Figure 3-1, vehicular access to the Project Site would be provided via Amsterdam Avenue (including the extension), Cypress Avenue, and a new internal roadway which would be accessed at two points via the Amsterdam Avenue extension. All residential units would have driveways onto either Amsterdam Avenue or the new internal roadway.

Pedestrian circulation, as shown in Figure 3-5, would be provided via sidewalks along Amsterdam Avenue, Cypress Avenue, and curb ramps would be provided at the following intersections: Amsterdam Avenue and Dalton Street; Amsterdam Avenue at both intersections with the new internal roadway; and Amsterdam Avenue and Cypress Avenue.

The parking plan provided in Figure 3-6 shows that each residence would be provided with a two-car garage and would have a driveway with capacity for two to three vehicles. An additional 68 on-street parking spaces for residents and visitors would be provided along the Amsterdam Avenue extension and the new internal public streets.

3.3 LANDSCAPING, OUTDOOR AMENITIES, WALLS/FENCES/MONUMENTS, AND LIGHTING

3.3.1 Landscaping

All existing trees and other vegetation on the Project Site would be removed and replaced with the specified plant material in the conceptual landscape plan shown in Figure 3-7, *Conceptual Landscape Plan*. The proposed landscaping plan provides a mixture of low and medium water use ornamental plants and features trees, shrubs, groundcovers and vines. Landscaping would be provided along sidewalks within the Project Site, as well as along the pedestrian paseo and within the passive park described below. Street trees would also be provided along the west side of Cypress Avenue, from the northeastern corner of the Project Site to the northwestern corner of the Cypress Avenue/Edison Avenue intersection.

3.3.2 Outdoor Amenities

As shown in Figure 3-7, there would be an approximately 0.2-acre passive park in the southwestern corner of the Project Site accessible via Amsterdam Avenue. The Project would also extend the existing pedestrian paseo along Amsterdam Avenue, which would continue along the Amsterdam Avenue extension and connect to Cypress Avenue. The extension would include a community walking path with landscaped areas on either side of the path.

3.3.3 Walls/Fences/Monuments

As shown in Figure 3-8, *Conceptual Wall and Fence Plan*, a 6-foot-high block wall with block pilasters at the corners would be constructed along the eastern Project boundary on Cypress Avenue, at the Cypress Avenue entry, along a portion of the new internal road, along portions of the Amsterdam Avenue extension, separating the passive park from residential lots, and surrounding the four southern-most lots. Additionally, side and rear yard vinyl fencing measuring 5 feet, 5 inches would be installed. A vinyl side yard gate would also be installed for every residence.

At the Cypress Avenue entrance to the Project Site, which would serve as the main entrance, a neighborhood entry monument would be installed on the north and south corner. This would consist of a 3.5-foot-high, three rail redwood fence, which would be painted white, and placed in front of the 6-foot-high block wall with block pilasters mentioned above.

3.3.4 Lighting

Proposed exterior site lighting would be installed for safety, security, and ambiance, including lighting for pedestrian walkways and architectural elements. Outdoor lighting would consist of wall-mounted light fixtures on the exterior of each residential unit, as well as pole-mounted light fixtures along the pedestrian paseo and sidewalks within the Project Site.

3.4 PUBLIC STREET IMPROVEMENTS

As part of Project construction, the Project Applicant would make the following improvements to the west side of Cypress Avenue from the northeastern corner of the Project Site southerly to northwestern corner of the Cypress Avenue/Edison Avenue intersection**:**

1) installation of a 5-foot-wide landscape parkway;
2) installation of a 5-foot-wide sidewalk to the right of the landscape parkway;
3) installation of a curb and gutter;
4) construction of new pavement section from gutter to street centerline;
5) installation of a 10-foot driveway approach for the existing residence at 14022 Cypress Avenue;
6) installation of a 16-foot driveway approach for the SCE easement;
7) installation of five street lights per City of Chino standards;
8) removal of six utility poles; and
9) undergrounding of existing overhead power and phone lines.

In addition, as part of the Project, the Project Applicant would extend the 5-foot sidewalk on the east side of Amsterdam Avenue from the northwest corner of the Project Site northerly to Pepperdine Street.

3.5 UTILITY INFRASTRUCTURE

3.5.1 Water and Sewer Improvements

The Project provides for connections to the existing domestic water mains within Cypress Avenue and Amsterdam Avenue to domestic water and fire services for the proposed Project. Sewer service to the Project would be provided from a connection to an existing sewer main beneath Amsterdam Avenue. All proposed water and sewer improvements and connections installed as part of the Project are required to be designed and constructed in accordance with applicable City of Chino standards. Figure 3-9, *Proposed Utility Plan*, illustrates the proposed water and sewer service plan for the Project.

3.5.2 Stormwater Drainage Improvements

The proposed on-site storm drain system would connect to an existing public storm drain beneath Amsterdam Avenue via a proposed detention basin and modular wetland system in the southwestern corner the Project Site. The Project's storm drain system consists of a network of catch basins, underground storm drain pipes, one lateral chambers basin (proposed beneath the passive park), one

drywell, and three underground modular wetland units (to be located in the southwestern portion of the Project Site).

Most of the on-site runoff would be directed to the storm drain system; however, a portion of runoff will discharge directly to Amsterdam Avenue. Runoff would be primarily conveyed via gutters to catch basins and the modular wetland system before discharge. The proposed stormwater drainage plan for the Project is illustrated on Figure 3-10, *Proposed Drainage Plan*.

3.5.3 Dry Utilities

As mentioned above, as part of Project construction, five new streetlights would be installed along Cypress Avenue per City of Chino standards. The Project also involves the undergrounding of overhead telephone and electrical lines and the relocation of the associated electrical structures.

The Project Site is within the service areas of the following utility purveyors: Southern California Edison Company (SCE; electricity), Southern California Gas Company (SCG; natural gas), and Spectrum (telecommunications). The Project includes installation of on-site utility infrastructure that would connect to the existing facilities within or adjacent to the Project Site.

3.6 PROJECT CONSTRUCTION CHARACTERISTICS

For purposes of analysis in this document, Project construction activities are expected to begin in June 2026 and end in November 2027. The estimated construction schedule used for purposes of analysis in this document is presented in Table 3-2, *Project Construction Schedule*. Project construction would begin with demolition and site preparation, then mass-grading and installation of underground infrastructure. Next, fine grading would occur, surface materials would be placed, and the proposed building would be erected, connected to the underground utility system, and painted. Lastly, landscaping, fencing, screen walls, lighting, signage, and other site improvements would be installed.

Table 3-2 Project Construction Schedule

Construction Activity	Start Date	End Date	Working Days
Demolition	06/01/2026	06/29/2026	20
Site Preparation	06/30/2026	07/14/2026	10
Grading	07/15/2026	08/26/2026	30
Building Construction	08/27/2026	10/21/2027	300
Paving	10/22/2027	11/19/2027	20
Architectural Coating	04/25/2027	11/19/2027	150

Source: (Urban Crossroads, 2026a, p. 14)

The Project's proposed construction activities would result in physical disturbance to the entire Project Site. Other than the roadway and utility improvements described earlier in this section, no off-site physical impacts are anticipated as part of the Project.

Construction workers would travel to the Project Site by passenger vehicle, and materials deliveries would occur by medium- and heavy-duty trucks. Construction equipment is expected to operate on the Project Site up to eight hours per day, six days per week. For purposes of analysis in this document, the construction equipment fleet anticipated to be used during Project construction is listed in Table 3-3,

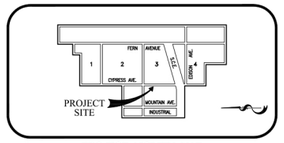
Project Construction Equipment Fleet. Chino Municipal Code Section 15.44.030 allows by right for construction activities to occur up to 13 hours per day Monday through Saturday (between 7:00 a.m. and 8:00 p.m.), with allowances outside these time periods if no residential communities would be adversely affected and only upon approval by the City's Director of Development Services. Notwithstanding, for analysis purposes, this document assumes that construction equipment will be in operation on the Project Site a maximum of eight hours per day. As is typical on construction sites, construction equipment is not in continuous use and some pieces of equipment are used only periodically during the construction workday. Thus, eight hours of daily use for each piece of equipment is a reasonable and conservative assumption.

Table 3-3 Project Construction Equipment Fleet

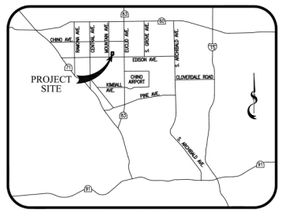
Construction Activity	Equipment	Quantity	Hours (per day)
Demolition	Rubber Tired Dozers	2	8
	Excavators	3	8
	Concrete/Industrial Saws	1	8
Site Preparation	Rubber Tired Dozers	3	8
	Crawler Tractors	4	8
Grading	Graders	1	8
	Excavators	2	8
	Scrapers	2	8
	Rubber Tired Dozers	1	8
	Crawler Tractors	2	8
Building Construction	Forklifts	3	8
	Generator Sets	1	8
	Cranes	1	8
	Welders	1	8
	Tractors/Loaders/Backhoes	3	8
Paving	Pavers	2	8
	Paving Equipment	2	8
	Rollers	2	8
Architectural Coating	Air Compressors	1	8

Source**:** (Urban Crossroads, 2026a, p. 14)

Earthwork activities associated with Project construction would result in approximately 15,324 cubic yards (c.y.) of cut and approximately 26,975 c.y. of fill, for a total of 11,651 c.y. of import. After grading, the highest point of the Project Site would be its northeast corner (approximately 693 feet above mean sea level [amsl]) and the lowest point of the property would be its southwest corner at the detention basin (approximately 682 feet amsl). The Project's grading concept is illustrated on Figure 3-11, *Conceptual Grading Plan*.



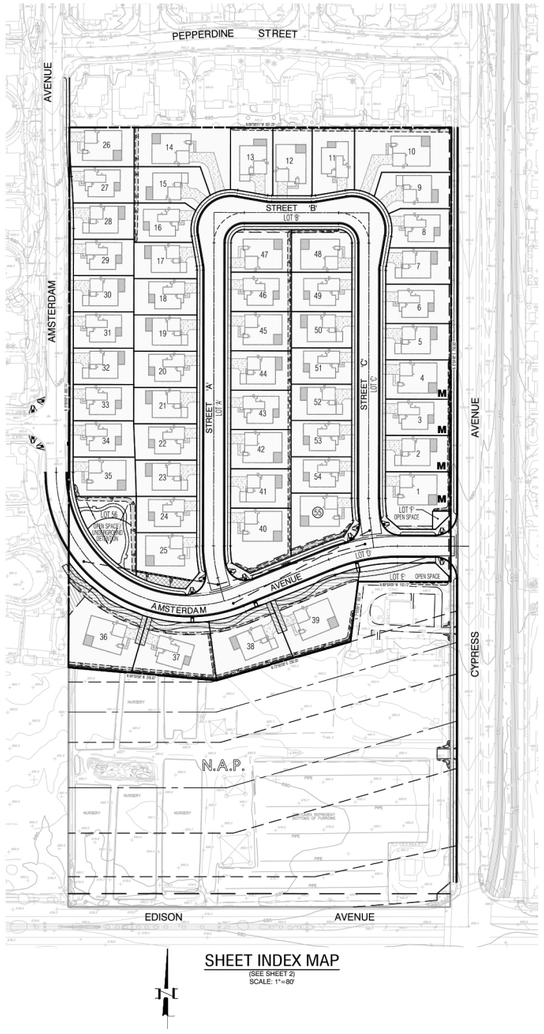
PROJECT VICINITY MAP
(EAST CHINO SPECIFIC PLAN)
N.T.S.



VICINITY MAP
N.T.S.

LEGEND

- 55 — LOT NUMBER
- LOT LINE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- SD — PROPOSED STORM DRAIN
- SS — PROPOSED NON-POTABLE WATER
- DW — PROPOSED SANITARY SEWER
- RCW — PROPOSED POTABLE WATER
- EX. SD — EXISTING STORM DRAIN
- EX. SS — EXISTING SANITARY SEWER
- EX. DW — EXISTING POTABLE WATER
- G — EXISTING GAS LINE
- 1.00% — PROPOSED STREET GRADE
- TENTATIVE TRACT BOUNDARY
- PROPOSED RETAINING WALL (SEE PLAN FOR HEIGHT)
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED 2:1 SLOPE
- 50 / 47 — PROPOSED CENTERLINE STREET GRADE
- PROPOSED TOE OF SLOPE
- M — MODEL
- OUTDOOR LIVING
- UNIT ENHANCEMENT
- CLUSTER MAIL BOX



SHEET INDEX MAP
(SEE SHEET 2)
SCALE: 1"=80'

PHASING ELEVATION SUMMARY
(LOTS 1-55)

PHASE 1

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	0	2	2	4	50.0%
FARMHOUSE (SFRF)	1	0	0	1	12.5%
ITALIAN (SFRI)	0	2	1	3	37.5%
TOTAL	1	4	3	8	100%

PHASE 2

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	2	1	2	5	55.6%
FARMHOUSE (SFRF)	1	1	1	3	33.3%
ITALIAN (SFRI)	0	1	0	1	11.1%
TOTAL	3	3	3	9	100%

PHASE 3

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	1	2	1	4	44.4%
FARMHOUSE (SFRF)	1	1	1	3	33.3%
RANCH (SFRR)	1	0	0	1	11.1%
ITALIAN (SFRI)	0	0	1	1	11.1%
TOTAL	3	3	3	9	100%

PHASE 4

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	1	2	1	4	36.4%
FARMHOUSE (SFRF)	0	1	1	2	18.2%
RANCH (SFRR)	2	0	0	2	18.2%
ITALIAN (SFRI)	0	1	2	3	27.2%
TOTAL	3	4	4	11	100%

PHASE 5

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	2	2	0	4	50.0%
FARMHOUSE (SFRF)	0	0	1	1	12.5%
RANCH (SFRR)	1	0	0	1	12.5%
ITALIAN (SFRI)	0	1	1	2	25.0%
TOTAL	3	3	2	8	100%

PHASE 6

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	0	1	1	2	33.3%
RANCH (SFRR)	1	0	0	1	16.7%
ITALIAN (SFRI)	0	2	1	3	50.0%
TOTAL	1	3	2	6	100%

MODELS

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	1	0	0	1	25.0%
FARMHOUSE (SFRF)	0	0	1	1	25.0%
RANCH (SFRR)	1	0	0	1	25.0%
ITALIAN (SFRI)	0	1	0	1	25.0%
TOTAL	2	1	1	4	100%

LOT COVERAGE SUMMARY

LOT NUMBER	LOT AREA (SF)	UNIT TYPE	UNIT FOOTPRINT AREA (SF)	PERCENT LOT COVERAGE (%)
1	9,084	1	3,157	34.8
2	6,480	3	2,567	39.6
3	6,480	2	2,507	38.7
4	7,020	1	3,157	45.0
5	6,480	3	2,567	39.6
6	7,020	2	2,507	35.7
7	6,381	3	2,567	40.2
8	6,434	2	2,507	39.0
9	7,273	3	2,567	35.3
10	13,191	1	3,157	23.9
11	7,525	2	2,507	33.3
12	7,342	1	3,157	43.0
13	7,545	3	2,567	34.0
14	12,120	1	3,157	26.1
15	7,218	3	2,567	35.6
16	6,220	2	2,507	40.3
17	6,104	3	2,567	42.1
18	6,260	2	2,507	40.0
19	6,261	3	2,567	41.0
20	6,262	2	2,507	40.0
21	6,264	3	2,567	41.0
22	6,186	2	2,507	40.5
23	6,056	3	2,567	42.4
24	6,000	2	2,507	41.8
25	8,550	1	3,157	36.9
26	6,914	1	3,157	45.7
27	6,160	2	2,507	40.7
28	6,012	3	2,567	42.7
29	6,000	2	2,507	41.8
30	6,000	3	2,567	42.8
31	6,000	2	2,507	41.8
32	6,000	3	2,567	42.8
33	6,000	2	2,507	41.8
34	6,066	2	2,507	41.3
35	6,668	1	3,157	47.4
36	14,913	1	3,157	21.2
37	11,271	2	2,507	22.2
38	11,580	3	2,567	22.2
39	13,791	1	3,157	22.9
40	9,523	1	3,157	33.2
41	6,500	3	2,567	39.5
42	6,500	1	3,157	48.6
43	6,500	2	2,507	38.6
44	6,500	3	2,567	39.5
45	6,500	1	3,157	48.6
46	6,500	2	2,507	38.6
47	6,946	1	3,157	45.5
48	6,946	1	3,157	45.5
49	6,500	2	2,507	38.6
50	6,000	3	2,567	42.8
51	6,000	2	2,507	41.8
52	6,000	3	2,567	42.8
53	6,000	2	2,507	41.8
54	6,000	2	2,507	41.8
55	8,469	1	3,157	37.3

PLAN ELEVATION SUMMARY

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	7	10	7	24	43.6%
FARMHOUSE (SFRF)	3	3	5	11	20.0%
RANCH (SFRR)	6	0	0	6	10.9%
ITALIAN (SFRI)	0	8	6	14	25.5%
TOTAL	16	21	18	55	100%

PLAN TYPE SUMMARY
(LOTS 1-55)

PLAN NO	NO. OF UNITS	PERCENT (%)
PLAN 1	16	29.1%
PLAN 2	21	38.2%
PLAN 3	18	32.7%
TOTAL	55	100.0%

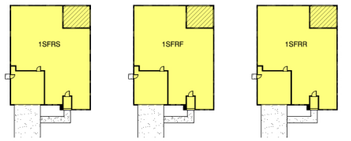
UNIT SUMMARY
(LOTS 1-55)

PLAN NO	SIZE		NO. OF UNITS
PLAN 1	3 BR	2.5 BA	16
PLAN 2	4 BR	3.5 BA	21
PLAN 3	5 BR	4.5 BA	18
TOTAL			55

PLAN PHASING SUMMARY

PHASE NO.	PLAN 1	PLAN 2	PLAN 3	LOT NO.	TOTAL
1	1	4	3	5-6, 50-55	8
2	3	3	3	7-13, 48-49	9
3	3	3	3	14-19, 45-47	9
4	3	4	4	20-25, 40-44	11
5	3	3	2	32-39	8
6	1	3	2	26-31	6
MBO	2	1	1	1-4	4
TOTAL	16	21	18		55

TYPICAL PLOTTINGS



PLAN 1SFRS (7 UNITS) 1-STORY

1st FLOOR	2,568 SF
GARAGE	442 SF
OUTDOOR LIVING	246 SF
PORCH	47 SF
TOTAL	3,303 SF

PLAN 1SFRF (3 UNITS) 1-STORY

1st FLOOR	2,568 SF
GARAGE	442 SF
OUTDOOR LIVING	246 SF
PORCH	47 SF
TOTAL	3,303 SF

PLAN 1SFRR (6 UNITS) 1-STORY

1st FLOOR	2,568 SF
GARAGE	442 SF
OUTDOOR LIVING	246 SF
PORCH	47 SF
TOTAL	3,303 SF



PLAN 2SFRS (10 UNITS) 2-STORY

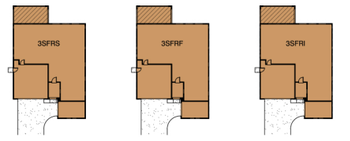
1st FLOOR	1,646 SF
2nd FLOOR	1,852 SF
SUBTOTAL	3,498 SF
GARAGE	818 SF
OUTDOOR LIVING	140 SF
PORCH	144 SF
TOTAL	4,400 SF

PLAN 2SFRF (3 UNITS) 2-STORY

1st FLOOR	1,646 SF
2nd FLOOR	1,852 SF
SUBTOTAL	3,498 SF
GARAGE	818 SF
OUTDOOR LIVING	140 SF
PORCH	144 SF
TOTAL	4,400 SF

PLAN 2SFRI (8 UNITS) 2-STORY

1st FLOOR	1,646 SF
2nd FLOOR	1,852 SF
SUBTOTAL	3,498 SF
GARAGE	818 SF
OUTDOOR LIVING	140 SF
PORCH	144 SF
TOTAL	4,400 SF



PLAN 3SFRS (7 UNITS) 2-STORY

1st FLOOR	1,587 SF
2nd FLOOR	2,025 SF
SUBTOTAL	3,612 SF
GARAGE	663 SF
OUTDOOR LIVING	242 SF
PORCH	73 SF
TOTAL	4,590 SF

PLAN 3SFRF (5 UNITS) 2-STORY

1st FLOOR	1,587 SF
2nd FLOOR	2,025 SF
SUBTOTAL	3,612 SF
GARAGE	663 SF
OUTDOOR LIVING	242 SF
PORCH	73 SF
TOTAL	4,590 SF

PLAN 3SFRI (6 UNITS) 2-STORY

1st FLOOR	1,587 SF
2nd FLOOR	2,025 SF
SUBTOTAL	3,612 SF
GARAGE	663 SF
OUTDOOR LIVING	242 SF
PORCH	73 SF
TOTAL	4,590 SF

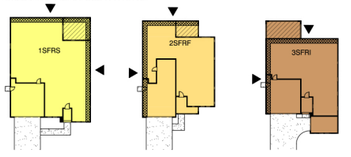
BUILDING HEIGHTS
(LOTS 1-55)

PLAN 1SFRS	20' - 2"
PLAN 1SFRF	21' - 8"
PLAN 1SFRR	21' - 6"
PLAN 2SFRS	26' - 10"
PLAN 2SFRF	30' - 9"
PLAN 2SFRI	27' - 2"
PLAN 3SFRS	29' - 0"
PLAN 3SFRF	30' - 3"
PLAN 3SFRI	29' - 4"

ELEVATION SYMBOL LEGEND

1SFRS	PLAN 1 SPANISH
1SFRF	PLAN 1 FARMHOUSE
1SFRR	PLAN 1 RANCH
2SFRS	PLAN 2 SPANISH
2SFRF	PLAN 2 FARMHOUSE
2SFRI	PLAN 2 ITALIAN
3SFRS	PLAN 3 SPANISH
3SFRF	PLAN 3 FARMHOUSE
3SFRI	PLAN 3 ITALIAN

TYPICAL ENHANCED PLOTTINGS
SIDE AND REAR ELEVATIONS*



PLAN 1SF PLAN 2SF PLAN 3SF

(NOTE: ALL FRONT ELEVATIONS TO BE ENHANCED)

GENERAL INFORMATION

1. EXISTING GENERAL PLAN: EAST CHINO SPECIFIC PLAN: RD4.5 (4.5 DU/AC)
2. EXISTING ZONING: EAST CHINO CHINO SPECIFIC PLAN: RD 4.5 (4.5 DU/AC)
3. EXISTING LAND USE: AGRICULTURE
4. PROPOSED GENERAL PLAN: EAST CHINO SPECIFIC PLAN: RD 4.5
5. PROPOSED ZONING: EAST CHINO SPECIFIC PLAN: RD 4.5
6. PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL
7. ADJACENT LAND USE: NORTH: SINGLE-FAMILY RESIDENTIAL
   EAST: CYPRESS AVENUE/SINGLE-FAMILY RESIDENTIAL
   SOUTH: SINGLE-FAMILY RESIDENTIAL
   WEST: SINGLE-FAMILY RESIDENTIAL

PRIVATE OPEN SPACE SUMMARY

LOTS	AREA (AC)
'E'	0.10 AC
'F'	0.01 AC
TOTAL	0.11 AC

PUBLIC STREET AREA SUMMARY

STREET	AREA (AC)
'A'	0.70 AC
'B'	0.49 AC
'C'	0.60 AC
'D'	1.09 AC
TOTAL	2.88 AC

LOT AREA SUMMARY

NUMBER OF S.F. RESIDENTIAL LOTS:	55
MINIMUM S.F. LOT SIZE:	60' x 100'
MINIMUM S.F. LOT AREA:	6,000 SF
MAXIMUM S.F. LOT AREA:	14,912 SF
AVERAGE S.F. LOT AREA:	7,318 SF
MINIMUM S.F. PAD AREA:	5,846 SF
AVERAGE S.F. PAD AREA:	6,904 SF
GROSS ACREAGE:	12.42 AC
NET ACREAGE:	12.42 AC
GROSS DENSITY:	4.4 DU/AC
NET DENSITY:	4.4 DU/AC

SETBACKS

FRONT:	MAIN DWELLING:	20.0'
	GARAGE:	20.0'
	TURN-IN GARAGE:	15.0'
SIDE:	INTERIOR:	5.0'/10.0'
	CORNER:	15.0'
REAR:	INTERIOR:	15.0'
	CYPRESS AVENUE:	15.0'

LEGAL DESCRIPTION

THE NORTH 1/2 OF LOT 17 AND A PORTION OF LOT 32, SECTION 13, TOWNSHIP 2 SOUTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO MAP OF SUBDIVISION OF PART OF RANCHO SANTA ANA DEL CHINO, IN THE CITY OF CHINO, AS PER MAP RECORDED IN BOOK 6, PAGE 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA.

PROJECT ADDRESS

13918 CYPRESS AVENUE
CHINO, CA. 91710

ASSESSORS PARCEL NUMBERS

1021-241-02
1021-241-03
1021-251-01 (PORTION)

SHEET INDEX

SHEET	1	TITLE SHEET
SHEET	2	TECHNICAL SITE PLAN

APPLICANT/DEVELOPER

PLC COMMUNITIES
888 SAN CLEMENTE DRIVE
SUITE 200
NEWPORT BEACH, CA. 92660
PHONE: (949) 721-8200
ATTN: BILL HOLMAN

ENGINEER

MDS CONSULTING
5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA. 92606
PHONE: (949) 251-8821
CONTACT: ED LENTH

OWNER

PLC COMMUNITIES
888 SAN CLEMENTE DRIVE
SUITE 200
NEWPORT BEACH, CA. 92660
PHONE: (949) 721-8200
ATTN: BILL HOLMAN

LAND USE SUMMARY

LOTS	LAND USE	ACREAGE	PERCENT(%)
1-55	SINGLE-FAMILY RESIDENTIAL	9.23 AC	74.3%
56	OPEN SPACE / UNDERGROUND DETENTION	0.20 AC	1.6%
'A'-'C'	PUBLIC STREETS	1.79 AC	14.4%
'D'	AMSTERDAM AVENUE	1.09 AC	8.8%
'E'-'F'	OPEN SPACE	0.11 AC	0.9%
	GROSS ACREAGE	12.42 AC	100.0%

TENTATIVE TRACT NO. 20845

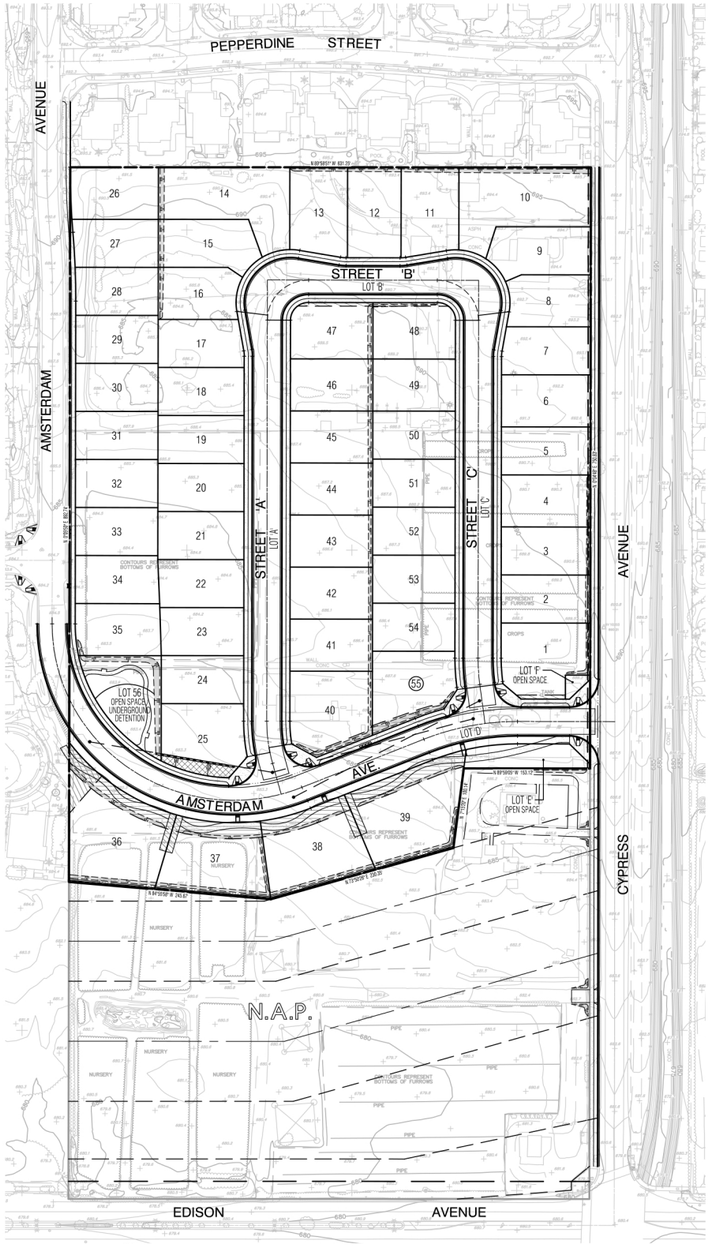
NUMBER OF LOTS:	TOTAL	62
	SINGLE-FAMILY RESIDENTIAL	55
	OPEN SPACE / UNDERGROUND DETENTION	1
	PUBLIC STREETS	3
	AMSTERDAM AVENUE	1
	OPEN SPACE	2
GROSS ACREAGE:		12.42
CONTOUR INTERVAL:		2 FOOT
SCALE:		1"=40'
DATE:		SEPTEMBER 22, 2025

Source(s): MDS Consulting (11-12-2025)

Figure 3-1

Not to Scale

Site Plan



LEGEND

- EXISTING STREET ELEVATION
- EXISTING STORM DRAIN
- EXISTING SEWER SYSTEM
- EXISTING WATER SYSTEM
- EXISTING RECYCLED WATER SYSTEM
- EXISTING PUBLIC UTILITY EASEMENT (TYPE NOTED ON PLAN)
- PROPOSED STREET ELEVATION
- PROPOSED STORM DRAIN SYSTEM
- PROPOSED SEWER SYSTEM
- PROPOSED WATER SYSTEM
- FUTURE RECYCLED WATER SYSTEM
- PROPOSED PAD ELEVATION
- PROPOSED LOT NUMBER
- PROPOSED TENTATIVE TRACT BOUNDARY
- PROPOSED 2:1 SLOPE
- PROPOSED CENTERLINE RADIUS
- PRIVATE STREET LOTS
- PROPOSED UTILITY EASEMENT
- LIMITED USE AREA
- HIGHEST NO. RESIDENTIAL LOT
- PROPOSED BUILDING SETBACK (B.S.L.)
- PROPOSED 2' GRIND AND OVERLAY
- PROPOSED SLURRY

UTILITIES

WATER
CITY OF CHINO
13220 CENTRAL AVENUE
CHINO, CA. 91710
(909) 334-3264

SEWER
CITY OF CHINO
13220 CENTRAL AVENUE
CHINO, CA. 91710
(909) 334-3264

TELEPHONE
SPECTRUM
4200 CHINO HILLS PARKWAY
SUITE 170
CHINO, CA. 91709
(800) 892-4357

SOLID WASTE
CITY OF CHINO
13220 CENTRAL AVENUE
CHINO, CA. 91710
(909) 334-3264

GAS
SOUTHERN CALIFORNIA GAS COMPANY
13025 12th STREET
CHINO, CA. 91710
(800) 427-2200

ELECTRIC
SOUTHERN CALIFORNIA EDISON
1851 FRANCIS STREET
ONTARIO, CA. 91761
(800) 655-4555

CABLE-TV
SPECTRUM
4200 CHINO HILLS PARKWAY
SUITE 170
CHINO, CA. 91709
(800) 892-4357

BASIS OF BEARINGS

THE BEARING SHOWN HEREON ARE BASED ON THE CENTERLINE OF SCHAEFER AVENUE, AS SHOWN ON TRACT NO. 13786, MAP BOOK 221, PAGES 87-89, AND HAVING A BEARING OF N89°59'16"E.

BENCH MARK

(ELEV. 688.83 FT.)
2.5 INCH BRASS DISK STAMPED CITY OF ONTARIO CC-18-1. SET ON MOC OF THE HCR CURB AT SOUTHEAST RETURN OF EDISON AVENUE AND EUCLID AVENUE.

LEGAL DESCRIPTION

THE NORTH 1/2 OF LOT 17 AND A PORTION OF LOT 32, SECTION 13, TOWNSHIP 2 SOUTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO MAP OF SUBDIVISION OF PART OF RANCHO SANTA ANA DEL CHINO, IN THE CITY OF CHINO, AS PER MAP RECORDED IN BOOK 6, PAGE 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF OF SAN BERNARDINO COUNTY, CALIFORNIA.

GENERAL INFORMATION

1. EXISTING GENERAL PLAN: EAST CHINO SPECIFIC PLAN: RD4.5 (4.5 DU/AC)
2. EXISTING ZONING: EAST CHINO SPECIFIC PLAN: RD 4.5 (4.5 DU/AC)
3. EXISTING LAND USE: AGRICULTURE
4. PROPOSED GENERAL PLAN: EAST CHINO SPECIFIC PLAN: RD 4.5
5. PROPOSED ZONING: EAST CHINO SPECIFIC PLAN: RD 4.5
6. PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL
7. ADJACENT LAND USE: NORTH: SINGLE-FAMILY RESIDENTIAL; EAST: CYPRESS AVENUE/SINGLE-FAMILY RESIDENTIAL; SOUTH: SINGLE-FAMILY RESIDENTIAL; WEST: SINGLE-FAMILY RESIDENTIAL
8. PARK REQUIREMENTS TO BE MET BY PARK IN-LIEU FEES.
9. SCHOOL DISTRICT: ELEMENTARY: RHODES; MIDDLE SCHOOL: MAGNOLIA; HIGH SCHOOL: CHINO
10. PAD ELEVATIONS SHOWN ON THE TENTATIVE TRACT MAP MAY BE ADJUSTED PLUS OR MINUS 4.0 FEET FOR FUTURE EARTHWORK BALANCING.
11. MULTIPLE FINAL MAPS MAY BE FILED PURSUANT TO SECTION 66456.1 OF THE CALIFORNIA GOVERNMENT CODE.
12. PROPOSED TENTATIVE TRACT MAP 20845 IS WITHIN THE EAST CHINO SPECIFIC PLAN.
13. ALL PROPOSED MANUFACTURED SLOPES SHALL BE CONSTRUCTED AT A MINIMUM 2:1 UNLESS OTHERWISE NOTED ON THE PLAN.
14. THE PRELIMINARY GEOTECHNICAL REPORT PREPARED BY LGC ASSOCIATES, INC. APRIL 2024.
15. THERE IS ONE EXISTING RESIDENTIAL STRUCTURE WITHIN THE PROPOSED TENTATIVE TRACT BOUNDARIES TO BE REMOVED.
16. PROPOSED 20-FOOT PASEO EASEMENT ALONG THE EXTENSION OF AMSTERDAM AVENUE OVER LOTS 36-39 TO BE MAINTAINED BY THE H.O.A.
17. PROPOSED PUBLIC STREETS 'A'-'C' AND AMSTERDAM AVENUE TO BE CONSTRUCTED PER THE CITY OF CHINO STANDARD PLAN NO. 101.
18. PROPOSED KNUCKLES TO BE CONSTRUCTED PER CITY OF CHINO STANDARD PLAN NO. 107.
19. PROPOSED STORM DRAIN DETENTION BASIN, LOT 56, TO BE OWNED AND MAINTAINED BY THE H.O.A.
20. PROPOSED PRIVATE OPEN SPACE LOTS 'E'-'F' TO BE OWNED AND MAINTAINED BY THE H.O.A.
21. PROPOSED TENTATIVE TRACT MAP 20845 IS NOT A GATED COMMUNITY.
22. PROPOSED PUBLIC STREETS 'A'-'C' AND AMSTERDAM AVENUE TO BE CONSTRUCTED TO SATISFY THE CHINO VALLEY FIRE DISTRICT STANDARD.
23. TOPOGRAPHIC SURVEY WAS FLOWN AND COMPILED BY DON READ AERIAL ON MARCH 4, 2025.
24. THERE IS NO PROPOSED OPEN STORM DRAIN CHANNEL WITHIN THE TENTATIVE TRACT MAP BOUNDARIES.
25. PER THE FLOOD INSURANCE RATE MAP OF SAN BERNARDINO COUNTY, CALIFORNIA AND AREAS PANEL 0620 OF 9400 NO. 06071C8620H, REVISED AUGUST 28, 2000 AND FLOOD INSURANCE RATE MAP OF SAN BERNARDINO COUNTY, CALIFORNIA AND INCORPORATED AREAS PANEL 9355 OF 9400, NO. 0671C9335J, REVISED MAP 8, 2004, THE PROPERTY LIES WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 2.0% ANNUAL CHANCE FLOODPLAIN.
26. PROPOSED RESIDENTIAL VEHICULAR ACCESS SHALL BE RESTRICTED ON CYPRESS AVENUE.
27. FINAL DESIGN OF THE TENTATIVE TRACT MAP 20845 SHALL COMPLY WITH N.P.D.E.S. SUPPLEMENT NO. 'A'.
28. PROPOSED TENTATIVE TRACT MAP 20845 IS NOT WITHIN A HIGH FIRE ZONE PER THE LATEST CAL-FIRE F.H.S.Z. MAP, DATED APRIL 1, 2024.
29. ALL SINGLE-FAMILY RESIDENTIAL LOTS SHALL MAINTAIN A 2.0% MINIMUM GRADE FROM THE REAR YARD TO THE FRONTING STREET.
30. THERE ARE TWO EXISTING WELLS WITHIN THE BOUNDARIES OF THE TENTATIVE TRACT MAP 20845. TO BE SEALED AND ABANDONED.
31. ESTIMATED EARTHWORK QUANTITIES:
    ADJUSTED CUT: 15,324 CY
    ADJUSTED FILL: 26,975 CY
    IMPORT: 11,651 CY
32. THE WESTERLY 3 FEET OF CYPRESS AVENUE RIGHT OF WAY WITHIN THE TRACT BOUNDARY TO BE VACATED.
33. PROPOSED LIMITED USE AREA EASEMENT TO BE MAINTAINED BY THE H.O.A.

PRIVATE OPEN SPACE SUMMARY

LOTS	AREA (AC)
'E'	0.10 AC
'F'	0.01 AC
TOTAL	0.11 AC

PUBLIC STREET AREA SUMMARY

STREET	AREA (AC)
'A'	0.70 AC
'B'	0.49 AC
'C'	0.60 AC
'D'	1.09 AC
TOTAL	2.88 AC

SHEET INDEX

SHEET	1	TITLE SHEET
SHEET	2	TENTATIVE TRACT MAP

PROJECT ADDRESS

13918 CYPRESS AVENUE
CHINO, CA. 91710

ASSESSORS PARCEL NUMBERS

1021-241-02
1021-241-03
1021-251-01 (PORTION)

APPLICANT/DEVELOPER

PLC COMMUNITIES
888 SAN CLEMENTE DRIVE
SUITE 200
NEWPORT BEACH, CA. 92660
PHONE: (949) 721-8200
ATTN: BILL HOLMAN

OWNER

PLC COMMUNITIES
888 SAN CLEMENTE DRIVE
SUITE 200
NEWPORT BEACH, CA. 92660
PHONE: (949) 721-8200
ATTN: BILL HOLMAN

ENGINEER

MDS CONSULTING
5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA. 92606
PHONE: (949) 251-8821
CONTACT: ED LENTH

LOT AREA SUMMARY

NUMBER OF S.F. RESIDENTIAL LOTS:	55
MINIMUM S.F. LOT SIZE:	60' x 100'
MINIMUM S.F. LOT AREA:	6,000 SF
MAXIMUM S.F. LOT AREA:	14,912 SF
AVERAGE S.F. LOT AREA:	7,318 SF
MINIMUM S.F. PAD AREA:	5,846 SF
AVERAGE S.F. PAD AREA:	6,904 SF
GROSS ACREAGE:	12.42 AC
NET ACREAGE:	12.42 AC
GROSS DENSITY:	4.4 DU/AC
NET DENSITY:	4.4 DU/AC

TENTATIVE TRACT NO. 20845

NUMBER OF LOTS:	TOTAL	62
	SINGLE-FAMILY RESIDENTIAL	55
	OPEN SPACE / UNDERGROUND DETENTION	1
	PUBLIC STREETS	3
	AMSTERDAM AVENUE	1
	OPEN SPACE	2
GROSS ACREAGE:	12.42	
CONTOUR INTERVAL:	2 FOOT	
SCALE:	1"=40'	
DATE:	SEPTEMBER 22, 2025	

LAND USE SUMMARY

LOTS	LAND USE	ACREAGE	PERCENT(%)
1-55	SINGLE-FAMILY RESIDENTIAL	9.23 AC	74.3%
56	OPEN SPACE / UNDERGROUND DETENTION	0.20 AC	1.6%
'A'-'C'	PUBLIC STREETS	1.79 AC	14.4%
'D'	AMSTERDAM AVENUE	1.09 AC	8.8%
'E'-'F'	OPEN SPACE	0.11 AC	0.9%
	GROSS ACREAGE	12.42 AC	100.0%

Source(s): MDS Consulting (01-16-2026)

Figure 3-2

Not to Scale

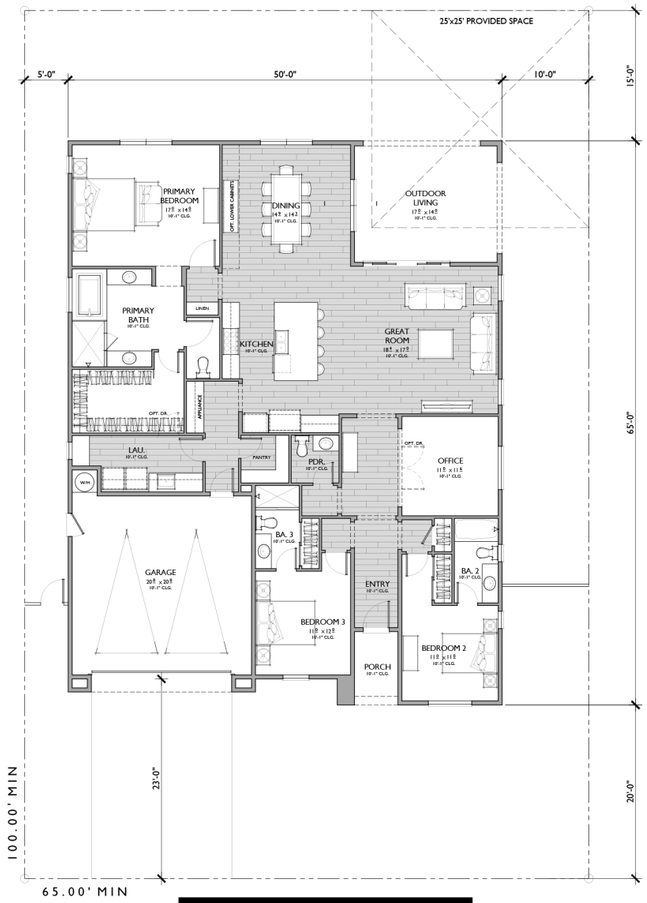
Vesting Tentative Tract Map No. 20845

PLAN 1

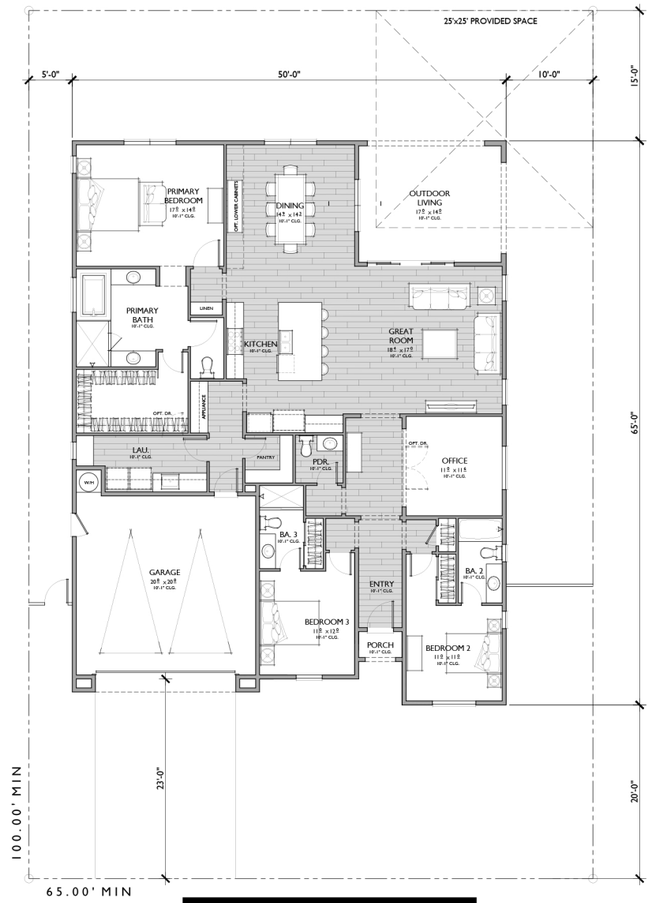
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
TOTAL LIVING	**2,568 SQ. FT.**
2 - CAR GARAGE	442 SQ. FT.
OUTDOOR LIVING	246 SQ. FT.
PORCH	47 SQ. FT.

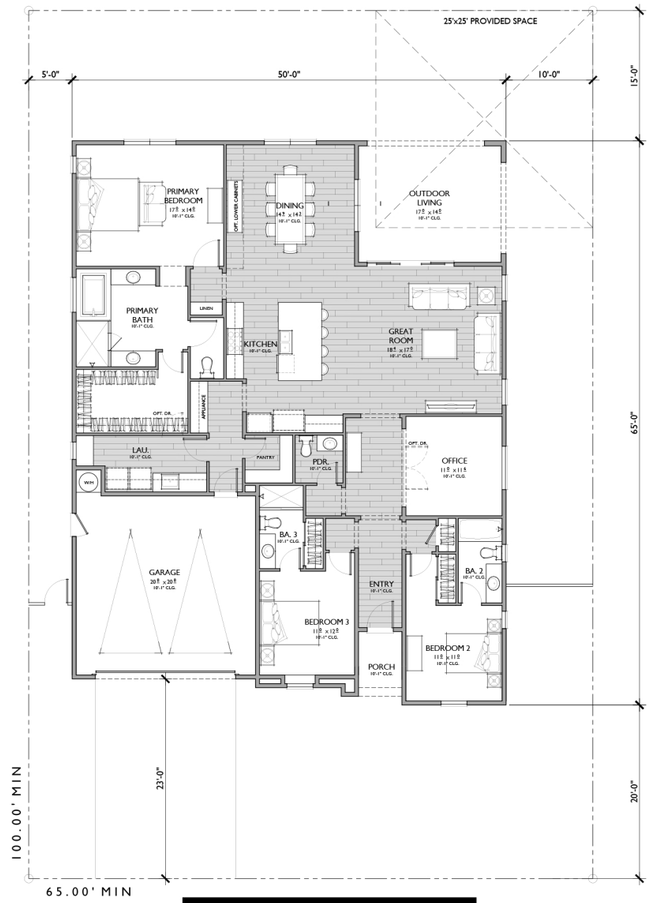
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



Spanish Elevation



Farmhouse Elevation



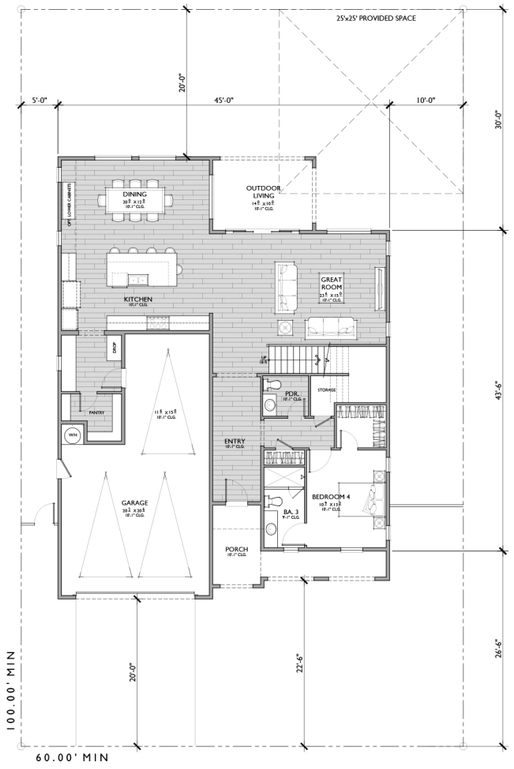
Ranch Elevation

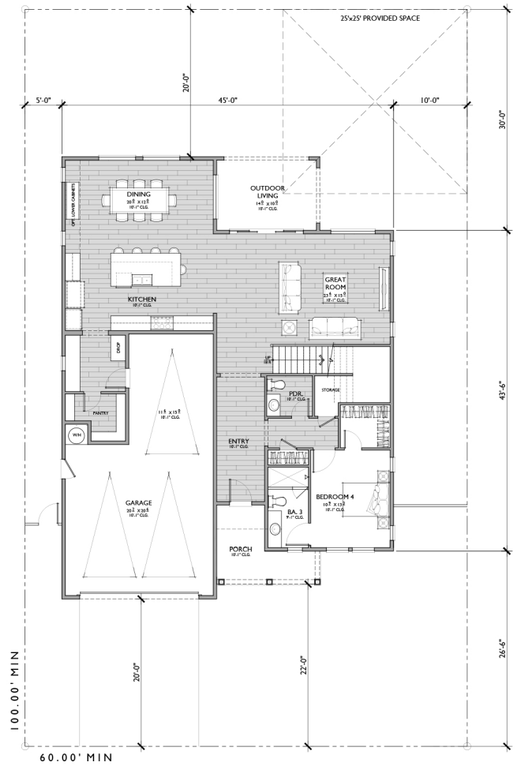
Source(s): Bassenian | Lagoni (01-16-2026)

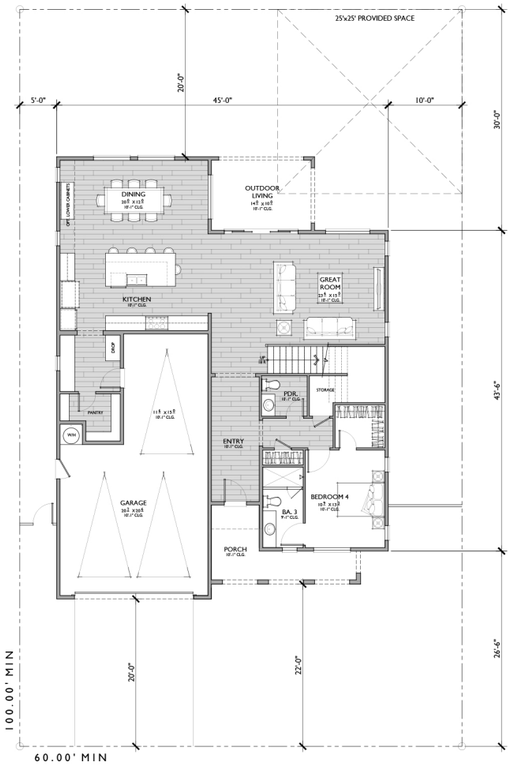
Figure 3-3a

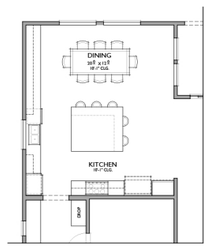
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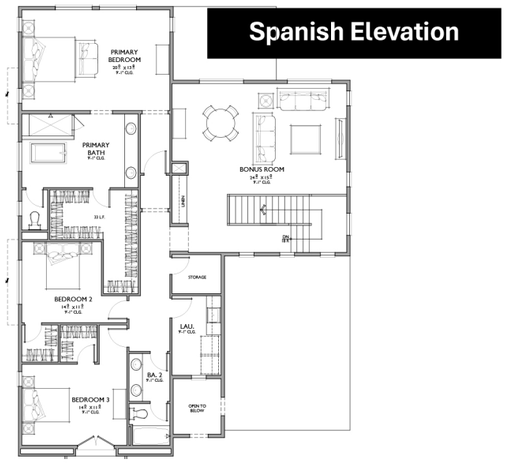
Conceptual Floor Plans

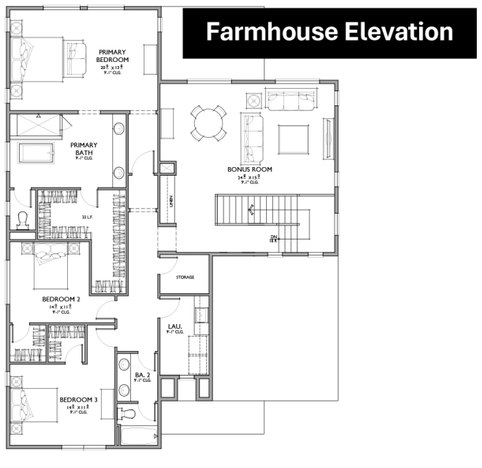


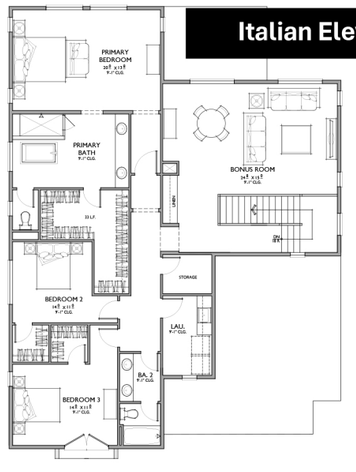












PLAN 2

4 BEDROOMS / 3.5 BATHS + BONUS ROOM
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,646 SQ. FT.
2ND FLOOR	1,852 SQ. FT.
TOTAL LIVING	**3,498 SQ. FT.**
2 - CAR GARAGE	618 SQ. FT.
OUTDOOR LIVING	140 SQ. FT.
PORCH	144 SQ. FT.

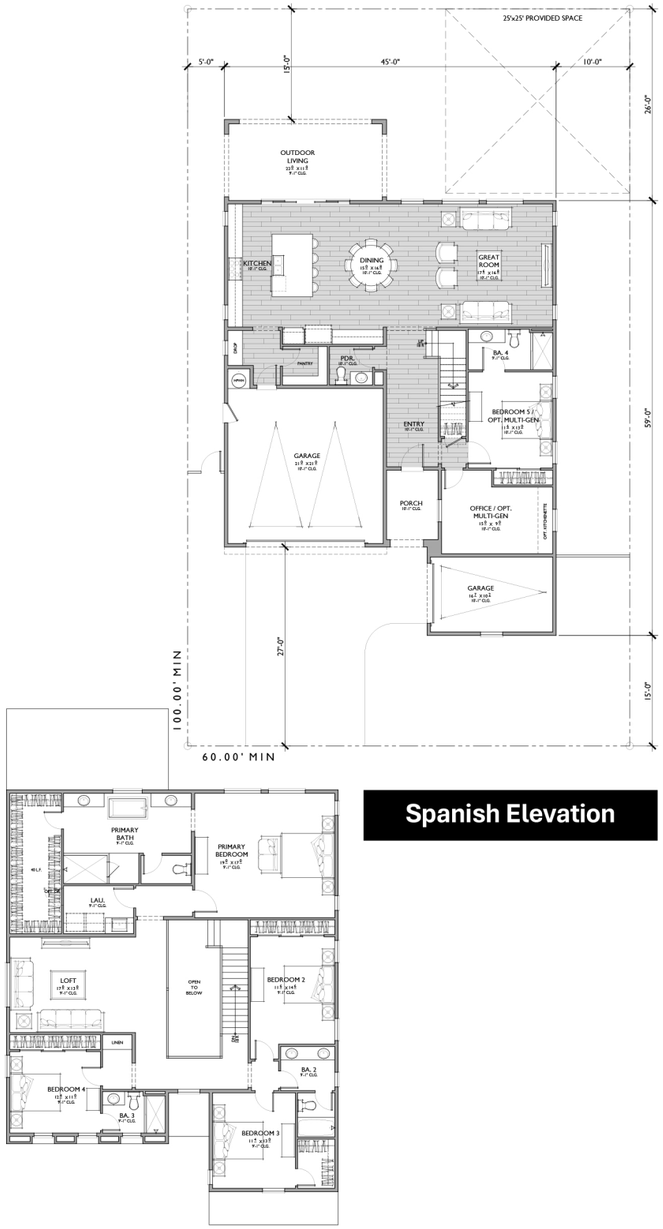
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Source(s): Bassenian | Lagoni (01-16-2026)

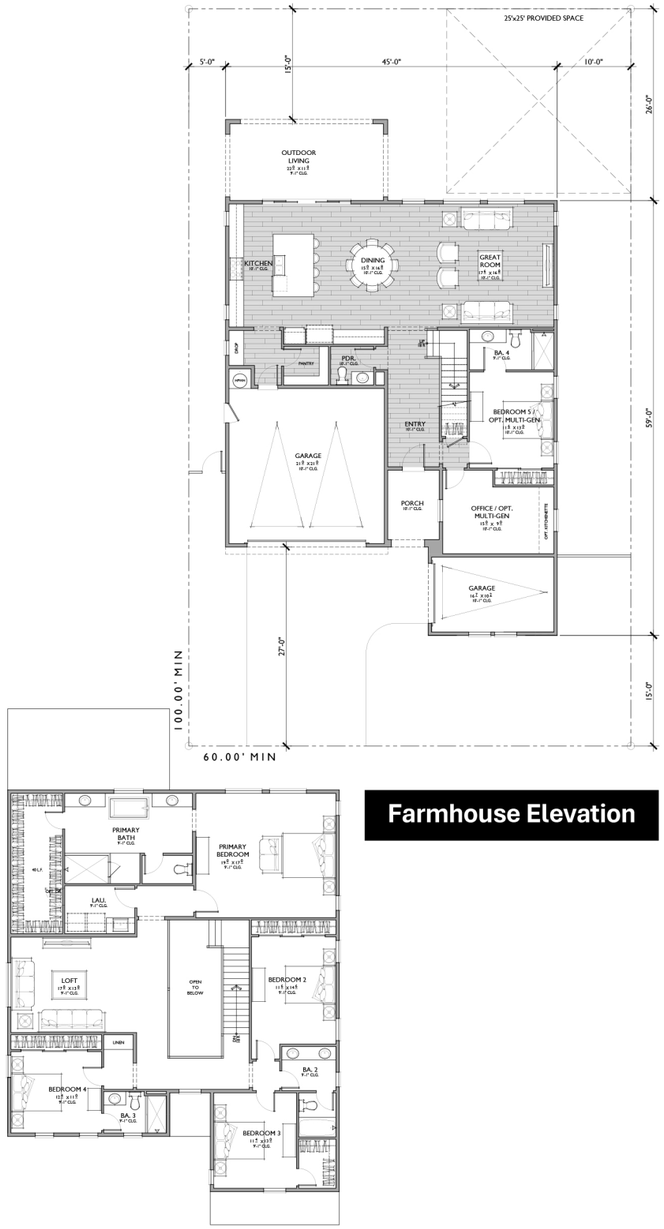
Figure 3-3b

Not to Scale

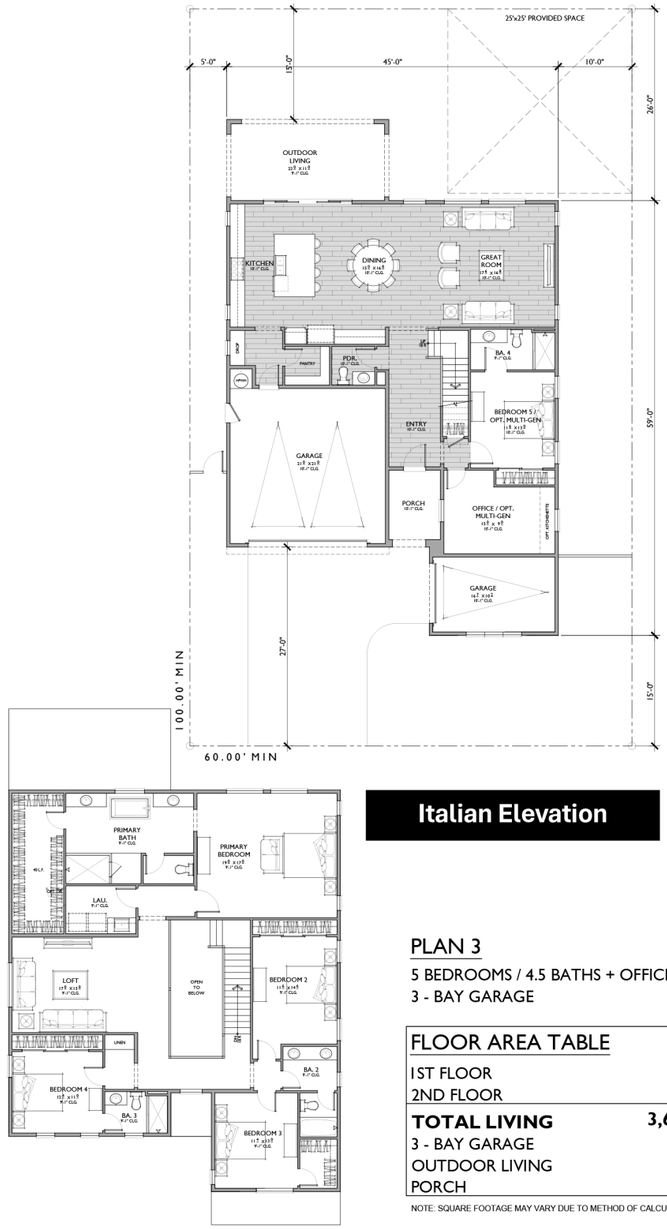
Conceptual Floor Plans



Spanish Elevation



Farmhouse Elevation



Italian Elevation

PLAN 3

5 BEDROOMS / 4.5 BATHS + OFFICE / LOFT
3 - BAY GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,587 SQ. FT.
2ND FLOOR	2,025 SQ. FT.
TOTAL LIVING	**3,612 SQ. FT.**
3 - BAY GARAGE	663 SQ. FT.
OUTDOOR LIVING	242 SQ. FT.
PORCH	73 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Source(s): Bassenian | Lagoni (01-16-2026)

Figure 3-3c

Not to Scale

Conceptual Floor Plans



FRONT ELEVATIONS



ELEVATION ALONG CYPRESS AVENUE



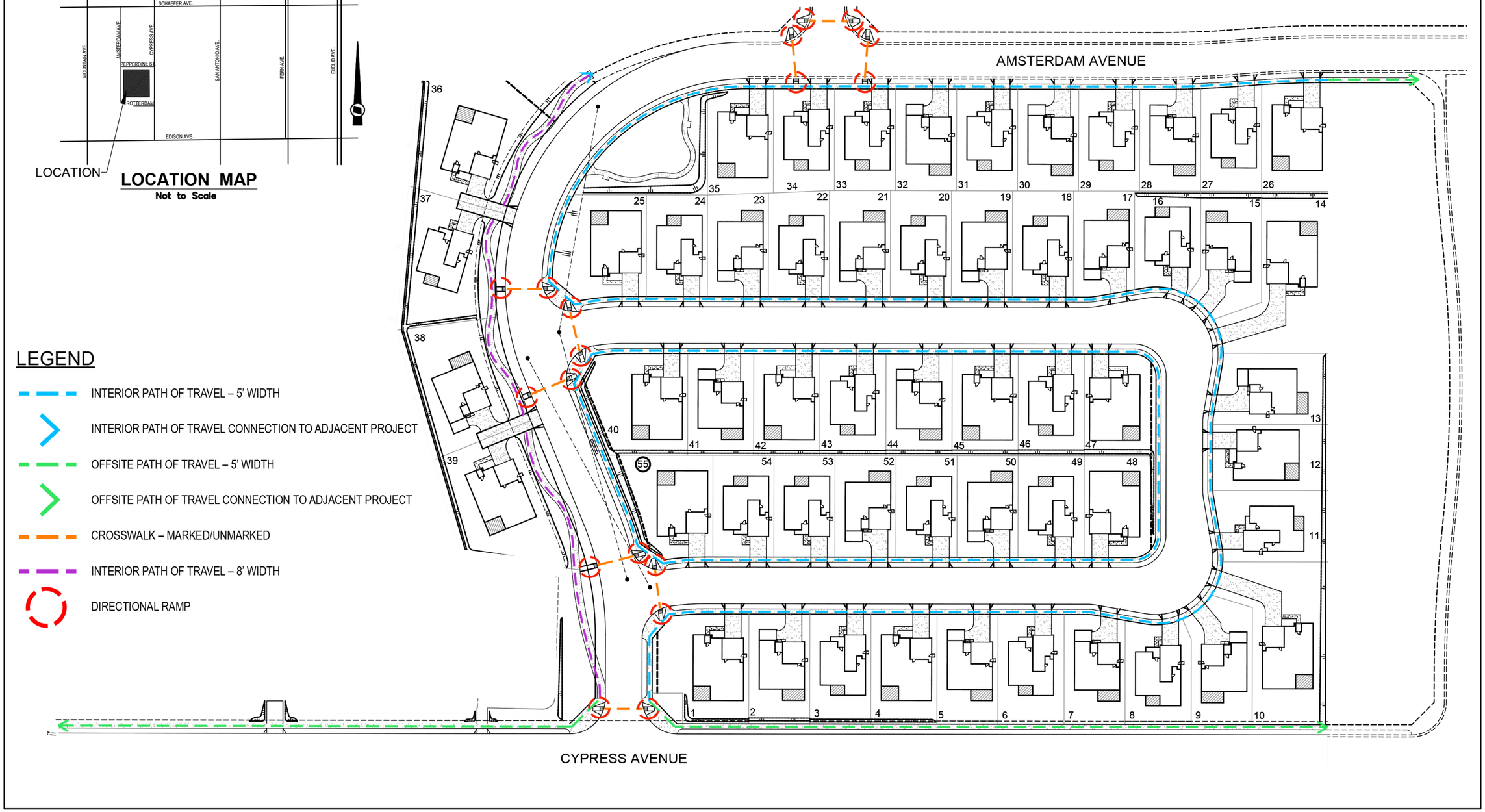
LOT 36 TO 39 SIDE ELEVATIONS

Source(s): Bassenian | Lagoni (01-16-2026)

Figure 3-4

Not to Scale

Conceptual Architecture Elevations



Source(s): RHA Landscape Architects Planners, Inc. (01-08-2026)

Figure 3-5

Not to Scale

Conceptual Pedestrian Circulation

LEGEND:

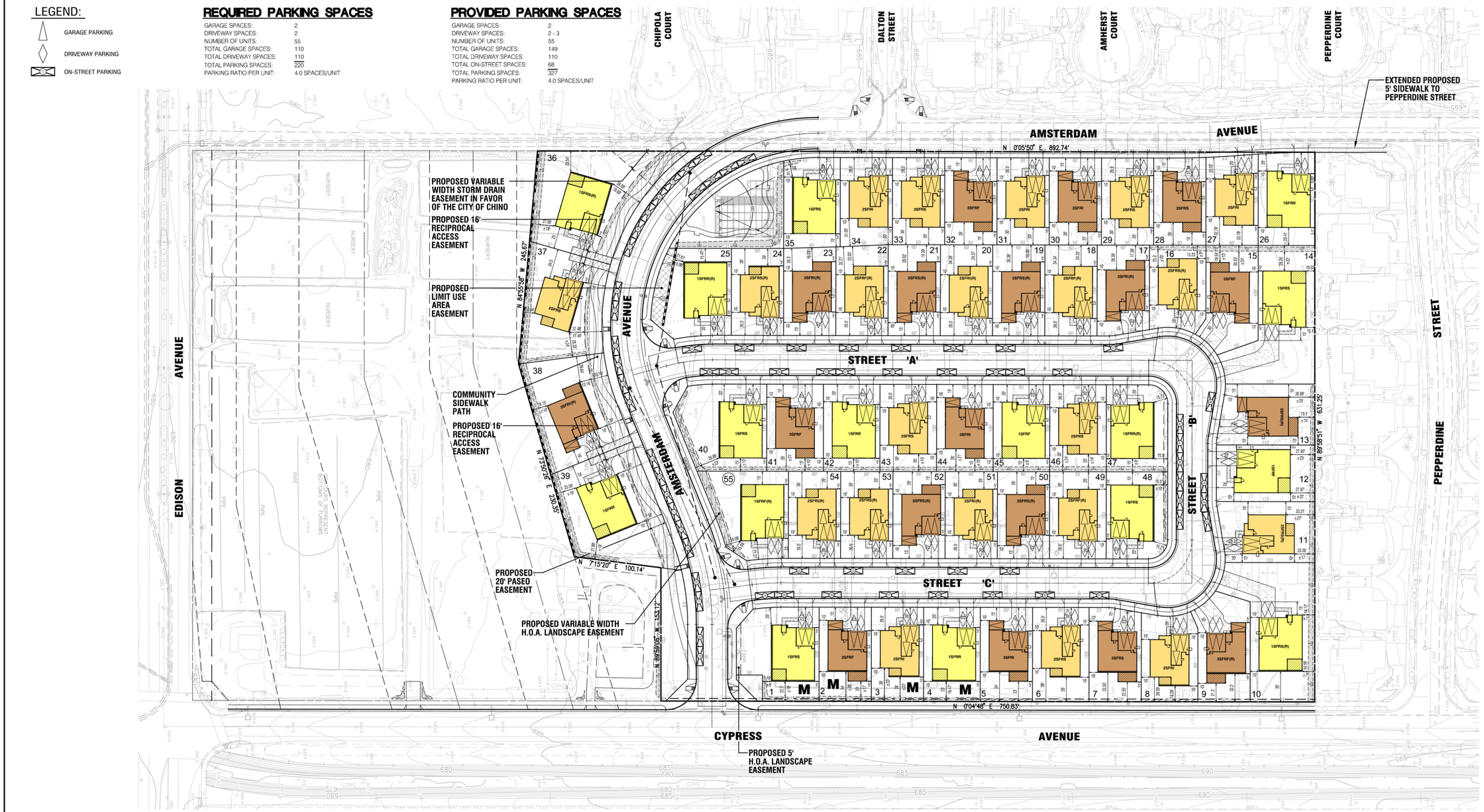
- GARAGE PARKING
- DRIVEWAY PARKING
- ON-STREET PARKING

REQUIRED PARKING SPACES

GARAGE SPACES:	2
DRIVEWAY SPACES:	2
NUMBER OF UNITS:	55
TOTAL GARAGE SPACES:	110
TOTAL DRIVEWAY SPACES:	110
TOTAL PARKING SPACES:	220
PARKING RATIO PER UNIT:	4.0 SPACES/UNIT

PROVIDED PARKING SPACES

GARAGE SPACES:	2
DRIVEWAY SPACES:	2 - 3
NUMBER OF UNITS:	55
TOTAL GARAGE SPACES:	149
TOTAL DRIVEWAY SPACES:	110
TOTAL ON-STREET SPACES:	68
TOTAL PARKING SPACES:	327
PARKING RATIO PER UNIT:	4.0 SPACES/UNIT



Source(s): MDS Consulting (11-12-2025)

Figure 3-6

Not to Scale

Conceptual Parking Plan



IRRIGATION CONCEPT:
THE IRRIGATION DESIGN WILL INCORPORATE THE LATEST IN SMART IRRIGATION TECHNOLOGIES. ALL NEW LANDSCAPE AREAS WILL INCLUDE HIGH EFFICIENCY IRRIGATION METHODS TO INCLUDE SUB-SURFACE DRIP, STREAM BUBBLERS, AND ROTARY NOZZLES. ALL POP UP TREE STREAM BUBBLERS SHALL HAVE PC SCREENS AND BE INSTALLED ON SEPARATE VALVES. A SMART IRRIGATION CONTROLLER WITH A RAIN SHUT OFF DEVICE WILL ALSO BE INCORPORATED. BARK MULCH WILL BE USED TO RETAIN MOISTURE AND REDUCE EVAPORATION AND AN IRRIGATION SCHEDULE WILL BE PROVIDED TO PROGRAM THE CONTROLLER. TWO IRRIGATION SCHEDULES SHALL BE PREPARED, ONE FOR PLANT ESTABLISHMENT AND ONE FOR AFTER PLANT ESTABLISHMENT.

ALL NEW IRRIGATION SYSTEMS WILL COMPLY WITH ALL CURRENT CITY OF CHINO GUIDELINES.

LANDSCAPE CONCEPT:
THIS LANDSCAPE WILL CONSIST OF CALIFORNIA-FRIENDLY, LOW WATER USE PLANT MATERIAL WITH ALL PLANTS CHOSEN FROM THE LOW AND MEDIUM WATER USE CATEGORY ACCORDING TO WUCOLS. ALL LANDSCAPE AREAS WILL CONFORM TO THE CURRENT CITY OF CHINO LANDSCAPE DEVELOPMENT GUIDELINES.

STREET_TREES

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	WUCOLS
	74 EA	PLATANUS RACEMOSA / (MULTI-TRUNK) CALIFORNIA SYCAMORE	24"BOX/36"BOX	MEDIUM
	24" Box/	PROSOPIS ALBA THORNLESS' / THORNLESS ARGENTINE MESQUITE	24"BOX	LOW
		RHUS LANCEA / AFRICAN SUMAC	24"BOX	LOW
	18 EA	QUERCUS AGRIFOLIA / COAST LIVE OAK	36" BOX	LOW
	36" Box			

PLANT_SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	WUCOLS
	138 EA	ACACIA BAILEYANA 'PURPUREA' / PURPLE FERNLEAF ACACIA	15 GAL.	LOW
		CALLISTEMON VIMINALIS / WEEPING BOTTLEBRUSH	15 GAL.	LOW
		CERCIS CANADENSIS / EASTERN REDBUD	15 GAL.	LOW
		LAGERSTROEMIA INDICA 'CHEROKEE' / CHEROKEE CRAPE MYRTLE	15 GAL.	LOW

SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	WUCOLS
	ALOE STRIATA / CORAL ALOE	5 GALLON	LOW
	YUCCA PALLIDA / PALE-LEAF YUCCA	5 GALLON	LOW
	ALOE VERA / ALOE VERA	1 GALLON	LOW
	DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY	1 GALLON	LOW
	DASYLIRION WHEELERI / SPOON YUCCA	5 GALLON	LOW
	HESPERALOE PARVIFLORA 'DESERT FLAMENCO' / DESERT FLAMENCO	5 GALLON	LOW
	CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF BOTTLE BRUSH	5 GALLON	MEDIUM
	FESTUCA MAIREI / ATLAS FESCUE	1 GALLON	MEDIUM
	WESTRINGIA FRUTICOSA 'MORNING LIGHT' / COAST ROSEMARY	5 GALLON	LOW
	SANTOLINA VIRENS / GREEN LAVENDER COTTON	1 GALLON	LOW
	CISTUS PURPUREUS / ROCKROSE	5 GALLON	LOW
	SALVIA GREGGII / AUTUMN SAGE	5 GALLON	LOW
	ACHILLEA MILLEFOLIUM 'PAPRIKA' / PAPRIKA YARROW	1 GALLON	LOW
	OLEA EUROPAEA 'MONTRA' / LITTLE OLIVE	5 GALLON	LOW
	SALVIA CLEVELANDII / CLEVLAND SAGE	5 GALLON	LOW
	LEUCOPHYLLUM LAEVIGATUM 'LYNN'S LEGACY' / LYNN'S RAIN SAGE	5 GALLON	LOW
	SENNA ARTEMISIODES / FEATHERY CASSIA	5 GALLON	LOW
	LAVANDULA STOECHAS 'OTTO QUAST' / SPANISH LAVENDER	5 GALLON	LOW

GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	WUCOLS
	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	FLATS	LOW
	BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT BACCHARIS	4" POT	LOW
	MYOPORUM PARVIFOLIUM / MYOPORUM	FLATS	LOW

VINES	BOTANICAL NAME / COMMON NAME	CONT	WUCOLS
	DISTICTIS BUCCINATORIA / BLOOD RED TRUMPET VINE	5 GALLON	MEDIUM
	JASMINUM POLYANTHEMUM / PINK JASMINE	5 GALLOM	MEDIUM

LANDSCAPE_AREAS

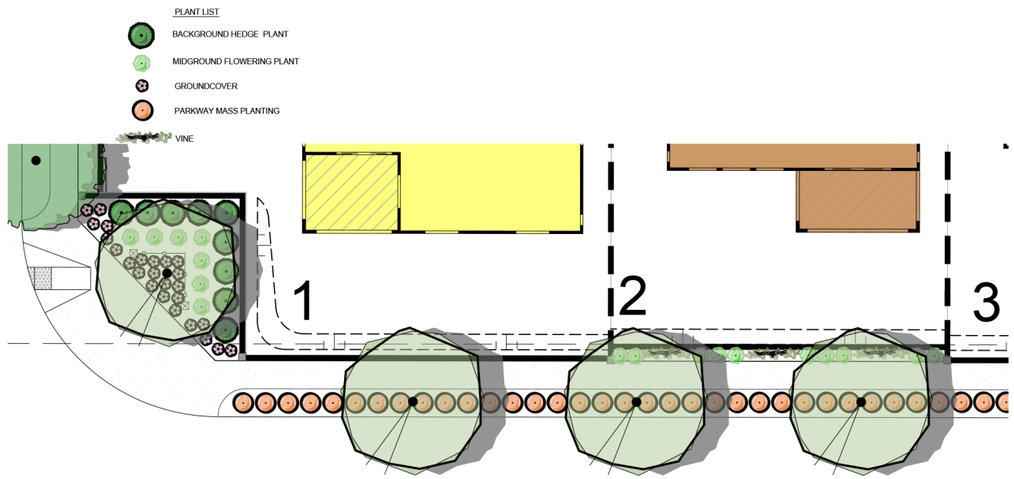
SYMBOL

LMD MAINTAINED

HOME OWNER MAINTAINED

HOA MAINTAINED





MONUMENT AND CYPRESS AVENUE ENLARGEMENT

Source(s): RHA Landscape Architects Planners, Inc. (01-08-2026)

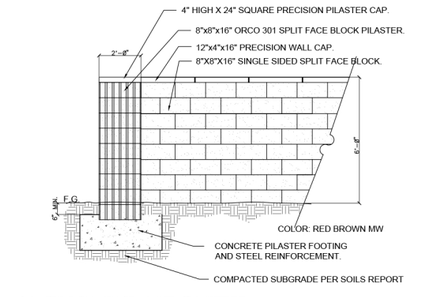
Figure 3-7

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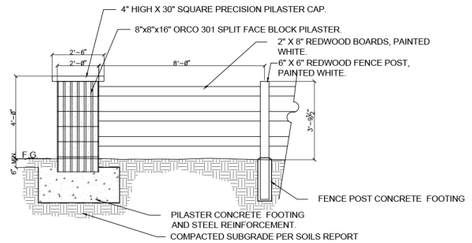
Conceptual Landscape Plan



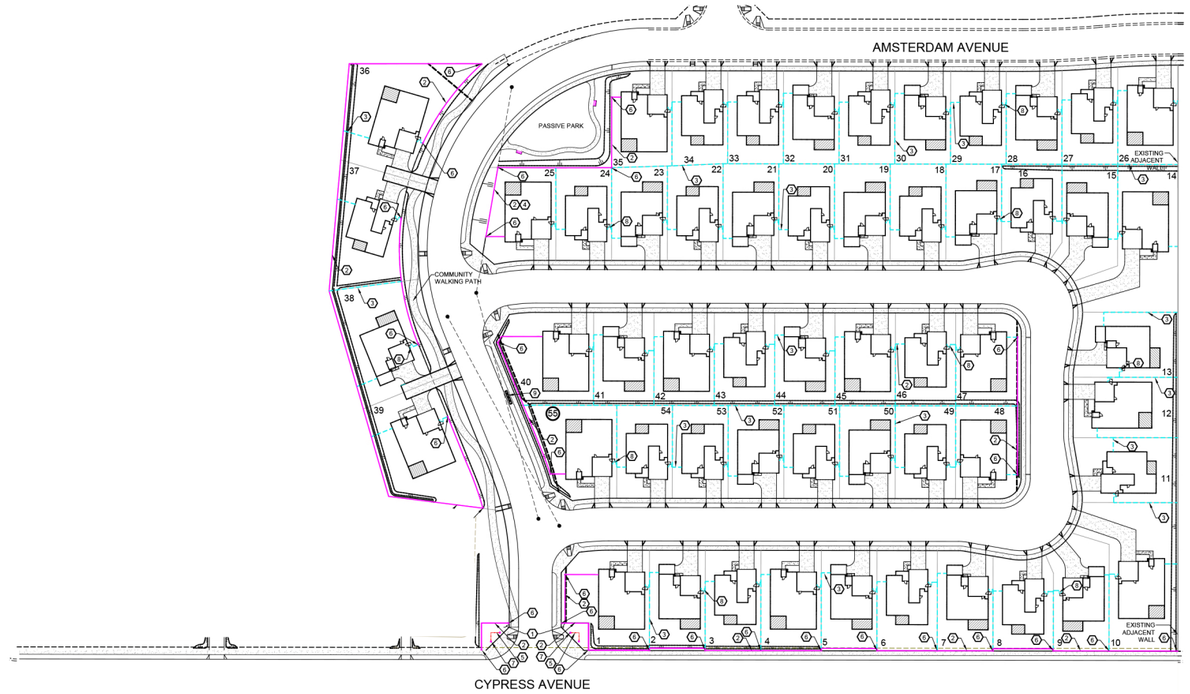
LOCATION MAP
Not to Scale



A BLOCK WALL AND PILASTER
N.T.S.

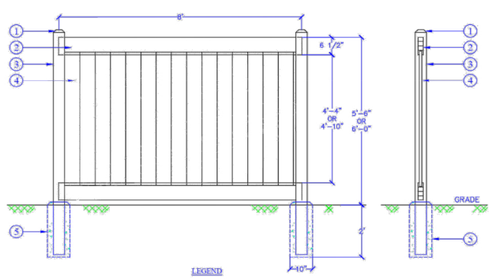


B NEIGHBORHOOD ENTRY MONUMENT
N.T.S.

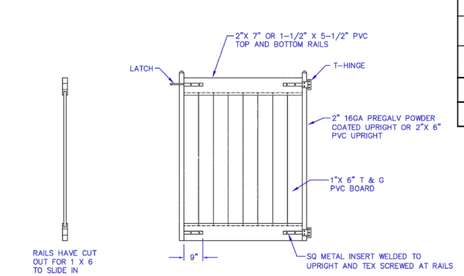


WALL AND FENCE LEGEND

SYM.		DESCRIPTION
1		NEIGHBORHOOD ENTRY MONUMENT. DETAIL 'B', THIS SHEET
2		6' HIGH SINGLE SIDED SPLIT FACE BLOCK WALL WITH PRECISION CAP. DETAIL 'A', THIS SHEET. DOUBLE SIDED SPLIT FACE WHERE BOTH SIDES ARE VISIBLE BY THE PUBLIC.
3		INTERIOR 5'-5" HIGH VINYL RETURN, SIDE, AND REAR YARD FENCE, COLOR: TAN. DETAIL 'C', THIS SHEET
4		BLOCK RETAINING WALL PER CIVIL PLANS
5		3'-6" HIGH 3 RAIL REDWOOD FENCE PAINTED WHITE. DETAIL 'B', THIS SHEET
6	29 EA	PERIMETER 6'-6" HIGH 24" SQUARE SPLITFACE BLOCK PILASTER WITH PRECISION CAP. DETAIL 'A', THIS SHEET
7	4 EA	4' HIGH 24" SQUARE SPLITFACE BLOCK PILASTER WITH PRECISION CAP. DETAIL 'B', THIS SHEET
8		3'-0" WIDE VINYL GATE, COLOR: TAN. DETAIL 'D', THIS SHEET
9	4 EA	FURNISH AND INSTALL CLUSTER BOX UNIT (16 COMPARTMENT) MODEL 3316, COLOR: BRONZE. SALBURY INDUSTRIES 800-624-5269



C SIDE YARD VINYL FENCE
N.T.S.



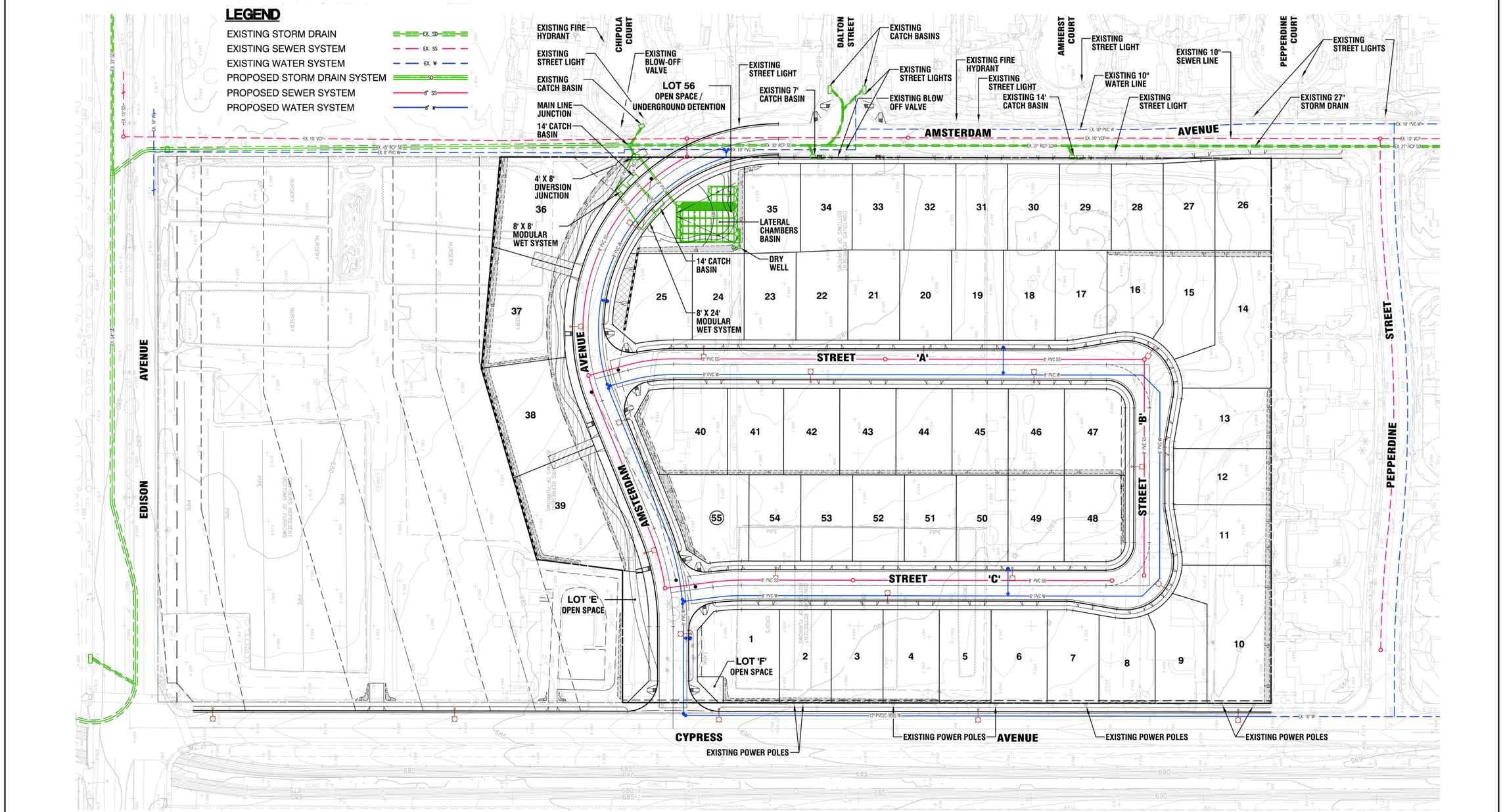
D SIDE YARD VINYL GATE
N.T.S.

Source(s): RHA Landscape Architects Planners, Inc. (01-08-2026)

Figure 3-8

Not to Scale

Conceptual Wall and Fence Plan

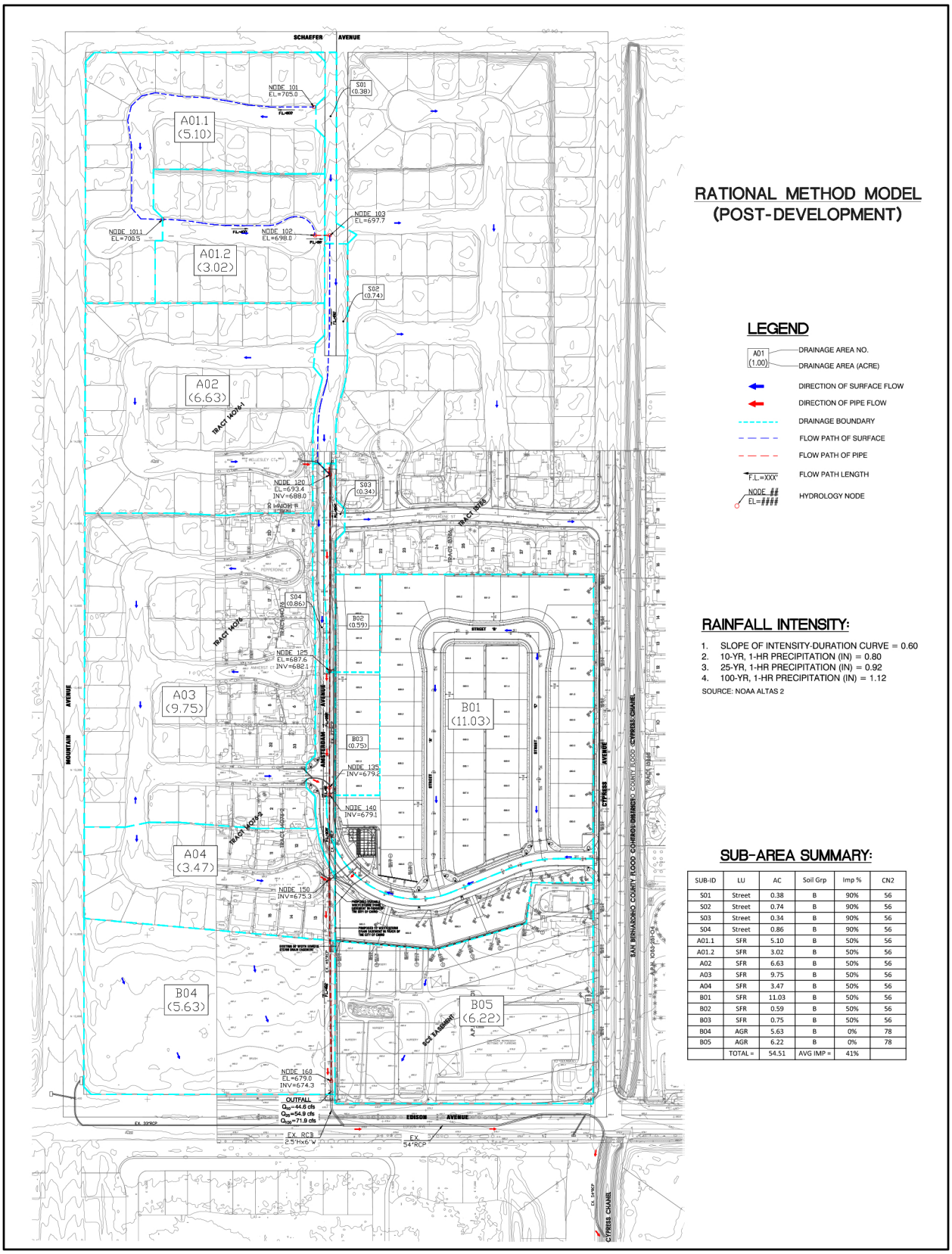


Source(s): MDS Consulting (11-12-2025)

Figure 3-9

Not to Scale

Proposed Utility Plan



RATIONAL METHOD MODEL (POST-DEVELOPMENT)

LEGEND

- A01 (1.00) — DRAINAGE AREA NO. / DRAINAGE AREA (ACRE)
- DIRECTION OF SURFACE FLOW
- DIRECTION OF PIPE FLOW
- DRAINAGE BOUNDARY
- FLOW PATH OF SURFACE
- FLOW PATH OF PIPE
- F.L.=XXX' — FLOW PATH LENGTH
- NODE ## EL=#### — HYDROLOGY NODE

RAINFALL INTENSITY:

1. SLOPE OF INTENSITY-DURATION CURVE = 0.60
2. 10-YR, 1-HR PRECIPITATION (IN) = 0.80
3. 25-YR, 1-HR PRECIPITATION (IN) = 0.92
4. 100-YR, 1-HR PRECIPITATION (IN) = 1.12

SOURCE: NOAA ATLAS 2

SUB-AREA SUMMARY:

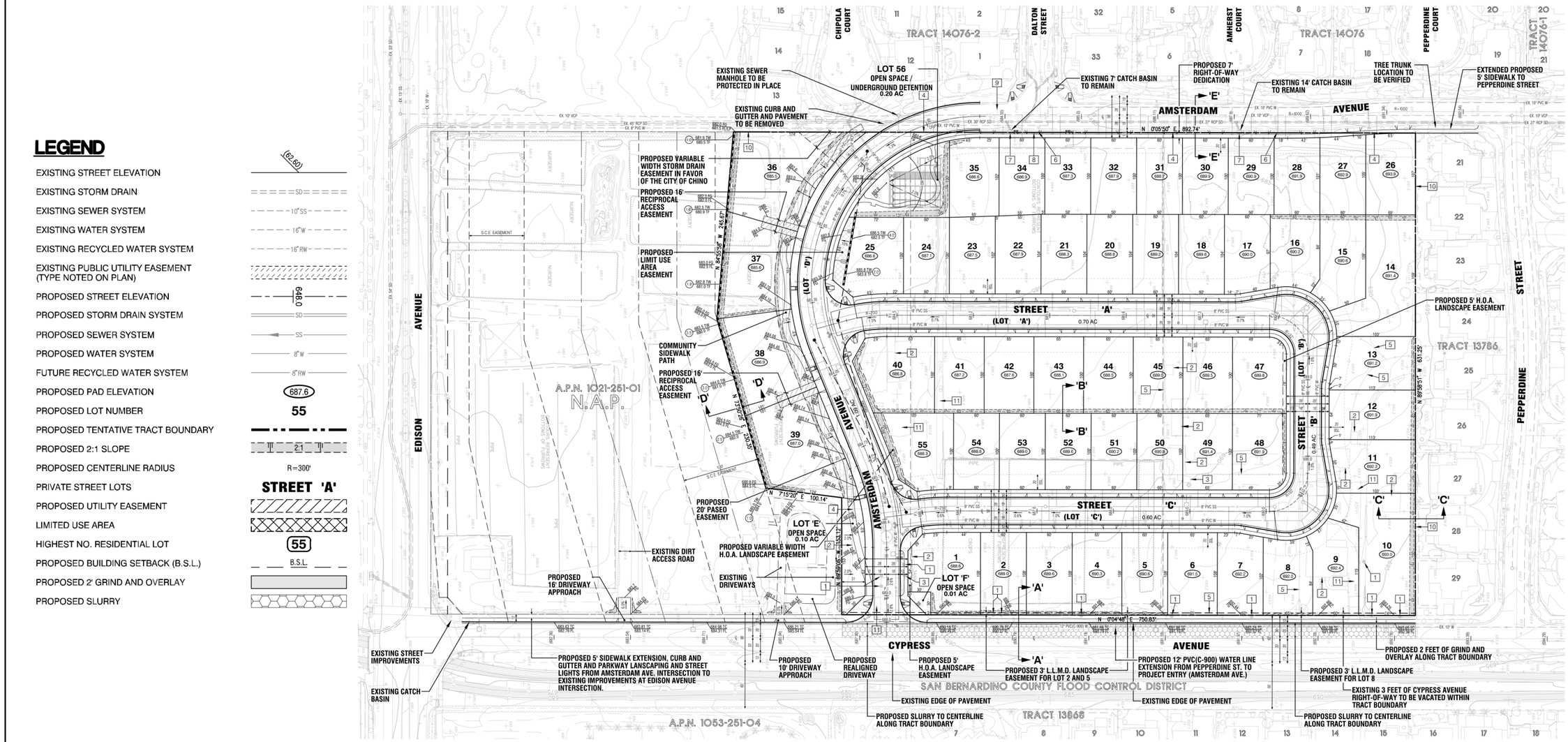
SUB-ID	LU	AC	Soil Grp	Imp %	CN2
S01	Street	0.38	B	90%	56
S02	Street	0.74	B	90%	56
S03	Street	0.34	B	90%	56
S04	Street	0.86	B	90%	56
A01.1	SFR	5.10	B	50%	56
A01.2	SFR	3.02	B	50%	56
A02	SFR	6.63	B	50%	56
A03	SFR	9.75	B	50%	56
A04	SFR	3.47	B	50%	56
B01	SFR	11.03	B	50%	56
B02	SFR	0.59	B	50%	56
B03	SFR	0.75	B	50%	56
B04	AGR	5.63	B	0%	78
B05	AGR	6.22	B	0%	78
	TOTAL =	54.51	AVG IMP =	41%	

Source(s): MDS Consulting (11-12-2025)

Figure 3-10

Not to Scale

Proposed Drainage Plan



EXISTING CONDITIONS

1. EXISTING POWER POLES TO BE REMOVED.
2. EXISTING BUILDING/STRUCTURE TO BE REMOVED.
3. EXISTING WATER WELL TO BE ABANDONED.
4. EXISTING BLOCK WALL TO BE REMOVED.
5. EXISTING FENCE TO BE REMOVED.
6. EXISTING STREET LIGHT TO REMAIN IN PLACE.
7. EXISTING STORM CATCH BASIN TO REMAIN IN PLACE.
8. EXISTING FIRE HYDRANT TO REMAIN IN PLACE.
9. EXISTING ROAD BARRICADE TO BE REMOVED.
10. EXISTING BLOCK WALL TO REMAIN IN PLACE
11. EXISTING ASPHALT/CONCRETE TO BE REMOVED.

Source(s): MDS Consulting (11-12-2025)

Figure 3-11

Not to Scale

Conceptual Grading Plan

4.0 CONSISTENCY DETERMINATION

(To be completed by Lead Agency)

CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

This document has been prepared for the proposed Project consistent with California Environmental Quality Act (CEQA) Guidelines Section 15183 (California Public Resources Code [PRC] 21083.3) because it is consistent with the development density and use characteristics established by the City of Chino 2045 General Plan as analyzed by the *Final Program Environmental Impact Report for the Chino 2045 General Plan Update* (State Clearinghouse No. 2024090833) (GPU EIR), and the required determinations can be made. The City of Chino finds that:

1. The proposed Project is consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified.
2. There are no significant environmental effects that are peculiar to the project or the parcel(s) on which the project would be located.
3. There are no significant environmental effects of the project that were not analyzed as significant effects in the EIR.
4. There are no potentially significant off-site impacts or cumulative impacts which were not discussed in the EIR.
5. There are no previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

In approving a project meeting the requirements of Section 15183 of the CEQA Guidelines, the City of Chino finds:

☒ The project shall implement applicable General Plan policies, Standard Conditions, and Mitigation Measures from the GPHIP PEIR MMRP (see Appendix A).

☐ The project requires no mitigation measures.

Signature:_____ Date:_____
Printed Name and Title**:** Chris Cortez, Assistant Planner

5.0 CEQA GUIDELINES SECTION 15183 CONSISTENCY REVIEW

This section includes the following information for each environmental topic included in Appendix G of the CEQA Guidelines and evaluated in the GPU EIR: (1) identification of GPU policies and GPU EIR MMs applicable to and incorporated into the proposed Project (the GPU policies and GPU EIR MMs and applicability to the proposed Project are presented in the matrix included in Appendix A of this document); (2) a summary of the GPU EIR impact conclusion for each threshold of significance; and (3) the analysis of the proposed Project in relation to the analysis conclusions presented in the GPU EIR.

5.1 AESTHETICS

5.1.1 Applicable GPU EIR MMs and GPU Policies

There are no GPU EIR MMs related to aesthetics. The following GPU policies apply to the proposed Project and are included in the matrix provided in Appendix A: Policy LCC-5.9 and Policy LCC-8.7.

5.1.2 Environmental Review

Threshold a: Would the Project have a substantial adverse effect on a scenic vista?

GPU EIR Finding: The GPU EIR found that impacts to scenic vistas would be less than significant with compliance with General Plan policies, including, but not limited to, Policy LCC-8.7 (protect and improve scenic vistas, including views of the San Gabriel Mountains and the Puente-Chino Hills). Planned development would mainly occur within areas without expansive views of the San Gabriel Mountains and Puente-Chino Hills. The GPU EIR concluded there would be a less-than-significant impact on scenic vistas and no mitigation would be required.

Project Analysis: The Project Site is developed with agricultural uses and is disturbed. The Project Site largely consists of agricultural cultivation and dirt roads/paths, and features one single-family house, several accessory shed structures, a greenhouse/barn structure, and a modular building. Agricultural equipment is staged outdoors across the Project Site, and vehicles are also parked across the Site. The GPU and GP EIR do not identify any scenic vistas or scenic corridors in the City; therefore, there are no designated scenic vistas or scenic corridors in the vicinity of the Project Site. As shown in Figure 1-3, views of the Santa Ana Mountains to the south and Chino Hills to the west are mostly obstructed by existing development and landscaping in the Project area and prominent views of these features are not available from public viewing areas adjacent to the Project Site. Views of the San Gabriel Mountains to the north exist from surrounding roadways, including Cypress Avenue and Amsterdam Avenue. As the proposed development would consist of one- to two-story structures, similar to and not higher than the surrounding residential uses, these views would not be obstructed by development of the proposed Project. Additionally, implementation of the proposed Project would underground the electrical and telephone lines that current traverse the Project Site, thereby potentially improving local views of the San Gabriel Mountains along the segment of Cypress Avenue that fronts the Project Site. The Project would comply with the policies contained in the GPU related to scenic views, including but not limited to GPU Policy LCC-8.7.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no

substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold b: Would the project substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a State Scenic Highway?

GPU EIR Finding: The GPU EIR determined that there are no scenic highways in the City of Chino and that buildout of the City would not damage scenic resources. Therefore, the GPU EIR concluded that impacts would be less-than-significant and no mitigation would be required.

Project Analysis: The Project Site does not contain any scenic resources, including, but not limited to, scenic trees, rock outcroppings, or historic buildings, and the Project Site is not located within a State-designated scenic highway corridor (Caltrans, 2025). Accordingly, the Project would have no impact on any scenic resources, including scenic resources within a state scenic highway corridor.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold c: In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings (Public views are those that are experienced from publicly accessible vantage points). In an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

GPU EIR Finding: The GPU EIR determined that buildout of new homes and non-residential uses under the GPU could result in conflicts with regulations and plans related to scenic quality. Future development in the City would be regulated by the City's Municipal Code including, but not limited to, Municipal Code Chapter 20.17 (design standards focused on the enhanced scenic character of the City) and Municipal Code Chapter 20.19 (quality, quantity, and functional aspects of landscaping). In addition, the GPU EIR found that policies of the GPU – with which future development would be required to comply – encourage compatible design and balanced communities. These policies include, but are not limited to, Policy LCC-2.9 (preservation, rehabilitation, and adaptive reuse of historic-age buildings in Downtown), Policy LCC-2.11 (human-scaled design in Downtown), Policy LCC-2.12 (distinctive branding and signage, street furniture, and trees and plantings in the Downtown core), Policy LCC-3.4 (encouraging new mixed-use and commercial development within commercial centers), Policy LCC-3.7 (land use compatibility through design features in commercial centers), Policy LCC-4.1 (high-quality development sensitive to surrounding context in corridors and gateways), Policy LCC-4.5 (enhancing community identity with streetscape improvement and beautification projects in corridors and gateways), Policy LCC-4.6 (preventing visual confusion through design in corridors and gateways), and Policy LCC-5.9 (enhancing visual interest along residential streets). The GPU EIR concluded that, following compliance with the Municipal Code, the Ontario International Airport Land Use Plan, and the applicable GPU policies, impacts to scenic quality due to implementation of the GPU would be less than significant.

Project Analysis: In 2020, the United States Census Bureau proposed changes to the criteria for classifying urban areas, and the changes were published on February 19, 2021. An "urbanized area" was previously defined as a densely settled core of census tracts and/or census blocks that have 50,000 or more residents and meet minimum population density requirements, while also being adjacent to territory containing non-residential urban land uses (Census Bureau, 2022). In addition, an "urban cluster" was defined as a densely settled core of census blocks or tracks containing between 2,500 and 50,000 people. Following the changes in 2021, the Census Bureau has retired the "urbanized area" and "urban cluster" geographic entities, and it now defines an "urban area" as a densely settled core of census blocks and adjacent territory containing non-residential urban land uses that together have at least 2,000 housing units or 5,000 persons. The Project Site is located within the boundaries of the Census-defined "Riverside-San Bernardino Urban Area" (Census Reporter, 2024); therefore, for purposes of analysis, the Project would be considered to result in a substantial adverse impact under this threshold only if the Project's design would conflict with applicable zoning and other regulations governing scenic quality.

The Project would be required to comply with all applicable requirements of the underlying zoning designation but would not be required to comply with GPU Policies LCC-2.9, LCC-2.11, and LCC-2.12 as the Project is not within Downtown Chino; Policies LCC-3.4 and LCC-3.7 as the Project is not within a commercial center; and Policies LCC-4.1, LCC-4.5, and LCC-4.6 as the Project is not within a designated corridor or gateway. Although the Project would modify development standards within the ECSP, the proposed modifications would mirror standards already contained in the City's Development Code and would be consistent with housing projects under development elsewhere in the City. Overall, the development standard modifications proposed by the Project would improve the visual quality of the Project's design as compared to strict application of ECSP development standards. Proposed homes would incorporate an architectural design that demonstrates quality in the design of all building facades that would be visible to surrounding properties and/or the public right-of-way, consistent with GPU Policy LCC-5.9. The architecture proposed by the Project also would be fully compatible with the scale and character of the industrial uses developed on properties adjacent to the Project Site. Landscaping elements included in the Project would complement existing landscaping elements on surrounding developed properties and public roadways and would be consistent with the ECSP and the City's Development Code.

Based on the foregoing analysis, the Project's architectural and landscape design is consistent with the applicable City development standards, including GPU policies, the ECSP, and the City's Development Code. There are no components of the Project that would degrade the existing visual character or quality of the Project Site or its surroundings.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold d: Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

GPU EIR Finding: The GPU EIR determined that new development in the City had the potential to create additional light or glare in areas of the City already developed with uses which emit nighttime lighting.

The GPU EIR noted that future development would be required to comply with Municipal Code requirements related to directing outdoor lighting, as well as GPU Policy LCC-3.7 which is specific to mixed-use development within commercial centers and requires lighting to be shielded to reduce light spillage on adjacent uses. As a result, the GPU EIR found that there would be a less than significant impact due to light and glare with buildout of the GPU, and no mitigation would be required.

Project Analysis: The area surrounding the Project Site is already developed with urban uses, including residential uses and adjacent roadways that emit nighttime lighting and have the potential to create daytime glare. Proposed exterior site lighting would be installed within the Project Site for safety, security, and ambiance, including lighting for pedestrian walkways, and architectural elements. The lighting design would consist of both wall-mounted light fixtures for the residential units as well as pole-mounted lights along the pedestrian paseo and sidewalks.

GPU Policy LCC-3.7 would not be applicable to the Project as it does not propose mixed-use development. The Project would be required to comply with Section 20.10.090 (Outdoor Lighting) of the City's Municipal Code. Section 20.10.090 requires, among other items, that "No lighting on private property shall produce an illumination level greater than one foot candle on any property within a residential zoning district" (Chino, 2025). Mandatory compliance with this standard would**:** 1) ensure that the Project would be compatible with the setting of the surrounding area; 2) prevent substantial light or glare from falling on public streets or property adjoining the Project Site; and 3) prevent "spillover" effects from the Project Site that could interfere with day or nighttime views in the area. Consistent with the analysis presented in the GPU EIR, with adherence to applicable regulations, implementation of the proposed Project would not create a new source of substantial light, which would adversely affect day or nighttime views in the area, and Project-level and cumulative impacts related to light and glare would be less than significant.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.2 AGRICULTURE AND FORESTRY RESOURCES

5.2.1 Applicable GPU EIR MMs and GPU Policies

There are no GPU EIR MMs or applicable GPU policies related to agricultural and forestry resources that are applicable to the Project.

5.2.2 Environmental Review

Threshold a: ***Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?***

Threshold b: ***Would the Project conflict with existing zoning for agricultural use or a Williamson Act contract?***

Threshold c: ***Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?***

Threshold d: ***Would the Project result in the loss of forest land or conversion of forest land to non-forest use?***

Threshold e: ***Would the Project involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?***

GPU EIR Finding: The GPU EIR disclosed that implementation of the GPU would convert important farmland (including Prime Farmland) to non-agricultural use. The GPU EIR concluded that planned development would not represent a conversion of important farmland to a non-agricultural use because all areas classified as important farmland were planned for urban development by the previously adopted General Plan. The GPU EIR concluded that impacts to important farmland would be less than significant.

The GPU EIR also disclosed that three properties in the City – all in the Preserve and Edgewater Specific Plan areas – remain under Williamson Act contracts administered by the City. The GPU EIR noted that future development of these properties would be required to comply with the GPU EIR policies related to agricultural cultivation. The GPU EIR concluded that impacts to Williamson Act properties would be less than significant.

The GPU EIR disclosed that no forest land exists within the City nor does the City have any zoning classifications for forest land, timberland, or timberland production zones. No impact would occur.

Project Analysis: The California Department of Conservation (CDC) publishes the Farmland Mapping and Monitoring Program (FMMP), typically every two years, to identify the best quality agricultural land in the State. At the time the GPU EIR was prepared, the 2020 FMMP was applicable to Chino and the larger San Bernardino County; the CDC has not updated the FMMP since. The 2020 FMMP classifies the Project Site as “Prime Farmland” (CDC, 2022). Implementation of the Project would, therefore, result in the conversion of Prime Farmland to non-agricultural use. Although the FMMP classifies the site as Prime Farmland, the Project Site has been planned for residential development since approval of the ECSP in 1987. The GPU did not make any changes to the ECSP and, therefore, the analysis in the GPU EIR considers the planned development of residential uses on the Project Site. Implementation of the Project would not result in any new or more severe significant impacts to agricultural resources than previously disclosed in the GPU EIR.

The Project Site is not under a Williamson Act contract (CDC, 2025). The Project proposes to redevelop the Project Site in accordance with the existing land use and zoning designations and would not interfere with existing agricultural land use or zoning designations. The Project would not result in any new significant impacts not already analyzed in the GPU EIR or increase the severity of a significant impact as previously identified and analyzed in the GPU EIR.

The Project Site is neither forest land nor zoned for forest land or timberland, and no forest land or timberland resources or zoning occur in the Project Site vicinity. Accordingly, the Project would not result

in the loss of forest land or conflict with, or cause the rezoning of, forest land or timberland. The Project would not result in significant impacts related to forest land and timberland that were not previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.3 AIR QUALITY

An Air Quality and Greenhouse Gas Assessment (AQ/GHG Assessment, dated January 6, 2026) (Urban Crossroads, 2026a) and Construction Health Risk Assessment (HRA, dated January 6, 2026) (Urban Crossroads, 2026b) were prepared for the Project by Urban Crossroads, Inc. (Urban Crossroads) to evaluate potential criteria and hazardous air pollutant emissions that could result from the Project's construction and operation. These reports are included as *Technical Appendices B* and *C*, respectively, of this document and their findings are incorporated into the analysis presented herein.

5.3.1 Applicable GPU EIR MMs and GPU Policies

There are two GPU EIR MMs related to air quality that are applicable to the proposed Project: MM AQ-1 and MM AQ-2. The following GPU policies are applicable to the proposed Project and are included in the matrix provided in Appendix A: Policy HEQ-5.3, Policy HEQ-5.7, Policy HEQ-5.10, Policy INF-3.5, Policy INF-3.7, Policy INF-3.8, Policy INF-4.4, Policy INF-4.5, Policies INF-4.8 through INF-4.10, and Policy INF-4.13.

5.3.2 Environmental Review

Threshold a: Would the project conflict with or obstruct implementation of the applicable air quality plan?

GPU EIR Finding: The GPU EIR determined that buildout of the GPU would increase development in the City which would increase emissions of reactive organic gases (ROG) and nitrogen oxides (NO_X) compared to conditions under the previously adopted General Plan. The assumptions used to develop the 2022 South Coast Air Quality Management Plan (SCAQMP) were based on the previous General Plan; therefore, buildout of the GPU and the associated increase in emissions would fail to conform to the planning assumptions included in the 2022 SCAQMP.

Development under the GPU would implement construction best management practices (BMPs) consistent with SCAQMD rules and regulations, as well as comply with California Code of Regulations (CCR) Title 13, Section 2449 regulating nonessential idling of construction equipment and CCR Title 24 and California Green Building Standards Code (CALGreen) mandatory measures, to reduce air pollutant emissions.

Buildout of the GPU would also incorporate GPU goals and policies which support the goal of improving air quality, including, but not limited to, Policies INF-1.1 through INF-1.4 (regional connectivity); Policies INF-2.1 through ING-2.15 (comprehensive transportation system); Policies INF-3.5 through INF-3.8 (transportation system management); Policies INF-3.14 through INF-3.18 (transportation demand

management [TDM]); Policies INF-3.19 through INF-3.22 (parking management); Policies INF-4.1 and INF-4.2 (active transportation); Policies INF-4.4 through INF-4.10 (pedestrian circulation); Policies INF-4.11 through INF-4.14 (bicycle circulation); Policies INF-4.15 and INF-4.16 (transit access); Policies INF-5.5, INF-5.7, and INF-5.10 (safe, efficient goods movement); Policy HEQ-5.5 (regulate new light industrial and warehouse uses adjacent to sensitive uses); Policy HEQ-5.7 (incorporation of technologies, materials, and design to minimize pollution in private development); and Policy HEQ-5.9 (fuel-efficient and low emissions City fleet vehicles).

Incorporation of GPU mitigation measures (MMs) AQ-1 and AQ-2, related to construction and operational air quality, respectively, would help to reduce impacts, but not below a significant level. The GPU's conflict with the 2022 SCAQMP was disclosed as a significant and unavoidable impact and a Statement of Overriding Considerations was adopted by the City when certifying the GPU EIR.

Project Analysis: The Project would develop the Project Site with 55 detached single-family dwelling units, which is consistent with the land uses and development intensity planned by the GPU. The Project would implement the City's General Plan land use plan and, thus, would not result in development that was not already anticipated by the GPU EIR. Although the Project will be required to comply with GPU EIR MM AQ-1 and AQ-2 and GPU Policies HEQ-5.7, INF-3.5, INF-3.7, INF-3.8, INF-4.4, INF-4.5, INF-4.8 through INF-4.10, and INF-4.13, these emissions reductions would not be sufficient to avoid the significant and unavoidable conflict with the 2022 AQMP that was disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold b: ***Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standards?***

GPU EIR Finding: The GPU EIR determined that future development allowed under the GPU has the potential to violate air quality standards. While many site-specific projects may not exceed South Coast AQMD daily thresholds individually, the aggregate scale and timing of buildout could include instances where construction or operation exceed thresholds for ozone precursors and particulates. Projects implementing the GPU would incorporate GPU Policies INF-3.14 through INF-3.22 (TDM and parking management), Policies INF-4.11 through INF-4.14 (bikeways), and Policies HEQ-5.5 through HEQ-5.7 (clean air, water, and soil). MMs AQ-1 and AQ-2 would be applicable to projects implementing the GPU and require compliance with SCAQMD Rule 402 (nuisance), Rule 403 (fugitive dust), Rule 1113 (architectural coatings), and Rule 1466 (soil disturbance) to reduce air pollution emissions. Even with these measures, the GPU EIR anticipated that cumulative exceedances of air quality standards could occur and classified this impact as significant and unavoidable for construction and operation. The City adopted a Statement of Overriding Considerations for this impact when certifying the GPU EIR.

Project Analysis: The Project Site occurs within the Riverside County portion of the SCAB, which is designated as non-attainment for the federal ozone (O_3) and particulate matter 2.5 microns in diameter or less ($PM_{2.5}$) standards and as non-attainment for State O_3, particulate matter 10 microns in diameter or less (PM_{10}) and $PM_{2.5}$ standards (Urban Crossroads, 2026a, p. 5).

The Project Applicant would redevelop the Project Site in accordance with the GPU land use plan (as well as the ECSP land use plan). There are no components of the Project that would result in an increase in development intensity beyond what the City already allows under the land use plans and development regulations applicable to the Project Site. Additionally, the Project would be required to comply with SCAQMD Rule 402, Rule 403, Rule 1113, and Rule 1466; GPU EIR MMs AQ-1 and AQ-2; and GPU Policies INF-4.13 and HEQ-5.7. GPU Policies INF-3.14 through INF-3.22, Policy INF-4.11, Policy INF-4.12, Policy INF-4.14, Policy HEQ-5.5, and Policy HEQ-5.6 would not apply to the Project as these policies are the responsibility of the City, not individual development projects.

A Project-specific AQ/GHG Assessment was prepared to quantify air pollutant emission associated with construction and operation of the Project. The Project's maximum construction-related criteria pollutant emissions and operational criteria pollutant emissions are summarized in Table 5-1, *Project Construction Emissions Summary*, and Table 5-2, *Project Operational Emissions Summary*, respectively. The methodology used to calculate the air pollutant emissions associated with the Project is described in detail in the AQ/GHG Assessment (see *Technical Appendix B* of this document).

Table 5-1 Project Construction Emissions Summary

Year	Emissions (lbs/day)					
	VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Summer						
2026	1.63	25.30	39.90	0.08	6.64	3.43
2027	10.90	10.70	19.00	0.03	0.63	0.34
Winter						
2026	0.98	9.90	17.00	0.03	0.59	0.34
2027	11.10	10.70	18.60	0.03	0.63	0.36
Maximum Daily Emissions	**11.10**	**25.30**	**39.90**	**0.08**	**6.64**	**3.43**
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

Source: (Urban Crossroads, 2026a, Table 6)

Table 5-2 Project Operational Emissions Summary

Source	Emissions (lbs/day)					
	VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Summer						
Mobile	1.71	1.45	14.10	0.04	3.32	0.86
Area	5.61	0.94	3.51	0.01	0.08	0.07
Energy	0.03	0.43	0.18	0.00	0.04	0.04
Maximum Daily Emissions	**7.35**	**2.82**	**17.79**	**0.05**	**3.44**	**0.97**
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**
Winter						
Mobile	1.60	1.55	11.90	0.03	3.32	0.86
Area	5.34	0.91	0.39	0.01	0.07	0.07
Energy	0.03	0.43	0.18	0.00	0.04	0.04
Maximum Daily Emissions	**6.97**	**2.89**	**12.47**	**0.04**	**3.43**	**0.97**
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

Source: (Urban Crossroads, 2026a, Table 7)

As shown in Table 5-1, Project-related construction emissions would not exceed the SCAQMD significance threshold for any criteria pollutant (and would be lower than the hypothetical residential project construction emissions levels disclosed in the GPU EIR). Also, as shown in Table 5-2, Project-related operational emissions would not exceed the SCAQMD significance threshold for any criteria pollutant. The SCAQMD considers criteria pollutant emissions from a development project that directly exceed applicable SCAQMD significance thresholds also to be cumulatively considerable. Conversely, if a project's emissions do not exceed the SCAQMD regional thresholds, then SCAQMD considers that project's air pollutant emissions to not be cumulatively considerable because criteria pollutant emissions that fall below the significance threshold would not adversely affect SCAQMD's ability to meet regional air quality standards within the SCAB. Thus, because Project construction and operation would not exceed the SCAQMD significance thresholds, implementation of the Project would not result in a cumulatively considerable net increase of any criteria pollutant, including any pollutants for which the SCAB does not attain applicable federal or State ambient air quality standards. Although construction and operational emissions resulting from the proposed Project would be less than significant, the proposed Project would contribute to the cumulative emission impact identified in the GPU PEIR, which remain significant and unavoidable. The City adopted Statement of Overriding Consideration for this impact.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than anticipated by the GPU EIR.

Threshold c: Would the project expose sensitive receptors to substantial pollutant concentrations?

GPU EIR Finding: The GPU EIR found that implementation of the GPU would not result in the creation of any carbon monoxide (CO) "hot spots." However, placing new sensitive uses within 500 feet of SR-60 or SR-71 could expose occupants to elevated diesel particulate matter (DPM) in near-roadway microenvironments. To reduce potential impacts, the GPU established policies and actions, including but not limited to Policy HEQ-5.3 (minimize TAC exposure at sensitive uses), Policy HEQ-5.5 (AB 98 mandated reduction of diesel particulate emissions), Policy INF-5.10 (no truck parking or idling in residential neighborhoods), Action INF-5.b (vehicle weight limits near sensitive land uses), and Policy LCC-1.5 (buffer industrial uses from residential uses). MM AQ-3 requires preparation of a health risk assessment using OEHHA/SCAQMD methods and best available controls, HVAC with appropriately sized MERV filters, air-intake placement away from truck/loading sources, and building/operational design to maximize separation. Given residual uncertainty at the program scale, the GPU EIR concluded that some freeway-adjacent contexts could remain above thresholds; thus, the impact is significant and unavoidable and a statement of overriding considerations was adopted.

Project Analysis: The Project would redevelop the Project Site with land uses planned by the GPU; therefore, the types of air pollutant emissions generated by the Project already were anticipated by the GPU EIR. The Project would not be required to comply with GPU EIR MM AQ-3 as the Project Site is almost 2 miles from State Route (SR) 60 and approximately 2.4 miles from SR-71. Notwithstanding, an AQ/GHG Assessment was performed to quantify localized air pollutant emissions associated with construction of the Project. The methodologies used to calculate the localized criteria air pollutant emissions associated with the Project are described in detail in the AQ/GHG Assessment (see *Technical Appendix B*).

Localized air pollutant emissions from Project construction are summarized in Table 5-3, *Project Localized Construction Impacts*. The data presented in Table 5-3 confirms Project construction activities would not exceed the applicable SCAQMD significance thresholds. Therefore, Project construction would expose the nearest sensitive receptors to the Project Site to localized pollutant concentrations that are below applicable SCAQMD significance thresholds.

Table 5-3 Project Localized Construction Impacts

Activity	NOx	CO	PM_{10}	$PM_{2.5}$
Demolition				
Maximum Daily Emissions	10.60	18.40	0.24	0.16
SCAQMD Thresholds	118	863	5	4
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**
Site Preparation				
Maximum Daily Emissions	19.60	30.00	6.40	3.38
SCAQMD Thresholds	220	1,713	11	7
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**
Grading				
Maximum Daily Emissions	21.30	36.30	3.16	1.44
SCAQMD Threshold	237	1,873	13	8
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**

Notes: All activities are assumed for Summer 2026.
Source: (Urban Crossroads, 2026a, Table 8)

The AQ/GHG Assessment noted that the Project does not include uses that would generate significant stationary source emissions and a long-term localized operational emissions analysis would not be warranted.

Additionally, a Construction HRA was prepared to evaluate the potential for localized diesel emissions associated with Project (i.e., operation of off-road construction equipment and heavy-duty trucks) to result in carcinogenic and non-carcinogenic health risk impacts to nearby residential, worker, and school child receptors near the Project Site. As with all future projects implementing the GPU EIR, the Project would be required to comply with MM AQ-1, which requires measures to reduce construction-related air pollution emissions. Consistent with the GPU EIR, the Project proposes to use low emission off-road construction equipment and this assumption has been incorporated into the air quality analysis for the Project. The methodology used to calculate Project-related localized diesel emissions is fully described *Technical Appendix C*. The results of the Construction HRA are summarized Table 5-4, *Summary of Construction Cancer and Non-Cancer Risks* which show that the Project's construction would not expose sensitive receptors in the Project vicinity to health risks (carcinogenic and non-carcinogenic) from DPM emissions that exceed applicable SCAQMD significance thresholds.

Lastly, the AQ/GHG Assessment concluded that the Project would not produce the volume of traffic required to cause or contribute to the formation of a CO "hot spot".

Based on the foregoing analysis, the Project would not expose sensitive receptors nearest to the Project Site to substantial pollutant concentrations during construction and operation.

Table 5-4 Summary of Construction Cancer and Non-Cancer Risks

Maximum Exposed Location		Cancer Risk *(Over Construction Period)*			Non-Cancer Risk *(Annual Average)*		
Type	**Receptor Location**	**Maximum Lifetime Cancer Risk**	**Significance Threshold**	**Exceeds Threshold?**	**Maximum Hazard Index**	**Significance Threshold**	**Exceeds Threshold?**
Sensitive Receptor	R3	6.98	10	NO	0.01	1	NO
Worker Receptor	R3	0.17	10	NO	<0.01	1	NO
Individual School Child	R5	0.03	10	NO	<0.01	1	NO

Source: (Urban Crossroads, 2026b, Table ES-1)

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold d: Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

GPU EIR Finding: The GPU EIR determined that buildout of the GPU would not substantially increase odor-intensive heavy industrial land uses. Development under the GPU would be subject to City performance standards, SCAQMD Rule 402, and GPU policies including, but not limited to, Policy HEQ-5.10 (adequate buffer distances between offensive odor sources and sensitive receptors). The GPU concluded that impacts due to objectionable odors affecting a substantial number of people would be less than significant and no mitigation would be required.

Project Analysis: Project construction activities could produce odors from construction equipment exhaust, application of asphalt, and/or the application of architectural coatings; however, standard construction practices would minimize the odor emissions and their associated impacts. Furthermore, any odors emitted during construction would be temporary, short-term, and intermittent in nature, and would cease upon the completion of the respective phase of construction. Lastly, construction activities on the Project Site would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance (SCAQMD, 1976). Accordingly, the proposed Project would not result in objectionable odors affecting a substantial number of people during construction.

During long-term operation, the proposed Project would include residential land uses, which are not typically associated with objectionable odors. Furthermore, the Project would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance, during long-term operation (SCAQMD, 1976). Additionally, the Project would be required to comply with Section 8.50.040 of the City's Municipal Code, which prohibits discharge of odorous emissions to adjacent properties (Chino, 2025). The Project would also comply with GPU Policy HEQ-5.10. As such, long-term operation of the proposed Project would not create objectionable odors affecting a substantial number of people.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.4 BIOLOGICAL RESOURCES

A Biological Resources Report (dated November 21, 2025) (Alden, 2025) was prepared for the Project by Alden Environmental, Inc. (Alden) to evaluate potential impacts to biological resources. This report is included as *Technical Appendix D* of this document, and its findings are incorporated into the analysis presented herein.

5.4.1 Applicable GPU EIR MMs and GPU Policies

There are two GPU EIR MMs related to biological resources that are applicable to the proposed Project: MM BIO-1 and MM BIO-2. The following General Plan policies are applicable to the proposed Project and are included in the matrix provided in Appendix A: Policy HEQ-5.13, Policy HEQ-8.8, Policy HEQ-8.9, and Policy HEQ-8.10.

5.4.2 Environmental Review

Threshold a: ***Would the project result in a substantial adverse impact, either directly or through habitat modifications, to any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the CDFW or USFWS?***

GPU EIR Finding: The GPU EIR found that development projects implementing the GPU land use map could affect property that may support special-status plants or wildlife. Implementing projects within the City would adhere to GPU EIR MM BIO-1, requiring a site-specific biological resources survey to confirm presence or absence of special-status plants or wildlife and provide mitigation – where necessary, and GPU EIR MM BIO-2, which established a protocol for surveying for nesting birds prior to commencement of construction as well as procedures to avoid nesting birds (if discovered). Additionally, implementing projects would incorporate GPU Policy HEQ-5.13 (require construction projects that disturb 10,000 s.f. to revegetate graded areas with native or locally appropriate vegetation), Policy HEQ-8.8 (City cooperation with federal, state, and local regulatory agencies and non-profit organizations to promote the responsible stewardship of natural resources and habitats), Policy HEQ-8.9 (avoid adverse impacts on sensitive biological resources, sensitive natural communities, sensitive habitat, and wetlands), and Policy HEQ-8.10 (require project proponents for development with potential for adverse effects on special-status species to submit study identifying the presence or absence of special-status species). With adherence to applicable GPU policies and MMs, the GPU EIR concluded that impacts to special-status species would be reduced to a less than significant level.

Project Analysis: The Project Site is fully disturbed and has been used for agriculture for the last 30+ years; the Project Site includes active and abandoned structures, pavement, dirt roads, and ornamental landscaping (Google Earth Pro, 2026). As summarized in *Technical Appendix D*, no natural habitats or plant communities are present on the Project Site and the Project Site is not adjacent to any natural, undeveloped areas. No species identified as a candidate, sensitive, or special status species in local or

regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS) are present on the Project Site. Notwithstanding, the Project Site was found to contain habitat that had the potential to support the burrowing owl and nesting birds.

The proposed Project would comply with GPU Policies Policy HEQ-5.13, Policy HEQ-8.8, Policy HEQ-8.9, and Policy HEQ-8.10, where necessary. The Project, as with all future projects implementing the GPU land use plan, would be required with GPU EIR MM BIO-1. Based on the observed conditions of the Project Site, compliance with GPU EIR MM BIO-1 requires that a preconstruction burrowing owl survey be performed and, if any owls are observed, an avoidance program that complies with CDFW requirements must be implemented. The Project would also be required to comply with the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (Sections 3503, 3503.5, 3511, and 3513, which prohibit the take, possession, or destruction of birds, their nests, or eggs). Additionally, the Project would be required to comply with GPU EIR MM BIO-2, which requires a survey prior to the commencement of site clearing activities to determine if active nests are present on the Project Site (and to implement a program to avoid nests, if any observed). Mandatory compliance with federal, State, and local requirements and regulations, as well as GPU EIR MMs BIO-1 and BIO-2, would ensure that redevelopment of the Project Site would not result in a substantial adverse effect, either directly or through habitat modifications, on any species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold b: ***Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?***

GPU EIR Finding: The GPU EIR determined that isolated patches of riparian habitat or other sensitive natural communities may occur on larger undeveloped lots in the City. Projects implementing the GPU land use plan would adhere to GPU EIR MM BIO-1, which requires a site-specific biological resources survey to confirm presence or absence of special-status plants or wildlife and provide mitigation, where necessary. With adherence to GPU EIR MM BIO-1, the GPU EIR concluded that impacts to riparian habitat or other sensitive natural communities would be less than significant.

Project Analysis: All areas of the Project Site are disturbed and either developed, actively used for agricultural activities, or planted with ornamental landscaping; vegetation on the site is limited to ornamental species . Per GPU EIR MM BIO-1, a site-specific Biological Resources Report was prepared for the Project, which determined there are no riparian habitat or other sensitive natural communities on the Project Site (see *Technical Appendix D*).

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no

substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold c: ***Would the project result in substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?***

GPU EIR Finding: The GPU EIR determined that potential impacts to wetlands and linear drainages in the City would be limited. Development projects implementing the GPU land use plan would adhere to GPU MM BIO-1 which requires a site-specific biological resources survey to confirm presence or absence of state or federal regulated wetlands or waters and provide mitigation, where necessary. With adherence to GPU MM BIO-1, the GPU EIR concluded that the GPU would have a less than significant impact on wetlands.

Project Analysis: The Project Site is disturbed and developed and, per the site-specific Biological Resources Report, does not contain State or federally protected wetlands (see *Technical Appendix D*). Therefore, implementation of the Project would not impact to State or federally protected wetlands through direct removal, filing, hydrological interruption, or other means.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold d: ***Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?***

GPU EIR Finding: The GPU EIR determined that the City generally consists of urban land surrounded by similar urban and developed areas. Wildlife corridors exist within The Preserve area of the City and development would not be allowed in within these wildlife corridors. Development within The Preserve would be subject to The Preserve's Resource Management Plan. Future development under the GPU would comply with the GPU policies in the Health and Environmental Quality Element, which serve to protect wildlife species. With adherence to The Preserve Resource Management Plan (where applicable) and applicable GPU policies, the GPU EIR concluded that implementation of the GPU land use plan would have a less-than-significant impact to the movement of wildlife species.

Project Analysis: Based on the findings in the Project's Biological Resources Report (*Technical Appendix D*), the Project Site is disturbed, developed, and does not support a diversity of native wildlife. The Project is also surrounded by urban land uses and there are no wildlife corridors on or adjacent to the Project Site. Accordingly, development of the Project has no potential to interfere substantially with the ground movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors or impede the use of native wildlife nursery sites.

Notwithstanding, the Project Site contains a small number of ornamental trees that are proposed for removal and that could serve as nesting habitat for avian species. If any migratory nesting birds are

observed in any trees on or near the Site during the Project's construction activities, the birds and their active nests would be protected pursuant to federal and State regulations that protect nesting and migratory birds as the Project Applicant would be required to comply with applicable provisions of the Migratory Bird Act (MBTA) and the California Fish and Game Code that protect active bird nesting sites, as well as GPU EIR MM BIO-2. As such, implementation of the Project would not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold e: Would the project conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?

GPU EIR Finding: The GPU EIR determined that local policies and ordinances would be maintained with the implementation of the GPU, and that future development allowed by the GPU would be subject to these regulations, including the City's Municipal Code Section 20.19.040 (tree protection ordinance). The GPU EIR also noted that development within The Preserve would be subject to the Resource Management Plan for The Preserve. Additionally, future development under the GPU would comply with the GPU policies in the Health and Environmental Quality Element, which serve to protect biological resources. With adherence to the Resource Management Plan (where applicable), local regulations, and applicable GPU policies, the GPU EIR concluded that the GPU would have a less-than-significant impact related to conflicts with local biological policies.

Project Analysis: Per the Project's Biological Resources Report (*Technical Appendix D*), the Project Site contains a small number of ornamental trees and is otherwise developed with agricultural uses. Municipal Code Section 20.19.040 requires a certified arborist to evaluate and recommend whether any tree with a trunk diameter of 10 inches or greater should be retained or removed. Trees removed as part of the Project would be replaced with a tree species approved by the City's Development Services Director or their designee. Additionally, the Project Site is not within The Preserve and is not subject to the Resource Management Plan. The City does not have any other policies or ordinances protecting biological resources that are applicable to the Project or Project Site. With adherence to Municipal Code Section 20.19.040, the Project would not conflict with any local policies or ordinances protecting biological resources.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold f: ***Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?***

GPU EIR Finding: The GPU EIR determined that there are three plans related to biological resources in the Chino region: the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), the San Bernardino County Riparian Plan Conservation Ordinance, and The Preserve Resource Management Plan. The GPU EIR noted that the City of Chino lies outside of the MSHCP plan area and thus the GPU would not conflict with the plan. The San Bernardino County Riparian Plant Conservation Ordinance protects riparian habitat on private land within the unincorporated areas of San Bernardino County, including the Chino Sphere of Influence (SOI); however, under the San Bernardino County Riparian Plant Conservation Ordinance, the City's SOI is mapped as urban/developed and does not contain any riparian habitat. The GPU EIR found that the Resource Management Plan for The Preserve describes areas to be left as open space serving as buffers to other adjacent areas described for conservation and any development under the GPU and within The Preserve would be subject to the Resource Management Plan. The GPU EIR found that all development under the GPU would be subject to and/or consistent with the regulations in these three documents. Therefore, the GPU EIR concluded that impacts associated with conflicts with regional conservation plans would be less than significant and no mitigation would be required.

Project Analysis: There are no habitat conservation plans or Natural Community Conservation Plans that are applicable to the Project Site (CDFW, 2025), and there are no components of the Project that would result in a conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. Accordingly, no impact would occur.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.5 CULTURAL AND TRIBAL CULTURAL RESOURCES

A Cultural Resources Study (dated November 6, 2025) (BFSA, 2025a) was prepared for the Project by BFSA Environmental Services (BFSA) to identify potential archaeological and historical resources that may be affected by the Project. This report includes the findings from an archaeological pedestrian survey, a cultural records search and sacred lands search, and an inventory of all recorded archaeological and historical resources located on the Project Site and within a one-mile radius of the Project Site. This report is included as *Technical Appendix E* of this document, and its findings are incorporated into the analysis presented herein.

5.5.1 Applicable GPU EIR MMs and GPU Policies

There are two GPU EIR MMs related to cultural resources that are applicable to the proposed Project: MM CUL-1 and MM CUL-2. The following General Plan policies are applicable to the proposed Project and are included in the matrix provided in Appendix A: Policy LCC-7.4, Policy LCC-7.7, Policy LCC-7.8, and Policy HEQ-8.7.

5.5.2 Environmental Review

Threshold a: Would the project cause a substantial adverse change in the significance of a historic-era resource pursuant to CEQA Section 15064.5?

GPU EIR Finding: The GPU EIR concluded that policies of the GPU also would protect historic resources, including Policy LCC-2.9 (promote preservation, rehabilitation, and adaptive reuse of historic-age buildings while accommodating development downtown), Policy LCC-7.3 (promote the preservation, restoration, and compatible reuse of historically significant structures and sites while accommodating new development), Policy LCC-7.4 (require evaluations of buildings and structures 50 years old and older for potential historic significance prior demolition or significant alteration). Projects implementing the GPU which propose to alter a building or structure in excess of 50 years of age would also be subject to GPU EIR MM CUL-1, which requires evaluation by a qualified architectural historian and prioritizes avoidance and design modifications. Even with implementation of GPU EIR MM CUL-1 and the applicable GPU policies, because full avoidance could not be guaranteed at the program scale, the GPU EIR concluded that impacts to historical resources would be significant and unavoidable. The City adopted a Statement of Overriding Considerations for this impact when certifying the GPU EIR.

Project Analysis: BFSA Environmental Services conducted a cultural resources records search at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton. The records search encompassed an area of one mile surrounding the Project Site. Based upon the records search results, which is documented in *Technical Appendix E*, nine historic resources have been recorded within one mile of the Project area. The resources include three transmission lines, one single-family property, one farm, one irrigation system, the Cypress Channel, a public utilities property, and a prison; none of these resources are within or adjacent to the Project Site. In conformance with GPU Policy LCC-7.4 and MM CUL-1, the Project's Cultural Resources Study evaluated the following structures within the Project Site as they were 50 years or older: the 13918 Cypress Avenue single-family residence, a standpipe, and an outbuilding located within APN 1021-241-02, and a historic milking parlor within APN 1021-241-01. None of the structures evaluated are associated with any historic figures or events or contain any unique distinctive architectural elements, and the Cultural Resources Study determined that they are not historically significant under CEQA.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold b: Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?

GPU EIR Finding: The GPU EIR found that, although a records search identified 45 archaeological resources within the GPU planning area, development under the GPU would be mainly in urbanized, disturbed areas and unlikely to possess buried archaeological resources. Future development under the GPU would comply with GPU policies related to archaeological resources, including, but not limited to, Policy LCC-7.7 (compliance with federal and state regulations and best practices to protect and mitigate impacts to archaeological resources) and Policy HEQ-8.7 (requires cultural resource assessments prior to the approval of development proposals). Additionally, implementing projects would comply with GPU EIR MM

CUL-2 which requires a cultural resources assessment to confirm the presence or absence of archaeological resources and recommend mitigation measures, if necessary. Compliance with the applicable GPU policies and GPU EIR MM CUL-2 would ensure that impacts related to archaeological resources are less than significant.

Project Analysis: BFSA conducted a cultural resources inventory of the Project Site, which included a records search through the SCCIC at CSU Fullerton. According to the archival records search (see *Technical Appendix E*), nine cultural resources (all of which are historic resources, as discussed in the response to Threshold "a" above) have been previously recorded and 28 cultural resource studies have been conducted within a one-mile radius of the Project Site; no cultural resources have been recorded within the Project Site. Additionally, the records search and literature review suggest a low potential for discovery of prehistoric sites within the Project Site, and a Sacred Lands File search results were negative for the presence of a sacred site within the Project Site.

Although, as noted above, the likelihood of discovering prehistoric archaeological on the Project Site is low, it is possible that grading and excavation activities on the Project Site may uncover previously unknown archaeological resources that may be buried beneath the soil surface. The Project would be required to comply with GPU EIR MM CUL-2, which requires development projects to prepare and implement (as needed) a construction monitoring and data recovery program to ensure that important archaeological resources are adequately protected. Consistent with the conclusion reached by the GPU EIR, compliance with GPU EIR MM CUL-2 would ensure that impacts associated with the potential discovery of archaeological resources associated with redevelopment of the Project Site would be less than significant.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold c: Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

GPU EIR Finding: The GPU EIR concluded that there are no known cemeteries or burial sites with the City; however, future development implementing the GPU may have the potential to encounter undiscovered human remains. All development within the City would be required to comply with the applicable provisions of California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097 which require appropriate treatment of human remains discovered during development projects and Native American consultation, when applicable. GPU Policy LCC-7.8, which requires that Native American skeletal remains be treated with sensitivity and dignity, would also be applicable to future development projects. Compliance with GPU Policy LCC-7.8 and the applicable laws related to the discovery of human remains would ensure that impacts to human remains would be less than significant.

Project Analysis: The Project Site does not contain a known cemetery or burial site. In the unlikely event that human remains are discovered during Project grading or other Project-related ground-disturbing activities, the Project would be required to comply with the applicable provisions of California Health and Safety Code Section 7050.5 as well as Public Resources Code Section 5097 *et. seq*. GPU Policy LCC-7.8,

which reflects the provisions of these codes, would also apply to the Project. According to Section 7050.5(b) and (c), if human remains are discovered, the County Coroner must be contacted and if the Coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, the Coroner is required to contact the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, whenever the NAHC receives notification of a discovery of Native American human remains from a county coroner, the NAHC is required to immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. With mandatory compliance with California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097 et seq., as well as GPU Policy LCC-7.8, redevelopment of the Project Site would result in less-than-significant impacts to human remains.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold d: ***Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC Section 21074 as either a site, features, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:***

- ***i) Listed or eligible for listing in the CRHR, or in a local register or***
- ***ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision c of PRC Section 5024.1?***

GPU EIR Finding: The GPU EIR disclosed that most areas to be developed under the GPU are urbanized or former agricultural sites which have been disturbed; however, there may still be a potential for discovering buried tribal cultural resources. Future development would be required to comply with GPU policies related to tribal cultural resources, including GPU Policy LCC-7.7 (comply with regulations and best practices protecting and mitigating impacts to cultural and tribal cultural resources) and Policy HEQ-8.7 (cultural resource assessments). Additionally, the GPU EIR notes that MM CUL-2 would be applicable, which requires proposed ground disturbing projects implementing the GPU to determine the presence or absence of archaeological resources and implement a monitoring an data recovery program to ensure that resources that may be buried – and could be uncovered during construction activities – are adequately protected. With adherence to the relevant GPU policies and GPU EIR MM CUL-2, impacts to tribal cultural resources would be less-than-significant.

Project Analysis: As required by GPU EIR MM CUL-2 and GPU Policy HEQ-8.7, a Cultural Resources Study was performed for the Project. Results of the Cultural Resources Study show that the Project Site does not have any resources listed or eligible for listing in the California Register of Historical Resources, or in any local register of historical resources. Accordingly, the Project would not impact a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k).

Additionally, the Project Site is highly disturbed and no tribal cultural resources are known to exist on the Project Site. Notwithstanding, the Project would be subject to GPU Policy LCC-7.7, which requires compliance with federal and State regulations for protecting and mitigating impacts on cultural and tribal cultural resources. Compliance with GPU Policy LCC-7.7 and Policy HEQ-8.7 and MM CUL-2 would ensure implementation of the Project would not result in any new or more severe significant impacts to tribal cultural resources than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.6 ENERGY

An Energy Analysis (dated January 6, 2026) (Urban Crossroads, 2026c) was prepared for the Project by Urban Crossroads, Inc. (Urban Crossroads) to evaluate potential energy impacts that could result from the Project's construction and operation. This report is included as *Technical Appendix F* of this document, and the findings are incorporated into the analysis presented herein.

5.6.1 Applicable GPU EIR MMs and GPU Policies

There are no GPU EIR MMs related to energy. The following GP policies related to energy are applicable to the proposed Project and are included in the matrix provided in Appendix A: Policy HEQ-5.5, Policies INF-1.1 through 1.4, Policy INF-3.5, Policies INF-3.7 and 3.8, Policies INF-4.4 through 4.5 and 4.8 through 4.10, and Policy INF-4.11.

5.6.2 Environmental Review

Threshold a: ***Would the Project result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?***

Threshold b: ***Would the Project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?***

GPU EIR Finding: The GPU EIR disclosed that implementation of the GPU land use plan would consume energy resources during construction and operation (including natural gas and electricity) but concluded that future development and redevelopment under the GPU would not result in a wasteful and inefficient use of energy resources, and impacts would be less than significant.

Project Analysis: Project construction would represent a "single-event" demand and would not require on-going or permanent commitment of energy resources; construction would consume energy through operation of construction vehicles, worker commute vehicles, and construction equipment, and the use of electricity for temporary buildings and lighting. The energy resources consumed during Project construction are calculated to include 12,698 gallons of gasoline and diesel combined for construction and worker vehicle operation during construction and 53,786 gallons of diesel fuel for on-site construction equipment (diesel and gasoline) (refer to *Technical Appendix F*). The amount of energy and fuel use anticipated by the Project's construction activities are typical for the type of construction proposed because there are no aspects of the Project's proposed construction process that are unusual or unnecessarily energy intensive.

During Project operation, energy would be consumed by heating and cooling, refrigeration, lighting, and electronics for residential purposes. The Project's operations and maintenance energy demands are estimated to be 1,720,934 kilo British Thermal Units (kBTU) of natural gas per year, 418,529 kilowatt hours (kWh) of electricity per year, and 66,390 gallons of fuel per year (diesel and gasoline) (refer to *Technical Appendix F*). The Project's anticipated energy demands during operations are comparable to other residential projects of similar scale and configuration. Further, the Project is required by law to comply with CALGreen, which would minimize the Project's demand for energy, including energy produced from non-renewable resources.

The Project Applicant would redevelop the Project Site with a use that is consistent with the existing underlying land use designation and zoning. Additionally, the Project would be subject to all applicable State and local policies, regulations, and plans related to energy or energy efficiency (including the applicable GPU policies as listed above), and there are no components of the proposed Project that have the potential to conflict with such policies, regulations, or plans.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.7 GEOLOGY/SOILS

LGC Geotechnical, Inc. (LGC) prepared a Geotechnical Evaluation (dated October 31, 2025) (LGC, 2025) to evaluate the geotechnical conditions of the subject property, identify any geological hazards, and provide recommendations for the future development of the Project. BFSA Environmental Services (BFSA) prepared a Paleontological Assessment (dated November 6, 2025) (BFSA, 2025b) to evaluate the Project Site's potential to yield paleontological resources through review of paleontological literature, fossil locality records, and underlying geology. These reports are included as *Technical Appendices G* and *H*, respectively, and the findings are incorporated into the analysis presented herein.

5.7.1 Applicable GPU EIR MMs and GPU Policies

GPU EIR MM GEO-1 would be applicable to the proposed Project. The following General Plan policies are applicable to the proposed Project and are included in the matrix provided in Appendix A: Policies HSN-1.2 through HSN-1.4.

5.7.2 Environmental Review

Threshold a: ***Would the Project expose people or structure to potential substantial adverse effects, including the risk of loss, injury, or death involving:***

- ***i. rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.***
- ***ii. strong seismic ground shaking?***
- ***iii. seismic-related ground failure, including liquefaction?***
- ***iv. Landslides***

Threshold c: ***Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?***

GPU EIR Finding: The GPU EIR disclosed that there are major regional faults in the vicinity of the City and mapped landslide zones in the southern portion of the City. Municipal Code Titles 15 and 19 include requirements for future development projects to address geologic hazards, including a requirement for development projects to submit site-specific soil investigations and geological hazards reports which include a geologic mitigation plan. Additionally, the City would implement a City-wide All-Hazard Mitigation Plan, which would allow the City to prepare for and proactively minimize hazards from seismic-related events. Implementing projects would also comply with GPU Policies HSN-1.2 through HSN-1.4, which require all future development demonstrate that the project design, construction plan, and structural components conform to the mitigation recommended by the site-specific geotechnical report. The GPU EIR concluded that, with compliance with Municipal Code Titles 15 and 19, the All-Hazard Mitigation Plan, and GPU Policies HSN-1.2 through HSN-1.4, impacts due to seismic hazards or unstable geologic units or soils would be less than significant and no mitigation would be required.

Project Analysis: The Project Site is not located within any Alquist-Priolo earthquake fault zone, and there are no known faults on the Project Site (see *Technical Appendix G*). Accordingly, the Project would not expose people or structures to adverse effects related to the rupture of an earthquake fault.

The Project Site is in a seismically active area of Southern California and is anticipated to experience strong ground shaking during the Project's lifetime. This risk is not considered substantially different than that of other similar properties in the Southern California area. The Project is required to adhere to standard engineering practices and design criteria relative to seismic and geologic hazards in accordance with the California Building Code (CBC) and the Chino Building Code, which is based on the CBC with local amendments. The CBC and Chino Building Code provide standards that must be met to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures, and these standards have been specifically tailored for California earthquake conditions. In addition, the CBC (Chapter 18), Municipal Code Titles 15 and 19, and GPU Policies HSN-1.2 through HSN-1.4 require development project sites to be analyzed in geologic engineering reports to identify site-specific geologic and seismic conditions and provide site-specific recommendations to preclude adverse effects involving

unstable soils and strong seismic ground-shaking, including, but not limited to, recommendations related to ground stabilization, selection of appropriate foundation type and depths, and selection of appropriate structural systems. The Project Applicant retained LGC, a professional geotechnical firm, to prepare a Geotechnical Evaluation for the Project (see *Technical Appendix G*). The Geotechnical Evaluation provides recommendations for site grading practices, use of fill materials, and foundation design to maximize the stability and structural integrity of on-site structures in the event of an earthquake. In conformance with Municipal Code requirements, the City will condition the Project to comply with the site-specific ground preparation and construction recommendations contained in *Technical Appendix G*. With mandatory compliance with these standard and site-specific design and construction measures, implementation of the Project would not directly or indirectly expose people or structures on the Project Site to substantial adverse effects, including loss, injury or death, involving seismic ground shaking.

According to the Project's Geotechnical Evaluation (*Technical Appendix G*), the Project Site is mapped as having a low potential for liquefaction and, based on LGC's observations of Project Site soils, the potential for liquefaction and lateral spreading is considered very low. Accordingly, the Project would not expose people or structures seismic related ground-failure, including liquefaction.

The Project Site is virtually flat and contains no substantial natural or man-made slopes under existing conditions. Additionally, there are no substantial natural or man-made slopes in the Project Site vicinity. Accordingly, the Project Site is located in an area with a low potential for landslides.

The Project Site contains isolated dry sandy layers that could experience settlement. The Project's Geotechnical Investigation contains design, grading, and construction recommendations to address potential stability hazards of soils on the Project Site (refer to *Technical Appendix G*). The Project would be required to implement the recommendations within the Project's Geotechnical Evaluation pursuant to Municipal Code Titles 15 and 19 and GPU Policies HSN-1.2 through HSN-1.4. With mandatory compliance with the recommendations identified in the Project's Geotechnical Investigation, the Project would not expose people or structures to significant hazards related to unstable soils.

Compliance with the CBC, Municipal Code Titles 15 and 19, GPU Policies HSN-1.2 through HSN-1.4, and the recommendations of the Geotechnical Evaluation would ensure that impacts due to seismic hazards or unstable geologic units or soils would not be more severe than discussed in the GPU EIR

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold b: Would the project result in substantial soil erosion or the loss of topsoil?

GPU EIR Finding: The GPU EIR found that there are areas in the City are supported by soils with moderate to high erosion potential, and that implementation of the GPU could increase the potential to expose topsoil to erosion. Projects implementing the GPU would comply with GPU Policy HSN-1.4, which provides requirements for future development that maximize soil stability and erosion prevention, as well as provisions of the Municipal Code related to preparation and approval of site-specific geotechnical studies. Due to mandatory compliance with the Municipal Code and GPU Policy HSN-1.4, the risks of soil erosion were determined to be less than significant, and no mitigation would be required.

Project Analysis: The analysis below summarizes the likelihood of the Project to result in substantial soil erosion during temporary construction activities and/or long-term operation. As demonstrated in the analysis below, implementation of the Project would not result in substantial effects related to soil erosion or the loss of topsoil. Implementation of the Project would not result in any new impacts or more severe significant impacts related to soil erosion than previously disclosed in the GPU EIR.

Construction Activities

Project construction would involve demolition, grading, paving, utility installation, building construction, and landscaping installation, which has the potential to temporarily expose on-site soils and could be subject to erosion during rainfall events or high winds. Pursuant to State Water Resources Control Board requirements, the Project Applicant would be required to obtain coverage under the State's General Construction Storm Water Permit for construction activities (NPDES permit). The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one (1) acre of total land area. Compliance with the NPDES Permit requires the Project Applicant to prepare and submit to the City for approval a Project-specific storm water pollution prevention plan (SWPPP). The SWPPP would identify a combination of erosion control and sediment control MMs (i.e., BMPs) to reduce or eliminate sediment discharge to surface water from stormwater and non-stormwater discharges during construction. In addition, the Project would be required to comply with SCAQMD Rule 403 and the Chino Municipal Code (Section 19.09.030), which establish requirements for the control of dust during construction (including wind erosion). With mandatory adherence to the requirements noted in the Project's SWPPP, as well as applicable regulatory requirements, there would be no potential for substantial water and/or wind erosion impacts during Project construction. Implementation of the Project would not result in any new or more severe significant impacts related to soil erosion than previously disclosed in the GPU EIR.

Operational Activities

Upon Project build-out, the Project Site would be redeveloped with 55 single-family residential units and would feature landscaped open spaces and paved, impervious surfaces, resulting in an increase in impervious surface. With an overall reduction in impervious surface, potential for soil erosion would be lower when compared to existing conditions. Additionally, stormwater runoff from the Project Site would be captured and treated to reduce waterborne pollutants (including sediment). Stormwater on the Project Site would be routed first to detention chambers on the southwestern portion of the Site and then off-site to the municipal storm drain system.

The City's Municipal Storm Water Permit will require the Project Applicant to prepare and implement a Water Quality Management Plan (WQMP, see Municipal Code Section 13.25.500). The WQMP is required to identify an effective combination of erosion control and sediment control MMs (i.e., BMP) to reduce or eliminate sediment discharge to surface water from stormwater and non-stormwater discharges. The Preliminary WQMP for the Project is attached hereto as *Technical Appendix L*. Compliance with the WQMP would be required as a condition of Project approval and long-term maintenance of on-site water quality features is required. Because the Project would be required to utilize erosion and sediment control MMs to preclude substantial, long-term soil erosion and loss of topsoil, substantial soil erosion would not occur.

Conclusion

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR,

no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold d: Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

GPU EIR Finding: The GPU EIR indicated that most soils in the City have low potential for expansion and compaction, with exception of soils in the southern and northwestern portions of the City with moderate potential for expansion and compaction. However, future development would comply with Municipal Code regulations that require the preparation and approval of site-specific soil and geologic hazard studies as well as GPU Policy HSN-1.4, which requires soil testing and soil stabilities measures. The GPU EIR concluded that compliance with the Municipal Code and GPU Policy HSN-1.4 would ensure that impacts related to expansive soils would be less than significant, and no mitigation would be required.

Project Analysis: As summarized in the Project Geotechnical Investigation (see *Technical Appendix G*), soil samples were collected from the Project Site and subjected to laboratory analysis to determine their expansion potential. According to the results of the laboratory analysis, the soils on the Project Site have a "very low" to "low" expansion potential. Accordingly, the Project would not create substantial risks to life and property due to the presence of expansive soils.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold e: Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

GPU EIR Finding: The GPU EIR indicated that future development under the GPU would be connected to the public wastewater collection system. Consequently, the GPU EIR concluded that there would be a less-than-significant impact associated with soils that are inadequate to support the use of septic system, and no mitigation would be required.

Project Analysis: The Project does not propose the use of septic tanks or alternative wastewater disposal systems. Accordingly, no impact would occur. The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold f: Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

GPU EIR Finding: The GPU EIR determined that high sensitivity areas for paleontological resources are generally located in the southern portion of the City. However, construction activities for future development under the GPU may disturb native soils and unearth previously undiscovered paleontological resources. GPU EIR MM GEO-1 requires a paleontological resources evaluation for projects determined to have potential for impacts on paleontological resources, and the implementation of a paleontological monitoring and resource recovery program (if needed). The GPU EIR determined that incorporation of GPU EIR MM GEO-1 would reduce potential impacts on paleontological resources to a less than significant level.

Project Analysis: According to the Project's Paleontological Assessment (see *Technical Appendix H*), Pleistocene older alluvial fan deposits beneath the Project Site have a high paleontological potential for terrestrial vertebrate fossils. The Project would be subject to compliance with GPU EIR MM GEO-1, which recommends paleontological monitoring during project construction. Additionally, future development also would be subject to compliance with PRC Section 5097.5, which prohibits the removal, destruction, injury, and defacement of paleontological resources and features. Mandatory compliance with GPU EIR MM GEO-1 and PRC Section 5097.5 would ensure that potential impacts to paleontological resources associated with the redevelopment of the Project Site would be reduced to less-than-significant levels.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.8 GREENHOUSE GAS EMISSIONS

An AQ/GHG Assessment (dated January 6, 2026) (Urban Crossroads, 2026a) was prepared for the Project by Urban Crossroads to quantify the GHG emissions that would result from Project-related construction and operational activities. This report is included as *Technical Appendix B* of this document, and its findings are incorporated into the analysis presented herein.

5.8.1 Applicable GPU EIR MMs and GPU Policies

GPU EIR MM GHG-1 is applicable to the proposed Project. The following General Plan policies are applicable to the proposed Project and are included in the matrix provided in Appendix A: Policy HEQ-5.7, Policy INF-3.5, Policy INF-3.7, Policy INF-3.8, Policy INF-4.4, Policy INF-4.5, Policies INF-4.8 through INF-4.10, Policy INF-4.13, and Policy INF-5.10.

5.8.2 Environmental Review

Threshold a: Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?

GPU EIR Finding: The City of Chino adopted the 2020-2030 Climate Action Plan (CAP) on November 17, 2020. The 2020-2030 CAP is in effect and applicable to all new development in the City. In addition, the

GPU EIR identified numerous GPU policies that would directly or indirectly reduce GHG emissions, including Policies INF-1.1 through INF-1.4 (improve regional connectivity); Policies INF-2.1, INF-2.2, INF-2.5 through INF-2.7, and INF-2.10 through INF-2.15 (comprehensive transportation system); Policies INF-3.5 through INF-3.8 (transportation system management); Policies INF-3.14 through INF-3.18 (TDM); Policies INF-3.19 through INF-3.22 (parking management); Policies INF-4.1 and INF-4.2 (active transportation); Policies INF-4.4 through INF-4.10 (pedestrian circulation); Policies INF-4.11 through INF-4.14 (bicycle circulation); Policies INF-4.15 and INF-4.16 (transit access); Policies INF-5.5, INF-5.7, and INF-5.10 (safe, efficient goods movement); Policy HEQ-5.7 (incorporation of technologies, materials, and design to minimize pollution in private development); and Policy HEQ-5.9 (fuel-efficient and low emissions City fleet vehicles). Development under the GPU would also comply with GPU Action HEQ-5.a, which requires the City to use the CAP to guide actions and investments aimed at reducing GHG emissions community-wide, and mandatory energy requirements of CALGreen and the Energy Code (CCR Title 24, Part 6). The GPU EIR concluded that although the GPU includes objectives, policies, and actions that would reduce greenhouse gas (GHG) emissions, GHG emissions associated with buildout of the project, would exceed the assumptions used in the City's CAP.

To mitigate GHG emissions to the maximum feasible extent, the GPU EIR included MM GHG-1, which requires all future development in the City to demonstrate consistency with the CAP. Even with implementation of GPU EIR MM GHG-1, the GPU EIR concluded that future GHG emissions would be a significant and unavoidable impact of the GPU and a Statement of Overriding Considerations was adopted for this impact.

Project Analysis: Compliance with the CAP would enable the City to achieve GHG emissions reductions mandates required by State law**;** implementation of the CAP would achieve the GHG emissions reduction mandate of Senate Bill 32 (SB 32) and would put the City on a path to achieving the State's goal of carbon neutrality by 2045. Pursuant to the analysis streamlining provisions of the CEQA Guidelines, all projects that comply with the City's CAP are considered to have a less than significant individual and cumulative impact related to GHG emissions.

The Project's annual GHG emissions are summarized in Table 5-5, *Project GHG Emissions*. As shown, the Project would generate a net total of approximately 812.14 $MTCO_2e$ per year, which is less than the SCAQMD screening threshold for residential projects.

Table 5-5 Project GHG Emissions

Source	Emissions (MT/yr)				
	CO_2T	**CH_4**	**N_2O**	**Refrigerants**	**Total CO_2E**
Annual construction-related emissions amortized over 30 years	21.47	1.00E-03	6.67E-03	4.33E-03	21.67
Mobile Source	580.00	0.03	0.03	0.74	591.00
Area Source	14.10	0.00	0.00	0.00	14.10
Energy Source	157.00	0.01	0.00	0.00	158.00
Water Usage Source	8.05	0.08	0.00	0.00	10.50
Waste Source	4.74	0.47	0.00	0.00	16.60
Refrigerants Source	0.00	0.00	0.00	0.27	0.27
Total CO_2E (All Sources)	**812.14**				
SCAQMD Screening Thresholds	3,000				
Threshold Exceeded?	**NO**				

Source: (Urban Crossroads, 2026a, Table 10)

The CAP requires all development projects subject to CEQA review – including the proposed Project – to comply with the CAP by incorporating design measures that would achieve a score of 100 points from the CAP Screening Table or to incorporate comparable design measures to reduce GHG emissions as outlined in the Chino Municipal Code. In accordance with GPU EIR MM GHG-1, the City would apply a condition of approval to the Project – as would be applied to all development projects in the City – to comply with the design standards in the CAP and Chino Municipal Code. Mandatory compliance with the CAP would further reduce Project-related GHG emissions. The Project would not generate GHG emissions that have a significant effect on the environment. Accordingly, the Project's GHG emissions do not represent a new, significant air quality impact or an increase in the severity of a significant air quality impact previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold b: Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emission of GHGs?

GPU EIR Finding: The GPU EIR determined that the GPU would not conflict with applicable plans, policies, or regulations adopted for the purpose of reducing the emissions of GHGs. Notwithstanding, the growth anticipated by the GPU would exceed the assumptions of the CAP and would result in substantial GHG emissions. In order to mitigate GHGs to the maximum feasible extent, the GPU EIR included MM GHG-1, which requires all future development in the City to demonstrate consistency with the CAP. Even with implementation of GPU EIR MM GHG-1, the GPU EIR concluded that impacts due to GHG emissions would be a significant and unavoidable impact of the GPU and a Statement of Overriding Considerations was adopted to this impact

Project Analysis: The Project would implement the GPU land use plan and would be required to comply with all applicable GPU policies; the GPU EIR found that compliance with these policies would avoid a conflict with applicable GHG-reducing plans, policies and regulations. In addition, the Project's AQ/GHG Assessment (see *Technical Appendix B*) demonstrates that the Project would be consistent with the City's CAP and would not conflict with or otherwise obstruct implementation of the CAP, which would achieve goals and objectives established by applicable GHG emissions reductions plans and policies, including AB 32, SB 32, and international efforts to reduce GHG emissions.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.9 HAZARDS AND HAZARDOUS MATERIALS

A Phase I Environmental Site Assessment (Phase I ESA) was prepared by Enercon Services, Inc. (Enercon) (dated March 6, 2025) (Enercon, 2025a) to determine the presence/absence of hazards and hazardous materials on the Project Site. A Phase II Investigation (Phase II) was prepared by Enercon (dated April 30,

2025) (Enercon, 2025b) to resolve the environmental concern related to residual pesticides and agricultural metals as identified in the Phase I ESA. A Limited Asbestos Survey was prepared by L.Y. Environmental, Inc. (L.Y.) (dated April 1, 2025) (L.Y., 2025) to determine the presence or absence of asbestos in the existing structures. These reports are included as *Technical Appendix I, J, and K*, respectively, of this document, and their findings are incorporated in the analysis presented herein.

5.9.1 Applicable GPU EIR MMs and GPU Policies

There are no GPU EIR MMs related to hazards and hazardous materials. The following General Plan policies are applicable to the proposed Project and are included in the matrix provided in Appendix A: Policy HSN-1.17, Policy HSN-1.21, GPU Policy HSN 1.25, Policy HSN-1.29, Policy HSN-1.31, Policy HSN-1.32, Policy HSN-1.36, Policy HSN-3.4, and Policy HSN-4.1.

5.9.2 Environmental Review

Threshold a: ***Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?***

Threshold b: ***Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?***

Threshold c: ***Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?***

GPU EIR Finding: The GPU EIR determined that construction or operation of projects under the GPU would require common hazardous materials in small quantities and would not pose a significant hazard to the public or environment. The GPU included a number of goals and policies that would reduce the potential to expose the public to hazardous materials. These include GPU Policies HSN-1.23 through Policy HSN-1.26 related to hazard protection, remediation, storage, and management. Additionally, all future projects implementing the GPU would comply with SCAQMD Rule 1403 (asbestos emissions during building demolition and renovation); CCR Title 22, Division 4.5 (removal of hazardous materials during demolition activities); and CCR Title 8, Section 1529 (limits, exposure monitoring, respiratory protection, and good working practices during construction). As concluded in the GPU EIR, with implementation of State and regional regulations and the applicable GPU policies, impacts associated with the routine transport, use, or disposal of hazardous materials would be less than significant and no mitigation would be required.

Project Analysis: The Project Site is occupied by agricultural uses and has historically been used for agriculture. Enercon performed a comprehensive Phase I investigation, including site reconnaissance, historical database research, and interviews with a Site owner representative and occupant, to identify potential recognized environmental conditions (RECs) that may pose potential environmental risks associated with the Project Site (see *Technical Appendix I*). The Phase I ESA determined that the current and historical agricultural use of the Project Site is considered a REC due to the potential for the presence of residual pesticides, agricultural metals, and methane gas. Additionally, due to the age of the structures on the Project Site, the Phase I ESA identified the potential for the presence of asbestos containing materials (ACM) and lead-based paint (LBP).

The Phase I ESA recommended further investigation to determine the presence or absence of residual pesticides and agricultural metals; this was completed as part of the Project's Phase II ESA and is presented as *Technical Appendix J* of this document. The Phase II investigation determined that the Project Site was not impacted by organochloride pesticides, lead, arsenic, or organophosphorus pesticides, and no further investigations or remediation would be required.

Additionally, the Phase I ESA recommended the completion of a methane gas survey following removal of on-site soils during grading and implementation of any mitigation recommended by this survey. This would be performed during the Project's construction phase in accordance with the City's methane assessment and mitigation policy, which is a standard City requirement for all property that was once used as a dairy, poultry ranch, hog ranch, livestock food operation, manure stock pile site, manure burial site, and/or agricultural pond. If soil methane levels were found to exceed a certain level, then the Project – as with any other affected development project in the City – would be required to implement a mitigation program that complies with the performance criteria outlined in the City's methane assessment and mitigation policy to reduce soil methane levels to acceptable levels.

The Phase I ESA also recommended a Project-specific asbestos and LBP survey, and that any ACM or LBP be removed or stabilized prior to demolition of the existing structures. A Limited Asbestos Survey (*Technical Appendix K)* was conducted and determined that materials tested were not considered ACM. An LBP survey has not yet been conducted and would be required prior to demolition of the existing on-site structures. If LBP is found on the Project Site, its removal, handling, and disposal would be required to comply with applicable local, State, and federal laws.

Heavy equipment would be used on the Project Site during the Project's construction, which would be fueled and maintained by substances such as oil, diesel fuel, gasoline, hydraulic fluid, and other liquid materials that would be considered hazardous if improperly stored or handled. In addition, materials such as paints, roofing materials, solvents, and other substances typically used in building construction would be present on the Project Site during construction. Improper use, storage, or transportation of hazardous materials could result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. This is a standard risk on all construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with the Project than would occur on any other similar construction site. Construction contractors would be required to comply with all applicable federal, State, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials, including but not limited to SCAQMD Rule 1403; CCR Title 22, Division 4.5; and CCR Title 8, Section 1529. GPU Policy HSN 1.25 would also be applicable and requires the proper storage and disposal of hazardous materials.

Operation of the proposed Project would involve the use of common materials that are not acutely hazardous, and that would be used in limited quantities. Additionally, operation of the proposed Project, including the routine transport, use, or disposal of hazardous materials, is required to be conducted in accordance with applicable federal, State, regional, and local regulations. With mandatory compliance with applicable hazardous materials regulations, the Project would not create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials or through release of hazardous materials during Project construction or operation.

The closest school to the Project Site is Edwin Rhodes Elementary School, located at 6655 Schaefer Avenue, approximately 0.19 mile northeast of the Project Site. The Project Applicant would redevelop the Project Site with a use that is consistent with the existing underlying land use designation and zoning. As

fully discussed above, the Project would be required to comply with all applicable federal, State, and regional regulations related to the routine transport, use, and disposal of hazardous materials, substances, or waste. Additionally, the Project would be subject to compliance with all applicable GPU policies related to reducing potential exposure of the public to hazardous materials. With mandatory compliance with federal, State, regional, and local regulations, impacts would be less than significant.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold d: ***Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?***

GPU EIR Finding: The GPU EIR identified 26 hazardous materials sites within the City (none of which include the Project Site). New development or redevelopment under the GPU would comply with federal, State, and regional requirements related to hazardous materials sites, including but not limited to SCAQMD Rule 1403 (asbestos emissions during building demolition and renovation); CCR Title 22, Division 4.5 (removal of hazardous materials during demolition activities); CCR Title 8 (limits, exposure monitoring, respiratory protection, and good working practices during construction); and provisions of the California Health and Safety Code related to management and disposal of hazardous materials. Additionally, GPU Policy HSN 1.25 (proper storage and disposal of hazardous materials) would be applicable to implementing projects under the GPU. The GPU EIR determined that with compliance with applicable federal, State, regional, and local regulations, impacts would be less than significant, and no mitigation would be required.

Project Analysis: Government Code Section 65962.5 requires the Department of Toxic Substances Control (DTSC), the State Department of Health Services, State Water Resources Control Board, and the State Department of Resources Recycling and Recovery to maintain a list of hazardous materials sites that fall within specific, defined categories. According to the records search, the Project Site was listed on several environmental databases; these listings were related to former onsite underground storage tanks and permitted handling of hazardous materials and wastewater discharges. Per the Phase I ESA regulatory records review, do not identify the Project Site as a source of contamination, hazardous materials release, or the location of a hazardous materials violation (refer to *Technical Appendix I*). Although the Project Site is listed on environmental databases due to its current and historical agricultural uses, none of the databases where the Project Site is listed fall within the categories regulated by Government Code Section 65962.5. The proposed Project would also comply with all applicable State, regional, and local regulations related to hazardous materials, including SCAQMD Rule 1403, CCR Title 8, California Health and Safety Code, and GPU Policy HSN 1.25. Implementation of the Project would not result in any new or more severe significant impacts related to being included on a list of hazardous materials site than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no

substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold e: Would the project be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?

GPU EIR Finding: The GPU EIR determined that the GPU would be compatible with the Chino Airport. Implementing projects under the GPU would be subject to the requirements under FAR Part 77, as well as applicable GPU policies and actions related to airport hazards such as Policy HSN-1.29 (exposure to excessive noise), Policy HSN-1.31 (community noise compatibility standards), Policy HSN-1.32 (noise study and mitigation measures), Policy HSN-1.36 (reduce noise impacts on new development), Policy HSN-4.1 (safety zone land use and noise compatibility criteria), and Action HSN-4.a (incorporate noise exposure standards into Chino ACLUP). The GPU EIR concluded that with implementation of GPU policies and compliance with applicable regulations, potential impacts related to airport hazards would be less than significant, and no mitigation would be required.

Project Analysis: The nearest airport to the Project Site is Chino Airport, located approximately 1.4 miles to the southeast. According to GPU Figure 4.7-2, *Chino Airport Overlay and Safety Zones*, the Project Site is not located within any safety zone for the Chino Airport, indicating the subject property is not subject to hazards associated with airport operations. Per GPU EIR Figure 4.10-2, *Airport Noise Contours*, the Project Site is located outside the existing 65 decibel Community Noise Equivalence Level (dBA CNEL) noise level contour boundaries for Chino Airport, which indicates that the Project Site would not be exposed to excessive noise levels from airport operations. Thus, the Project would comply with GPU Policies HSN-1.29, HSN-1.31, HSN-1.32, HSN-1.36, and HSN-4.1 which are related to excessive noise and airport safety. The Project would not result in a safety hazard or excessive noise for people residing at the Project Site, and impacts would be less than significant.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold f: Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

GPU EIR Finding: Future development under the GPU would be consistent with the 2025 City of Chino Local Hazard Mitigation Plan (LHMP) and Municipal Code Chapter 15.32 (Fire Code), as well as GPU policies related to emergency response including, but not limited to, Policies HSN-1.19 and HSN-1.20 (emergency response and evacuation in FHSZs), and Policies HSN-3.1 through Policy HSN-3.9 (effective emergency response). The GPU EIR determined that, with compliance with local regulations and the applicable GPU policies, there would be a less than significant impact related to interference with an adopted emergency response plan or emergency evacuation plan and no mitigation would be required.

Project Analysis: The Project Site does not contain any emergency facilities nor is it identified by the GPU or the City's *Local Hazard Mitigation Plan* as an emergency evacuation route by any emergency response

plans or emergency evacuation plans. During construction and at Project build out, adequate emergency vehicle access would be required to be always maintained. As part of the City's discretionary review process for the proposed Project, the City staff and the Chino Valley Fire District reviewed the Project's plans and found that appropriate emergency ingress and egress is available to and from the site to ensure public safety, consistent with GPU Policy HSN-3.4, and did not identify any Project component that would substantially impede emergency response times in the local area. Accordingly, the proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan, and no impacts would occur. Implementation of the Project would not result in any new or more severe significant impacts related to impairment of or physical interference with an adopted emergency response or evacuation plan than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold g: Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

GPU EIR Finding: The GPU EIR noted that future development or redevelopment in the City could within a fire hazard safety zone (FHSZ). Future implementing projects would comply with all applicable building regulations under the California Building Code and the California Fire Code. Additionally, GPU policies related to fire hazards would be applicable to all projects implementing the GPU, including, but not limited to, GPU Policies HSN-1.14 through HSN-1.19 and Policy HSN-1.21 (hazard protection). As such, the GPU EIR concluded that impacts due to wildland fire hazards would be less than significant and no mitigation would be required.

Project Analysis: As shown in GPU EIR Figure 4.15-1, the Project Site is not located in or near a state responsibility area or lands classified as very high fire hazard severity zones. In addition, maps published by the California Department of Forestry and Fire Protection (CAL FIRE) in 2025 do not identify the Project Site within a fire hazard severity zone. Accordingly, the Project is compliant with GPU Policy HSN-1.17 and would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands and no impact would occur. Implementation of the Project would not result in any new or more severe significant impacts related to wildland fires than previously disclosed in the GPU EIR.

In addition, the Project would comply with GPU Policy HSN-1.21 as the proposed residential units would be at least 100 feet from the high voltage power lines within an SCE easement to the south of the Project Site. Additionally, projects implementing the GPU, such as the proposed Project, would adhere to all applicable building regulations set forth in the California Building Code and the California Fire Code. GPU Policies HSN-1.14 through HSN-1.16, Policy HSN-1.18, and Policy HSN-1.19 would not be applicable as some of the policies are the City's responsibility, not individual projects, and the proposed Project is not within a FHSZ.

The Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no

potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.10 HYDROLOGY/WATER QUALITY

A Preliminary Water Quality Management Plan (WQMP) (dated November 19, 2025) (MDS, 2026a) and a Drainage Study (dated November 19, 2025) (MDS, 2026b) were prepared for the Project by MDS Consulting (MDS). The purpose of the Preliminary WQMP is to help identify pollutants of concern, establish the BMP for the Project to minimize the release of pollutants of concern, and establish long term maintenance responsibilities for the Project's water quality features. The Drainage Study identifies drainage patterns and off-site flows tributary to the Project Site and evaluates post-development runoff conditions. The reports are included as *Technical Appendices L* and *M*, respectively, of this document and their findings are incorporated into the analysis presented herein.

5.10.1 Applicable GPU EIR MMs and GPU Policies

There are no GPU EIR MMs related to hydrology and water quality. The following General Plan policies are applicable to the proposed Project and are included in the matrix provided in Appendix A: Policy HSN-1.4, Policy HSN-1.6, Policy HSN-1.9, and Policy HSN-1.10.

5.10.2 Environmental Review

Threshold a: Would the Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

GPU EIR Finding: The GPU EIR disclosed that water quality could be impacted by the construction activities and long-term runoff contamination associated with future development allowed under the GPU. However, the GPU EIR notes that such future development would be required under the statewide Construction General Permit to prepare a Storm Water Pollution Prevention Plan (SWPPP) which contains construction BMPs, and under Municipal Code Section 13.25.500 to prepare a WQMP that incorporates post-construction BMPs. Furthermore, the GPU EIR indicates that future development in the City would be required to comply with applicable GPU Policy HSN-1.9 related to infiltration BMPs. Accordingly, the GPU EIR concludes that impacts due to violation of water quality standards or waste discharge requirements would be less than significant and no mitigation would be required.

Project Analysis: As demonstrated in the analysis below, the Project would not violate any water quality standards or waste discharge requirements. The Project would not result in any new or more severe significant impacts related to water quality standards or discharge requirements than previously disclosed in the GPU EIR.

Construction Activities

Construction of the proposed Project would involve site preparation, demolition, grading, building construction, architectural coating, and paving. Construction activities would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and solvents, and other chemicals with the potential to adversely affect water quality.

Pursuant to the requirements of the Santa Ana Regional Water Quality Control Board (RWQCB) and the City of Chino (Municipal Code Chapter 13.25), the Project would be required to obtain coverage under the State's General Construction Storm Water Permit for construction activities (NPDES permit). The NPDES permit is required for all development projects that include construction activities, such as clearing, grading, and/or excavation, that disturb at least one (1) acre of total land area. In addition, the Project Applicant would be required to comply with the Santa Ana RWQCB's *Santa Ana River Basin Water Quality Control Program*. Compliance with the NPDES permit and the Santa Ana River Basin Water Quality Control Program involves the preparation and implementation of a SWPPP for construction-related activities. The SWPPP will specify the BMPs that the Project's construction contractors would be required to implement during construction activities to ensure that potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Mandatory compliance with the SWPPP would ensure that the Project does not violate any water quality standards or waste discharge requirements during construction activities.

Operational Activities

To meet the requirements of the City's Municipal Storm Water Permit – and in accordance with Chino Municipal Code Section 13.25.500 – the Project Applicant would be required to prepare and implement a WQMP. A WQMP is a site-specific post-construction water quality management program designed to minimize the release of potential waterborne pollutants, including pollutants of concern for downstream receiving waters, under long-term conditions via BMPs. Implementation of the WQMP ensures on-going, long-term protection of the watershed basin. The Project's Preliminary WQMP, prepared by MDS, is included as *Technical Appendix L* of this document. As identified in the Preliminary WQMP, the Project is designed to include structural source control BMPs consisting of infiltration chambers, which would comply with GPU Policy HSN-1.9, and self-treating landscape areas, as well as operational source control BMPs (including but not limited to**:** landscape management BMPs, employee training, and regular catch basin inspection) to minimize, prevent, and/or otherwise appropriately treat stormwater runoff flows before they are discharged into the City's storm drain system. Compliance with the Preliminary WQMP would be required as a condition of approval for the Project. Long-term maintenance of on-site water quality features also would be required as a condition of approval to ensure the long-term effectiveness of all on-site water quality features.

Based on the foregoing analysis, the Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality during long-term operation.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold b: ***Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?***

GPU EIR Finding: The GPU EIR indicated that buildout of the GPU would result in an increase in impervious surfaces and could reduce groundwater recharge rates. Future development under the GPU would comply

with Municipal Code Section 13.25, which requires the reduction of pollutants in stormwater runoff, and with GPU Policy HSN-1.9, which requires infiltration BMPs. Therefore, the GPU EIR concluded that there would be a less-than-significant impact on groundwater quality and recharge and no mitigation would be required.

Project Analysis: The Project's proposed on-site water system would be required to connect to the City of Chino's municipal water system; therefore, no water wells would be constructed on the Project Site, and the Project would not directly extract groundwater resources.

The Project Site is mostly pervious under existing conditions and implementation of the Project would substantially increase the area of impervious surfaces to the subject property which, in turn, could reduce the property's ability to infiltrate surface water into the Chino groundwater basin. Development of the subject property was already anticipated by the GPU which planned for urban land uses on the Project Site. Additionally, according to plans prepared by the Chino Basin Water Master, a majority of the groundwater recharge in the Chino groundwater basin occurs in the northern portion of the Basin, north of the City of Chino, within percolation basins. The Project Site is not located within a percolation basin for the Chino groundwater basin and would not physically impact any of the major groundwater recharge facilities in the Basin. As such, development of the Project Site would not result in substantial, adverse effects to local groundwater levels. Furthermore, the Project would incorporate infiltration chambers and landscaped areas to maximize the percolation of on-site stormwater runoff into the groundwater basin, as required by GPU Policy HSN-1.9, and would implement site-specific BMPs to reduce stormwater pollutants per Municipal Code Section 13.25.500.

For the reasons stated above, the Project would neither substantially deplete groundwater supplies nor interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Implementation of the Project would not result in any new or more severe significant impacts related to groundwater supplies and management than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold c: ***Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:***

- ***i) result in a substantial erosion or siltation on- or off-site;***
- ***ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;***
- ***iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or***
- ***iv) impede or redirect flood flows?***

GPU EIR Finding: The GPU EIR indicated that future development allowed under the GPU could change drainage patterns through an increase in impervious surfaces. However, the GPU EIR notes that such future development would be subject to the statewide Construction General Permit, which requires the preparation and implementation of a SWPPP and associated construction BMPs. Furthermore, the GPU EIR indicates that future development in the City would be required to comply with Municipal Code Section 16.50 related to grading and applicable GPU policies related to erosion hazards, including Policy HSN-1.4 (soil stability and erosion prevention).

The GPU also noted that development under the GPU could increase volume of stormwater runoff and change the rate of runoff. Per Municipal Code Section 13.25, future development would be required to prepare a WQMP which would contain operational BMPs related to stormwater flow and pollutants. Additionally, the GPU contains policies related to stormwater that would be applicable to future development, including Policy HSN-1.4, Policy HSN-1.6 (street and storm drain flood control systems), and Policy HSN-1.9 (low impact development design techniques for stormwater management).

Accordingly, the GPU EIR concludes that impacts related to drainage patterns would be less than significant and no mitigation would be required.

Project Analysis: The Project would implement land uses on the subject property that are consistent with the GPU land use plan; therefore, the development activities proposed by the Project were planned by the GPU and would not conflict with the analysis in the GPU EIR. The Project would not modify the ultimate drainage area or existing drainage patterns on the Project Site (see *Technical Appendix M*); notwithstanding, the Project would implement a SWPPP and WQMP per Municipal Code Section 16.50 and Section 13.25 and would incorporate GPU Policy HSN-1.4 to preclude substantial erosion and siltation on- or off-site. Implementation of the Project would not result in any new or more severe significant impacts related to soil erosion or siltation than previously disclosed in the GPU EIR.

The Project would not modify the ultimate drainage area or patterns from the existing condition, but it would increase the amount of permeable area on the Site. The Project's proposed on-site storm drain system would be adequately sized to capture and convey peak on-site stormwater flows to off-site stormwater drainage facilities that are designed pursuant to the City's Master Plan of Drainage System. According to the Project's Drainage Study (*Technical Appendix M*), the total proposed 100-year peak flow discharge from the Project Site (including proposed underground detention chambers) is approximately 69.7 cubic feet per second (cfs), which represents a 2.2 cfs or approximately 3.2 percent increase in runoff as compared to existing conditions (71.9 cfs). The Drainage Study notes that although there is an increase in runoff under proposed Project conditions, the existing storm drain system was designed to accept up to 84.5 cfs of stormwater runoff from the Project Site during the 100-year storm and the proposed discharge of 71.9 cfs is well below this design capacity; therefore, the proposed conditions do not exceed the stormwater system's existing capacity. Therefore, implementation of the Project would not substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Implementation of the Project would not result in any new or more severe significant impacts related to flooding on- or off-site than previously disclosed in the GPU EIR.

As discussed in the above response, existing stormwater drainage facilities have adequate capacity to accommodate peak stormwater runoff flows discharged from the Project Site. Also, the Project will be required to comply with a SWPPP and a site-specific WQMP per Municipal Code Section 16.50 and Section 13.25, which will identify BMPs that are required to ensure that near-term construction activities and long-term post-development activities would not result in substantial amounts of polluted runoff.

Additionally, the Project would incorporate GPU Policy HSN-1.6 and Policy HSN-1.9 regarding stormwater and storm drain design. Accordingly, the Project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Implementation of the Project would not result in any new or more severe significant impacts related to existing or planned stormwater drainage systems than previously disclosed in the GPU EIR.

According to Federal Emergency Management Agency (FEMA) mapping, the Project Site is not located within the 100-year flood hazard area. Accordingly, the Project would not place structures within a 100-year flood hazard area that could impede or redirect flood flows. Implementation of the Project would not result in any new or more severe significant impacts related to flood flows than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold d: In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

GPU EIR Finding: The GPU EIR noted that the City is far from the Pacific Ocean and not at risk of tsunamis. There are some areas of the City that could be affected by dam failure associated with Prado and San Antonio Dams. However, the GPU EIR noted that the GPU includes policies to reduce hazards related to flooding, including GPU Policies HSN-1.5 through HSN-1.8, HSN-1.10, HSN-1.12, and HSN-1.13 (hazard protection and flood control). Development under the GPU would also comply with Municipal Code Chapter 8.60, which includes measures to reduce flood hazards. Implementation of the GPU policies and compliance with the Municipal Code were found to further ensure that impacts associated with flood hazard areas would be less than significant and no mitigation would be required.

Project Analysis: Per GPU EIR Figure 4.8-3, *Dam Inundation Zones*, the Project Site is not located within an area subject to flooding because of a failure of a levee or dam. Additionally, based on the distance between the Project Site and large bodies of water, there is no potential for the Project to cause or be affected by inundation by seiche or tsunami. The Project Site is not located near any steep hillsides and there are no steep hillsides present on the subject property; therefore, there is no potential for Project to cause or be adversely affected by mudflow. Notwithstanding, the Project would comply with Municipal Code Chapter 8.60, which includes measures to reduce flood hazards, and GPU Policy HSN-1.6 and Policy HSN-1.10 related to storm drains and flood control. Implementation of the Project would not result in any new or more severe significant impacts related to inundation than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold e: Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

GPU EIR Finding: The GPU EIR noted that future development under the GPU would comply with all relevant water quality plans. Future development under the GPU would also comply with GPU Policy HSN-1.9 which requires low impact development design techniques to manage stormwater, as well as Municipal Code Section 13.25 which requires the preparation of a WQMP which contains operational BMPs. The GPU EIR determined that impacts would be less than significant, and no mitigation would be required.

Project Analysis: As discussed above, the Project Site is located within the Santa Ana River Basin and Project-related construction, and operational activities would be required to comply with the Santa Ana RWQCB's *Santa Ana River Basin Water Quality Control Plan* by preparing and adhering to a SWPPP and WQMP. Implementation of the Project would not conflict with or obstruct *the Santa Ana River Basin Water Quality Control Plan*. Additionally, the Project would comply with GPU Policy HSN-1.9.

The Project Site is located within the Chino Groundwater Basin, which is an adjudicated groundwater basin. Adjudicated basins, like the Chino Groundwater Basin, are exempt from the 2014 Sustainable Groundwater Management Act (SGMA) because such basins already operate under a court-ordered management plan to ensure the long-term sustainability of the Subbasin. No component of the Project would obstruct or prevent implementation of the management plan for the Chino Groundwater Basin. As such, the Project's construction and operation would not conflict with any sustainable groundwater management plan.

Based on the foregoing information, implementation of the Project would not result in any new or more severe significant impacts related to the implementation of water quality control plans or sustainable groundwater management plans than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.11 LAND USE/PLANNING

5.11.1 Applicable GPU EIR MMs and GPU Policies

There are no GPU EIR MMs and no applicable GPU policies related to land use and planning.

5.11.2 Environmental Review

Threshold a: Would the project physically divide an established community?

GPU EIR Finding: The GPU EIR noted that the GPU sets forth goals, policies, and actions intended to provide more opportunities for social connections and community. GPU Policies LCC-1.1, LCC-1.3, LCC-1.5, LCC-1.8, and LCC-1.9 would guide city structure to promote a balanced mix of compatible land uses and connectivity. The GPU EIR concluded that implementation of these policies would ensure a less-than-

significant impact due to the physical division of established communities. No mitigation would be required.

Project Analysis: The Project would implement the GPU land use vision for the Project Site. The Project Site is currently developed with agricultural land uses, but abutting properties to the north and west are developed with residential land uses under existing conditions. The Project Site has also been planned for residential use since the creation of the ECSP and would be an extension of the surrounding residential neighborhood. Additionally, the Project does not include any component that would physically obstruct or restrict access to neighboring properties. Implementation of the Project would not result in any new or more severe significant impacts related to physically dividing an established community than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold b: Would the project cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

GPU EIR Finding: The GPU EIR included a discussion of the GPU's potential to result in conflicts between land use plans. The GPU EIR indicates that with incorporation of GPU Goal LCC-2 (vibrant Downtown), Goal LCC-3 (revitalized commercial centers), and Policies LCC-4.5 through LCC-4.8 (attractive corridors and gateways), the GPU would not conflict with the Southern California Association of Governments (SCAG) Connect SoCal 2020-2045. The GPU EIR determined that the GPU would not conflict with the San Bernardino County Countywide Plan or Development Code and, with implementation of Action HSN-4.a (incorporate noise exposure standards into Chino ACLUP), the GPU would not result in a substantial conflict with the Chino ALUCP. Future development under the GPU would also be consistent with the City's Zoning Code as the zoning map was amended in conjunction with approval of the GPU. Additionally, with implementation of GPU Goal LCC-2 and Policy LCC-1.8, the GPU would not conflict with any existing planning initiatives in the City. Finally, incorporation of GPU Action LCC-3.h (opportunities for outdoor dining and pocket parks along Riverside Drive) and Action LCC-3.i (publicly accessible passive open space within the Euclid/Bickmore Key Opportunity Area) and adherence to Municipal Code Chapter 18.01 (Quimby Act) would ensure that the GPU would not conflict with the City's Parks and Facilities Master Plan 2021-2026. As such, the GPU EIR concluded that the GPU would have a less-than-significant impact due to conflicts with other planning documents, and no mitigation would be required.

Project Analysis: The Project Site would be redeveloped in accordance with its General Plan land use designation and development standards contained within the ECSP and the City's Development Code for the RD 4.5 zoning district. The development activities proposed by the Project were anticipated by the GPU EIR, and as such, the Project would maintain the vision of the GPU and would be consistent with applicable land use policies, plans, and regulations. As noted above, the GPU EIR concluded that implementation of the GPU would not conflict with any land use policies or regulations adopted for the purpose of mitigating or avoiding an environmental impact. Thus, because the Project is consistent with the GPU, implementation of the Project would not cause a significant environmental impact due to a land

use planning conflict. Implementation of the Project would not result in any new or more severe significant impacts related to conflicts with a land use plan, policy, or regulation than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.12 MINERAL RESOURCES

5.12.1 Applicable GPU EIR MMs and GPU Policies

There are no GPU EIR MMs or GPU policies related to mineral resources.

5.12.2 Environmental Review

Threshold a: ***Would the Project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?***

Threshold b: ***Would the Project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?***

GPU EIR Finding: The GPU EIR concluded that implementation of the GPU would not result in the loss of availability of a mineral resource site of value to the region or a locally important mineral resource recovery site. Impacts would be less than significant and no mitigation would be required.

Project Analysis: Per GPU EIR Figure 6-1, *Mineral Resource Zones*, the Project Site is located within the MRZ-3 mineral resources zone, which "…is defined as an area where the significance of mineral deposits cannot be determined from the available data." As such, the Project Site does not comprise a "known mineral resource." Further, the mineral resource zone classifications assigned by the California Department of Conservation focus solely on geologic factors and the potential value and marketability of a mineral resource, without regard to existing land use and ownership or the compatibility of surrounding land uses. The GPU, which establishes the City's plan for the highest and best use of the Project Site in consideration of the local land use context, designates the Project Site for residential land uses. This means that the City has determined that planned residential land uses on the Project Site are more valuable to the region than potential mineral extraction uses. Additionally, due to constraints on and abutting the Project Site (e.g., the relatively small size of the Site, which presents issues related to required equipment setbacks and staging areas), mineral resources extraction would not be feasible on-site. Lastly, the no active mineral resource recovery sites within the City. For the reasons described above, the Project Site is determined to not be a mineral resource of substantial value to the region and development of the Project would not result in the loss of a locally important mineral resource site. Implementation of the Project would not result in any new or more severe significant impacts related to mineral resources than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR,

no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.13 NOISE

A Noise and Vibration Analysis (dated March 20, 2026) (Urban Crossroads, 2026d) was prepared for the Project by Urban Crossroads to evaluate Project-related long-term operational and short-term construction noise and vibration impacts. This report is included as *Technical Appendix N* of this document, and its findings are incorporated into the analysis presented herein.

5.13.1 Applicable GPU EIR MMs and GPU Policies

There are five GPU EIR MMs related to noise that are applicable to the proposed Project: MM NOI-1 through MM NOI-5. The following GPU policies are applicable to the proposed Project and are included in the matrix provided in Appendix A: Policy HSN-1.29, Policy HSN-1.31, Policy HSN-1.32, Policy HSN-1.33, Policy HSN-1.34, Policy HSN-1.35, Policy HSN-1.36, and Policy HSN-4.1.

5.13.2 Environmental Review

Threshold a: ***Would the project generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?***

GPU EIR Finding: The GPU EIR noted that even with implementation of GPU Policies HSN-1.29, HSN-1.31, HSN-1.32, and HSN-1.36, and Action HSN-1.l, all of which would reduce the exposure of noise sensitive land uses from excessive noise, traffic noise would potentially exceed exterior and interior noise standards. GPU EIR MMs NOI-1 (exterior noise analysis) and NOI-2 (interior noise analysis) would serve to reduce noise exposure for future development under the GPU; however, impacts related to traffic noise were determined to remain significant and unavoidable and a Statement of Overriding Considerations was adopted for this impact.

The GPU EIR also found that there would be a limited number of slow-moving trains traveling within the City. With implementation of GPU Policies HSN-1.29, HSN-1.31, HSN-1.32, and HSN-1.36, the GPU EIR determined that impacts related to railroad noise would be less than significant and no mitigation would be required.

Stationary noise under GPU buildout was determined to be potentially significant even with compliance with Municipal Code standards and implementation of GPU Policies HSN-1.30, HSN-1.34, and HSN-1.35 and Actions HSN-1.m and HSN-1.o (noise hazard protection). Similarly, construction noise could affect existing structures and sensitive receptors, even with compliance with Municipal Code standards and implementation of GPU Policy HSN-1.33 (reduction of construction noise impacts). Future development under the GPU would be required to comply with GPU EIR MMs NOI-3 (stationary noise) and NOI-4 (construction noise), which would reduce impacts related to stationary and construction noise to less than significant levels.

Project Analysis: The analysis below summarizes the Project's potential to generate or expose sensitive receptors to noise levels in excess of applicable standards during temporary construction activities and/or

long-term operation. As demonstrated in the analysis below, implementation of the Project would not result in any new or more severe significant impacts related to ambient noise than previously disclosed in the GPU EIR. Refer to the Project's Noise and Vibration Analysis (*Technical Appendix N*) for a detailed discussion of the methodologies and assumptions used to calculate the Project's construction and operational noise.

Construction Activities

The Project would generate short-term noise during construction ranging between 68.2 to 72.0 decibels equivalent sound level (dBA L_{eq}) at sensitive receiver locations nearest the Project Site, which would not exceed the threshold of 80 dBA L_{eq}. All construction work would be required to be performed within the the hours per day and days per week permitted by the Municipal Code. Additionally, the Project would comply with all applicable GPU policies, including Policy HSN-1.29, Policy HSN-1.31, Policy HSN-1.32, Policy HSN-1.33, Policy HSN-1.34, Policy HSN-1.35, and Policy HSN-1.36. The Project's Noise and Vibration Analysis (*Technical Appendix N*) satisfies GPU EIR MMs NOI-1 and NOI-2, and the Project would be required to implement GPU EIR MM NOI-4 related to construction noise (as would all development projects in the City). Compliance with applicable General Plan policies and applicable standards from the Municipal Code would further ensure that the Project's construction activities do not generate noise levels in excess of local standards. Implementation of the Project would not result in any new or more severe impacts from construction noise than previously disclosed in the GPU EIR.

Operational Activities – Stationary Noise

Project-related noise sources for residential uses are limited to mechanical and non-verbal noise sources, such as ground-mounted air conditioning units and parking lot vehicle movements. The long-term stationary noise from Project operation would range from 31.1 to 35.7 dBA L_{eq} at nearby receiver locations, which would not exceed the City's standards for residential uses of 55 dBA L_{eq} (daytime) or 50 dBA L_{eq} (nighttime). When considered in the context of existing noise, daytime and nighttime noise from Project operations would contribute a maximum of 0.3 dBA L_{eq} to the ambient noise environment at study area receptor locations, which is not perceptible to the human ear. Operational noise from the Project would not exceed the significance criteria used by the City. Accordingly, the Project would not expose sensitive receptors to noise levels in excess of the applicable City of Chino standards, and the Project complies with GPU EIR MM NOI-3. Implementation of the Project would not result in any new or more severe significant impacts related to stationary noise than previously disclosed in the GPU EIR.

Operational Activities – Off-Site Traffic Noise

Project operations would only minimally increase off-site traffic noise along roadways adjacent to the Project Site. As shown in Tables 7-1 through 7-6 of the Project's Noise and Vibration Analysis (see *Technical Appendix N*), Project-related traffic would neither generate noise levels that would exceed applicable thresholds nor expose sensitive receptors to excessive noise levels. Implementation of the Project would not result in any significant impacts related to off-site traffic noise level increases that were not previously disclosed in the GPU EIR.

Conclusion

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no

substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold b: Would the project generate excessive groundborne vibration or groundborne noise levels?

GPU EIR Finding: The GPU EIR found that construction activities related to development under the GPU could result in significant vibration impacts as construction details are not available at a program level. GPU EIR MM NOI-5 would be applicable to future development projects under the GPU would serve to reduce impacts related to construction vibration. The GPU EIR determined that, even with implementation of GPU EIR MM NOI-5, impacts related to construction vibration would be significant and unavoidable and a Statement of Overriding Considerations was adopted for this impact.

The GPU EIR also determined that there would be a limited number of slow-moving trains traveling within the City and railroad vibration levels would not exceed applicable thresholds. Additionally, the GPU EIR noted that residential and commercial uses proposed under the GPU are not typically sources of vibration and no industrial uses, which are potential sources of vibration, are proposed under the GPU. Therefore, impacts related to railroad and stationary source vibration would be less than significant and no mitigation would be required.

Project Analysis: Per the requirements of GPU EIR MM NOI-5, a Noise and Vibration Analysis was conducted for the Project (see *Technical Appendix N*). During construction, the Project would result in maximum vibration levels of approximately 0.19 inches per second at sensitive receptors located in proximity to the Project Site, which is less than the threshold of 0.30 inches per second. Accordingly, the Project would not generate excessive ground borne vibration during construction. During long-term operation, vibration levels from vehicles along the public streets that abut the Project Site are anticipated to be similar to existing conditions. Accordingly, there is no potential for the operation of the Project to expose persons to or generate excessive (i.e., significant) ground borne vibration or noise. Implementation of the Project would not result in any new or more severe significant impacts related to excessive ground borne vibration or noise levels than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold c: Would the project expose people residing or working in the project area to excessive aircraft noise levels?

GPU EIR Finding: The GPU EIR determined that the Chino Airport 65 L_{DN} noise contours do not cover any residential uses and airport noise levels would not exceed the Chino ACLUP noise compatibility levels. GPU policies to reduce the exposure of sensitive receptors to excessive aircraft noise would be applicable to future development projects under the GPU, including GPU Policy HSN-1.29 (exposure to excessive noise) and Policy HSN-4.1 (safety zone land use and noise compatibility criteria). Implementation of the applicable GPU policies would result in a less than significant impact related to excessive aircraft noise and no mitigation would be required.

Project Analysis: The nearest airport to the Project Site is Chino Airport, located approximately 1.4 miles southeast of the Project Site. Per GPU EIR Figure 4.10-2, *Airport Noise Contours*, the Project Site is located outside the existing 65 dBA CNEL noise level contour boundaries. As such, the Project complies with GPU Policy HSN-1.29 and Policy HSN-4.1 related to airport noise levels and land use compatibility. Therefore, the Project would not expose people residing or working in the Project area to excessive noise levels related to air travel.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.14 POPULATION AND HOUSING

5.14.1 Applicable GPU EIR MMs and GPU Policies

There are no GPU EIR MMs or GPU policies related to population and housing.

5.14.2 Environmental Review

Threshold a: ***Would the Project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?***

GPU EIR Finding: The GPU EIR found that implementation of the GPU would result in an increase of housing stock, not population growth within the City. The increase in housing under the GPU has been planned based on SCAG's growth projections and the RHNA; therefore, the planned increase in housing would accommodate SCAG's projected increase in population. Additionally, future development under the GPU would occur within areas of the City that are already served by existing infrastructure. The GPU EIR concludes that population growth under the GPU would be expected, would be planned for, and would not exceed available infrastructure or public services; as such, impacts were determined to be less than significant, and no mitigation would be required.

Project Analysis: The Project would redevelop an agricultural site with residential uses. However, the Project is implementing the approved General Plan land use plan, which designates the Project Site for residential land uses. Accordingly, the Project would not induce population growth in the City that was not planned by the GPU.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold b: ***Would the Project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?***

GPU EIR Finding: The GPU EIR determined that future redevelopment under the GPU may displace existing people or housing; however, these redevelopment projects would result in an overall increase of 9,786 housing units in the City. As there would be no net loss of housing and all future redevelopment would comply with regulations related to the displacement of tenants, including Government Code Section 66300 et seq., impacts were found to be less than significant, and no mitigation would be required.

Project Analysis: There is one residence located on the Project Site which has been present on-site since the approval of the ECSP and the planned residential uses. The proposed Project would develop 55 single-family residences, which is consistent with the GPU, the ECSP, and the City's zoning ordinance. The Project would result in an overall increase in housing on the Project Site. Additionally, the Project would be compliant with Government Code Section 66300 et seq. Consistent with the findings of the GPU EIR, the proposed Project would have less than significant impacts related to the displacement of substantial numbers of existing people or housing.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.15 PUBLIC SERVICES AND RECREATION

5.15.1 Applicable GPU EIR MMs and GPU Policies

There are no GPU EIR MMs related public services and recreation. The following GPU policies are applicable to the proposed Project and are included in the matrix provided in Appendix A: Policy PRC-1.3 and Policy PRC-4.6.

5.15.2 Environmental Review

Threshold a: ***Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:***

- ***i. Fire Protection;***
- ***ii. Police Protection;***
- ***iii. Schools;***
- ***iv. Parks/Recreational Facilities; or***
- ***v. Other Public Facilities?***

GPU EIR Finding: The GPU EIR noted that future projects under the GPU could increase demand for fire protection, police protection, school, and other public facilities. The GPU established policies related to

the need for new or expanded facilities, including Policy PRC-3.3 (new school sites and facilities), Policy PRC-3.4 (adequate library services and facilities), Policy PRC-4.3 (mutual aid agreements), Policy PRC-4.5 (public safety facility construction or expansion), and Policy PRC-4.6 (funds to ensure the provision of adequate police and fire services). Additionally, new development under the GPU would be required to pay development impact fees (DIFs) per City Resolution No. 2022-026, which would ensure funding for the provision of police, fire, and library services. Future development would also be required to pay developer fees per California Government Code Section 65995, which would provide full mitigation of school impacts. Compliance with the applicable GPU policies and payment of the applicable developer fees would ensure implementation of the GPU would have less than significant impacts related to provision of new or physically altered public facilities, and no mitigation would be required.

Project Analysis: Pursuant to City Resolution No. 2022-026 and GPU Policy PRC-4.6, the Project would be subject to the City's DIF, portions of which would be used to provide funding for fire and police protection services and facilities, parks and recreational facilities, and library facilities. Payment of DIF would offset the incremental increase in demand for these services and facilities with development of the Project Site. With adherence to City Resolution No. 2022-026 and GPU Policy PRC-4.6, impacts associated with the provision of new or physically altered fire protection, police protection, parks and recreational, and library facilities would be less than significant.

With respect to schools, the Project Site is within the boundaries of the Chino Valley Unified School District (CVUSD). The Project Applicant would be required to pay all applicable development impact fees, as required by State law, to offset its demand for public school services. Implementation of the Project would not result in any new impacts or more severe impacts related to school facilities than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold b: ***Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?***

Threshold c: ***Would the Project include recreational facilities or require construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?***

GPU EIR Finding. The GPU EIR found that buildout of the GPU would exceed the service ratio of 3.32 acres of parkland per 1,000 residents. Additionally, the GPU EIR determined that the buildout of the GPU would occur incrementally through 2045 and parks within the City would not be overburdened at any time. In addition, the GPU EIR identified GPU policies and actions that would assist the City in achieving their established park standard, including Policy PRC-1.2 (increase the acreage of parks), Policy PRC-1.3 (dedication of park land or the payment of in-lieu fees), Policy PRC-1.6 (co-locating parks and recreational facilities with and promoting joint use of new or existing public and institutional facilities), Policy PRC-1.7 (odd-shaped or underutilized parcels for park or open space), Action LCC-3.c (privately-owned, publicly-accessible open spaces in shopping centers), Action LCC-3.j (close off City-owned alleyways on Riverside

Drive to create mini-parks or plazas). As such, the GPU EIR concludes that there would be a less-than-significant impact due to the physical deterioration of parks and recreation facilities, and no mitigation would be required.

Project Analysis: The Project would redevelop the Project Site with residential uses, which could increase the use of existing neighborhood and regional parks or other recreational facilities. The Project provides open space areas on-site for passive recreation and, as required by Policy PRC-1.3, the Project Applicant would be required to pay a fee in-lieu of dedication of park or recreational facilities to ensure the City has adequate park and recreational facilities. Consistent with the conclusion of the GPU EIR, implementation of the proposed Project would not result in the increased use or substantial physical deterioration of an existing neighborhood or regional park.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.16 TRANSPORTATION

A Traffic Analysis (dated July 31, 2024) and Vehicle Miles Traveled (VMT) Screening Evaluation (VMT Evaluation) (dated October 30, 2025) were prepared for the Project by Urban Crossroads (Urban Crossroads, 2026e; Urban Crossroads, 2026f). These reports are included as *Technical Appendix O and P*, respectively, of this document, and their findings are incorporated into the analysis presented herein.

5.16.1 Applicable GPU EIR MMs and GPU Policies

There are no GPU EIR MMs related to transportation. The following GPU policies are applicable to the proposed Project and are included in the matrix provided in Appendix A: Policy INF-4.5, and Policy INF-4.9, and Policy INF-4.10.

5.16.2 Environmental Review

Threshold a: ***Would the project conflict with a plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?***

GPU EIR Finding. The GPU EIR determined that implementation of the GPU would increase traffic volumes within the City. With buildout of the GPU, all roadways in the City would operate at a level of service (LOS) D (acceptable) or better, which would comply with policies in the GPU, except for Kimball Avenue from Mill Creek Avenue to Main Street (LOS F) and Pine Avenue from El Prado Road to Euclid Avenue (LOS E). The GPU EIR concluded that the performance along identified segments of Kimball Avenue and Pine Avenue would conflict with GPU policies and that impacts to the roadway system could not be reduced below a significant level. This impact was determined to be significant and unavoidable and a Statement of Overriding Considerations was adopted.

Additionally, buildout of the GPU would increase demand for public transportation and bicycle and pedestrian facilities. Future projects under the GPU would incorporate GPU policies to reduce impacts related to this increased demand, including Policy INF-1.3 (encourage bicyclists, walkers, and users of

mobility devices); Policy INF-1.4 (improve the frequency and convenience of regional transit connections); Policies INF-2.6, and INF-2.11 (comprehensive transportation system plan); Policies INF-3.17 and INF-3.18 (collaboration between and partnership with transit providers); Policies INF-4.5 through INF-4.9 and INF-4.11 through INF-4.16 (connected city). As such, the GPU EIR concludes that impacts related to public transit and bicycle and pedestrian facilities would be less than significant and no mitigation would be required.

Project Analysis: As demonstrated in the analysis below, the Project would not conflict with a program, plan, ordinance, or policy addressing the circulation system. Implementation of the Project would not result in any new or more severe significant impacts related to the local or regional transportation network than previously disclosed in the GPU EIR.

SCAG Connect SoCal

The fundamental goals of SCAG's *Connect SoCal* are to make the SCAG region a better place to live, work, and play for all residents regardless of race, ethnicity, or income class. Due to the Project's consistency with the General Plan – which the SCAG relies on for its regional land use planning program – as well as the Project Site's geographic location in proximity to major local and regional truck routes, the Project would not conflict with the goals and policies of *Connect SoCal* – including the following goals related to vehicular and non-vehicular circulation.

- Encourage and support the implementation of projects that facilitate multimodal connectivity, prioritize transit and shared mobility, and result in improved mobility, accessibility, and safety.
- Prioritize repair, maintenance, and preservation of the SCAG region's existing transportation assets.
- Encourage the development of transportation projects that provide convenient, cost-effective, and safe alternatives to single-occupancy vehicle travel.
- Create a resilient transportation system by preparing for emergencies and the impacts of climate change.
- Proactively monitor and plan for the development, deployment, and commercialization of new technology as it relates to integration with transportation infrastructure.

San Bernardino County Congestion Management Plan

The San Bernardino County Congestion Management Program (CMP) was prepared by the San Bernardino Associated Governments (since re-named as the San Bernardino County Transportation Authority). The intent of the CMP is to create a link between land use, transportation, and air quality planning decisions and to prompt reasonable growth management programs that would more effectively utilize new and existing transportation funds to alleviate traffic congestion and related impacts and improve air quality. Edison Avenue is designated as part of the CMP network; however, the Project would not generate traffic volumes that could potentially conflict with any CMP goal or policy.

General Plan Update

The Project would not conflict with applicable goals and policies from the General Plan addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities (see *Technical Appendix O*). Consistent with Policy INF-4.5, the Project would avoid excessive driveway widths, provide a

pedestrian paseo where the walkway is separated from the street and residential uses by landscaped areas, and construct sidewalks which connect to the existing sidewalks on Amsterdam Avenue and Cypress Avenue. Additionally, consistent with Policies INF-4.9 and INF-4.10, the Project design takes into account pedestrian safety and provides curb ramps and crosswalks to facilitate pedestrian access.

Implementation of the Project would not result in any new or more severe significant impacts related to conflicts with applicable plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold b: Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

GPU EIR Finding. The GPU EIR noted that buildout of the GPU would reduce VMT compared to the buildout under the previous general plan. The GPU EIR identified factors which could reduce future VMT generation, such as gas prices, telecommuting, economic shifts, and consumer trends and cultural shifts; however, these factors are all out of the City's control. The GPU EIR determined that VMT generated under buildout of the GPU could be inconsistent with CEQA Guidelines Section 15064.3(b). As no feasible mitigation was identified to reduce these potential impacts, impacts related to VMT were determined to be significant and unavoidable, and a Statement of Overriding Considerations was adopted.

Project Analysis: The City has adopted Traffic Impact Analysis (TIA) Guidelines which provide VMT screening criteria. Screening thresholds include, but are not limited to, project location within a Transit Priority Area (TPA), project location within a low VMT area, and types of projects. A land use project needs only to meet one of the screening thresholds to result in a less than significant VMT impact. A Project-specific VMT Evaluation has been prepared in accordance with the City's methodology. The VMT Evaluation determined that the proposed Project meets the low VMT area screening criteria and would result in a less than significant VMT impact (see *Technical Appendix P*). Therefore, no further VMT analysis is needed.

Further, the GPU EIR concluded that implementation of the approved GPU would reduce citywide VMT per service population compared to the baseline condition. Based on the foregoing analysis, implementation of the Project would not result in any new or more severe significant impacts than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold c: Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

GPU EIR Finding. The GPU EIR noted that the GPU includes several policies to reduce transportation related hazards, including GPU Policies INF-2.7, INF-2.8, INF-2.10, and INF-2.15 (comprehensive transportation system plan), and Policy INF-4.3 (vision zero). The GPU EIR found that, with implementation of these GPU policies, the GPU would not result in increased hazards due to design features or incompatible land uses, thereby resulting in a less-than-significant impact. No mitigation would be required.

Project Analysis: The types of traffic that would be generated by the Project (i.e., predominantly passenger cars, with some trucks for home delivery) would be compatible with the type of traffic observed along study area roadways under existing conditions. All proposed improvements within the public right-of-way would be installed in conformance with City design standards. If any component of Project construction would occur in the public right-of-way and require the partial or full closure of a sidewalk and/or travel lane, all work would be required to adhere to the applicable construction control practices that are specified in the *State of California Department of Transportation Construction Manual*, dated December 2024 and published by the California Department of Transportation (Caltrans), to minimize potential safety hazards, which would be reviewed and approved by City staff in advance as part of the Project's required construction management plan (see Chino Municipal Code Section 20.23.210). Based on the foregoing information, the Project's construction and operation would not create or substantially increase safety hazards due to a design feature or incompatible use. Implementation of the Project would not result in any new impacts or more severe significant impacts related to hazards due to a geometric design feature than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold d: Would the project result in inadequate emergency access?

GPU EIR Finding. The GPU EIR notes that all future development under the GPU would be consistent with requirements of the California Fire Code related to emergency access and GPU Policy INF-3.11 (emergency vehicle response time and emergency access). As such, the GPU EIR concludes that there would be a less-than-significant impact due to inadequate emergency access, and no mitigation would be required.

Project Analysis: The Project would construct residential land uses on the Project Site, which would require the need for emergency access to-and-from the Site. Project design incorporates requirements of the California Fire Code related to emergency access, which the City has reviewed to ensure that adequate access to-and-from the site would be provided for emergency vehicles. The City also will require the Project to provide adequate paved access to-and-from the Site (via a condition of approval) and will review all future Project construction drawings to ensure that adequate emergency access is maintained along abutting public streets during temporary construction activities. Implementation of the Project would not

result in any new impacts or more severe significant impacts related to inadequate emergency access than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.17 UTILITIES AND SERVICE SYSTEMS

5.17.1 Applicable GPU EIR MMs and GPU Policies

There are no GPU EIR MMs related to utilities and service systems. The following GPU policies are applicable to the proposed Project and are included in the matrix provided in Appendix A: Policy INF-6.2, Policy INF-6.3, Policy INF-6.13, Policy HEQ-6.5, Policy HEQ-6.6, Policy HEQ-6.7, and Policy HEQ-6.8.

5.17.2 Environmental Review

Threshold a: ***Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electrical power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?***

GPU EIR Finding. The GPU EIR found that buildout of the GPU would occur in areas already served by water, wastewater, and stormwater infrastructure and future projects under the GPU would only require connections to the existing water, wastewater, and stormwater infrastructure. The GPU EIR determined that the City would have adequate water supplies to meet the demands under buildout of the GPU and future connections to the existing water, wastewater, and stormwater infrastructure within the City would be evaluated via site-specific environmental review. Additionally, the GPU EIR identified several GPU policies that address water, wastewater, and stormwater, including Policies INF-6.1 through INF-6.3, INF-6.10, and INF-6.13 (reliable utility service); and Policies HEQ-6.3 through HEQ-6.8 (wise use of resources).

The GPU EIR indicated that buildout of the GPU would occur in areas already served by electric power, natural gas, and telecommunications infrastructure and future projects under the GPU would only require connections to the existing electric power, natural gas, and telecommunications infrastructure. The GPU EIR determined that future connections to the existing water, wastewater, and stormwater infrastructure within the City due to buildout of the GPU would be evaluated via site-specific environmental review. Additionally, the GPU EIR identified several GPU policies that address electricity, natural gas, and telecommunications, including Policy INF-6.1 (reliable utility service), Policy INF-6.12 (expanded broadband coverage), and Policy INF-6.14 (telecommunication systems and services for public use). Future development would also comply with standards under Municipal Code Chapter 15.43 and CALGreen.

The GPU EIR did not identify any significant impacts associated with the capacity or construction of utility infrastructure and no mitigation would be required.

Project Analysis: Construction of the proposed utility improvements has the potential to result in environmental effects associated with short-term air pollutant emissions, noise emissions, water quality effects, and traffic movement disruptions that are an inherent part of the Project's construction process. However, these impacts already were included in the construction-level impact analysis provided under the Air Quality, Hydrology and Water Quality, Noise, and Transportation topics of this document and were determined to not result in a substantial adverse effect on the environment and, also, to be within the scope of the analysis for the GPU EIR. Additionally, GPU policies related to utility infrastructure and capacity apply to the Project, including Policy INF-6.2, Policy INF-6.3, Policy INF-6.13, and Policies HEQ-6.5 through HEQ-6.8. The Project would also comply with all applicable standards under Municipal Code Chapter 15.43 and CALGreen. As such, the Project would not result in a significant environmental impact related to the construction of utilities that was not previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold b: Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

GPU EIR Finding. The GPU EIR determined that, based on the City's 2020 Urban Water Management Plan (UWMP), the City would have adequate water supplies to meet the demand under buildout of the GPU. Additionally, the GPU EIR identified several GPU policies that would serve to reduce water demand within the City, including Policies INF-6.4 through INF-6.6, INF-6.8, and INF-6.9 (reliable utility service), and Policies HEQ-6.3 through HEQ-6.8 (wise use of resources). As such, the GPU EIR concluded that impacts due to insufficient water supplies would be less than significant and no mitigation would be required.

Project Analysis: The Project would implement residential land uses on the Project Site in accordance with the General Plan land plan. Accordingly, the development activities and water demand proposed by the Project were planned by the GPU and, therefore, anticipated by the GPU EIR. Furthermore, the City of Chino's Urban Water Management Plan (UWMP) indicates that the City expects to have adequate water supply to meet its expected service demands until at least 2045; the Project is consistent with the land use plan that was used as the basis of the water demand calculations in the UWMP. The City of Chino's UWMPs forecast water demands and supplies under normal, single-dry, and multiple-dry year conditions; assesses supply reliability; and describes methods of reducing demands under potential water shortages. Based on the conclusions within the UWMP, the City has sufficient water supplies available to serve the Project from existing entitlements/resources and no new or expanded entitlements are needed. Additionally, GPU policies related to utility infrastructure and capacity apply to the Project, including GPU Policy HEQ-6.5 through Policy HEQ-6.8. Accordingly, the Project would not require new or expanded water entitlements. Implementation of the Project would not result in any new impacts or more severe impacts related to water supplies than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no

substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold c: ***Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?***

GPU EIR Finding. The GPU EIR determined that implementation of the GPU would accommodate SCAG's projected population growth and, therefore, would also accommodate the regionally forecasted demand for wastewater treatment. Additionally, the GPU EIR identifies several GPU policies that address wastewater treatment facilities, including GPU Policies INF-6.1 through INF-6.3 and INF-6.10 (reliable utility service). The GPU EIR concludes that impacts due to insufficient wastewater capacity would be less than significant and no mitigation would be required.

Project Analysis: The Project would receive wastewater treatment service from the Inland Empire Utilities Agency (IEUA) RP-5 facility (this facility already serves the existing uses on the Project Site). The RP-5 facility has an existing treatment capacity of approximately 16.3 million gallons of wastewater per day and treats approximately 9 million gallons of wastewater per day. IEUA is in the process of expanding the treatment capacity of RP-5 to 22.5 million gallons per day; the expansion project is expected to be completed in 2026, prior to the Project becoming operational. Based on the City's wastewater generation factor of 75 gallons per capita per day for low-density residential uses and an assumption of 3.0 persons per household (which was disclosed in the GPU EIR and reflects the SCAG projections for buildout of the GPU), the Project would generate approximately 12,375 gallons of wastewater per day ([55 dwelling units x 3.0 persons per household] x 75 gallons per person/day = 12,375 gallons). This would represent approximately 0.2 percent of the approximately 7.3-million-gallon existing excess treatment capacity at RP-5 (which is expected to increase in the future as facility expansion projects are completed). Therefore, RP-5 is expected to have adequate treatment capacity to provide service to the Project. Additionally, the Project would comply with GPU Policy INF-6.2 and Policy INF-6.3 related to the provision of wastewater services. The Project would not require the construction of new or expanded wastewater treatment facilities. Implementation of the Project would not result in any new or more severe significant impacts related to wastewater treatment than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold d: ***Would the project generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?***

Threshold e: ***Would the project comply with federal, state, or local management and reduction statutes and regulations related to solid waste?***

GPU EIR Finding. The GPU EIR found that although buildout of the GPU would result in an increased demand for landfill capacity, such demand would be accommodated by the El Sobrante Landfill.

Additionally, the GPU EIR identified several GPU policies intended to reduce solid waste demand, including Policy HEQ-7.1 (reduce the amount of solid waste disposed in landfills) and Policy HEQ-7.2 (reduce at source, recycle, or compost 75 percent of solid waste). As such, the GPU EIR concluded that there would be a less-than-significant impact due to the projected solid waste disposal demands created by the GPU. The GPU EIR did not identify any significant impacts related to solid waste and no mitigation would be required.

Project Analysis: The Project Site will receive landfill services from the El Sobrante Landfill. The El Sobrante Landfill is permitted to receive 16,054 tons of refuse per day. As of December 2025, which is the most recent data available, the El Sobrante Landfill accepted approximately 11,277 tons of waste per day, which corresponds to approximately 70 percent of its average permitted daily disposal volume. The El Sobrante Landfill is estimated to reach capacity, at the earliest time, in the year 2051; however, future landfill expansion opportunities exist at this site.

The analysis below summarizes the Project's potential to generate solid waste during construction and/or operation that would exceed the disposal capacity of local landfill facilities. As demonstrated in the analysis below, the Project would not generate substantial volumes of solid waste. Implementation of the Project would not result in any new or severe significant impacts related to solid waste generation than previously disclosed in the GPU EIR.

Construction Impact Analysis

The Project would generate solid waste requiring disposal that would be generated by the construction process, primarily consisting of discarded materials and packaging. Based on the size of the Project (i.e., approximately 227,868 s.f. of residential building area) and the United States' Environmental Protection Agency's (EPA) construction waste generation factor of 4.39 pounds per s.f. for residential uses, approximately 500 tons of waste are expected to be generated during the Project's construction phase ([227,868 s.f. × 4.39 lbs/s.f.] ÷ 2,000 lbs/ton = 500 tons). The State of California requires a minimum of 65 percent of all construction waste to be diverted from landfills (by recycling, reusing, or other waste reduction strategies); therefore, the Project is estimated to generate approximately 175 tons of construction waste requiring landfilling.

The Project's construction phase is estimated to have a duration of approximately 536 working days; therefore, the Project is estimated to generate approximately 0.32 tons of solid waste per day requiring landfill disposal during construction. The Project's daily solid waste generation would utilize less than one-tenth of one percent of the excess daily disposal capacity at the El Sobrante Landfill ([0.32 tons/4,777 tons] x 100 ≈ 0.001 percent). Accordingly, the El Sobrante Landfill would have sufficient daily capacity to accept solid waste generated by the Project's construction phase. Implementation of the Project would not result in any new impacts or more severe significant impacts related to solid waste generation than previously disclosed in the GPU EIR.

Operational Impact Analysis

The City of Chino had an average disposal rate of 6.3 pounds per resident per day in 2024 (the last year for which information is available). Based on an estimate of 3.0 persons per household, as disclosed in the GPU EIR, approximately 18.9 pounds of waste per day would be generated by each dwelling unit proposed by the Project. Long-term operation of the Project is estimated to generate approximately 0.52 tons of solid waste per day ([18.9 lbs/1 unit] x 55 units ≈ 1,040 lbs x [1 ton/2,000 lbs] ≈ 0.52 tons). The State of California requires a minimum of 65 percent of all solid waste be diverted from landfills (by recycling,

reusing, and other waste reduction strategies); therefore, the Project is estimated to generate approximately 0.18 tons per day of waste requiring landfill disposal. The solid waste generated by the Project would represent approximately less than one-tenth of one percent of the excess daily capacity at the El Sobrante Landfill ([0.18 tons/4,777 tons] x 100 ≈ 0.003 percent). Accordingly, the El Sobrante Landfill would have sufficient daily capacity to accept solid waste generated by the Project's operation. Implementation of the Project would not result in any new or more severe significant impacts related to solid waste generation than previously disclosed in the GPU EIR.

There are no components of the proposed Project that would result in non-compliance with federal, State, or local statutes or regulations related to solid waste. Implementation of the Project would not result in any new or more severe significant impacts related to solid waste than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.18 WILDFIRE

5.18.1 Applicable GPU EIR MMs and GPU Policies

There are no GPU EIR MMs related to wildfire. The following GPU policies are applicable to the proposed Project and are included in the matrix provided in Appendix A: Policy HSN-1.6, Policy HSN-1.10, Policy HSN-1.17, Policy HSN-1.21, Policy HSN-2.7, and Policy HSN-3.4.

5.18.2 Environmental Review

Threshold a: Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

GPU EIR Finding: The GPU EIR disclosed that future development has been concentrated in developed areas along major corridors to allow for evacuation and response. As some projects implementing the GPU could fall within a mapped FHSZ, future development and redevelopment are required to be consistent with the 2025 LHMP, the City's 2014 Emergency Operations Plan (EOP), and the Municipal Code. GPU Policy HSN-1.20 (orderly evacuation within FHSZs), Policy HSN-3.3 (orderly evacuation), and Policy HSN-3.4 (ingress and egress route requirements for new residential subdivisions) would also be applicable to future development. Additionally, all future development under the GPU would be reviewed and require approval from the Chino Valley Fire District. As such, the GPU EIR concluded that impacts related to emergency response or evacuation plans would be less than significant and no mitigation would be required.

Project Analysis: As shown in GPU EIR Figure 4.15-1, the Project Site is not located in or near lands classified as very high fire hazard severity zones. Additionally, the Project would comply with all applicable requirements of the 2025 LHMP, 2014 EOP, and the Municipal Code, and is consistent with GPU Policy HSN-3.4. Accordingly, implementation of the Project would not impair an adopted emergency response plan or emergency evacuation plan.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold b: ***Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?***

GPU EIR Finding: The GPU EIR noted that some projects implementing the GPU could occur fall within a mapped FHSZ, future development and redevelopment are required to be consistent with the California Building Code and the California Fire Code, as well as GPU Policies HSN-1.14 through HSN-1.19 and HSN-1.21 (hazard protection) and Policy HSN-2.7 (underground utility lines where feasible). As such, the GPU EIR concluded that impacts related to risk of loss, injury, or death involving wildland fires would be less than significant and no mitigation would be required.

Project Analysis: As shown in GPU EIR Figure 4.15-1, the Project Site is not located in or near lands classified as very high fire hazard severity zones. Additionally, the Project would comply with all applicable requirements of the California Building Code and the California Fire Code, and is consistent with GPU Policies HSN-1.17, HSN-1.21, and HSN-2.7. Accordingly, impacts related to risk of loss, injury or death involving wildland fires would be less than significant, consistent with the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold c: ***Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?***

GPU EIR Finding: The GPU EIR noted that future development under the GPU may require new connections to existing utility infrastructure. Future development under the GPU would comply with GPU Policy HSN-2.7 (underground utility lines where feasible). As such, the GPU EIR concluded that impacts related to fire risk from infrastructure development would be less than significant and no mitigation would be required.

Project Analysis: As shown in GPU EIR Figure 4.15-1, the Project Site is not located in or near lands classified as very high fire hazard severity zones. Nevertheless, the proposed Project would require new connections to existing utility infrastructure. The Project would comply with all applicable requirements of the California Building Code and the California Fire Code and is consistent with GPU Policy HSN-2.7 which requires undergrounding of overhead power and telecommunications lines. Accordingly, impacts related to fire risk from infrastructure development would be less than significant, consistent with the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold d: ***Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?***

GPU EIR Finding: The GPU EIR disclosed that the City is generally flat with few areas in the City falling within a mapped landslide zone. Risk related to post-fire instability would be low City-wide. Regardless, all future development and redevelopment under the GPU would comply with requirements of Municipal Code Chapter 8.60 and GPU policies related to hazard protection, including Policies HSN-1.5 through HSN-1.8, HSN-1.10, HSN-1.12, and HSN-1.13. The GPU EIR concluded that impacts related to post-fire slope instability or drainage changes would be less than significant and no mitigation would be required.

Project Analysis: As shown in GPU EIR Figure 4.5-3, the Project Site is not located in or near a mapped landslide zone. Although risk of post-fire slope instability or drainage changes in the Project area is low, the Project is consistent with GPU Policy HSN-1.6 and Policy HSN-1.10 related to flood control systems and storm drainage improvements. Accordingly, impacts related to post-fire slope instability or drainage changes would be less than significant, consistent with the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

6.0 REFERENCES

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