

# PUBLIC WORKS CONDITIONS OF APPROVAL

TRACT MAP NO. 20794

DATE: May 11, 2026 PC MEETING DATE: June 17, 2026

PROJECT DESCRIPTION: 100 townhome development on 3.96 acres (SB-330)

PROJECT LOCATION: SW corner of Riverside Dr and Magnolia Ave

APPLICANT: Regent Land Company PROJECT ENGINEER: Daniel Aguirre

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

## **1.0 PRIOR TO MAP RECORDATION:**

- 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 Dedicate to the City a 26-foot-wide easement for all proposed private drives for fire lane and public and private utility access purposes.
  - 1.3a Dedicate to the City an easement for the 8-inch water meter located on Magnolia Ave.
  - 1.3b Prepare and record necessary drainage easements to implement the project in accordance with drainage law.
- 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, streetlights, and Water Quality Management Plan (WQMP) features. This document must be submitted to and approved by the City before it is submitted to any other governmental entity.
- 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 2.8. All security must be accessible to the City at any time and in a form acceptable to the City Engineer, pursuant to Government Code, Section 66499.
- 1.6 Provide a Monumentation Bond in an amount specified in writing by a Registered Engineer or Licensed Land Surveyor of Record.
- 1.7 Complete and file the petition for annexation of your project property to the City's Landscape and Street Lighting Maintenance District MD 2002-1, which shall not be unreasonably denied.
- 1.8 Submit a list of proposed street names for the interior streets to the Street Naming Committee for name(s) selection.

- 1.9 Comply with all applicable requirements of the City Municipal Code, except as otherwise provided by vested rights pursuant to California Government Code Section 65589.5 (Senate Bill 330), based on a qualifying preliminary application submitted on May 29, 2025.
- 1.10 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, etc.)
- 1.11 The Pedestrian Accessibility Plan requested in 1.10 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.
- 1.12 Existing pedestrian facilities on the frontage of the development, open to the public within the development, shall be evaluated for accessibility. The street frontage includes all adjacent pedestrian facilities, created by, extended from, or connected to any required or provided sidewalks improvements. The frontage may include sidewalks, curb ramps, connecting crosswalks (marked and unmarked), and other associated pedestrian facilities.
- a. The following existing improvements shall be made compliant with accessibility regulations as a part of this project:
    - i. sidewalks/walks
    - ii. curb ramps at the SW and SE corners of Riverside Dr and Magnolia Ave
    - iii. crosswalk pavement and associated pedestrian facilities (pedestrian push buttons, maneuvering space, clear space)
    - 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.
- 1.13 Pay all applicable fees pursuant to City Municipal Code including, but not limited to, plan check fees.

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

- 2.1 Record Tract Map No. 20794 pursuant to the Subdivision Map Act and in accordance with the City Municipal Code prior to issuance of building permits for residential structures. Construction permits for grading activities, on-site utility installation, public improvements, and model home construction may be issued prior to recordation of the final tract map, subject to approval of applicable plans and execution of a subdivision improvement agreement and associated securities. 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:

	<u>Street Names</u>			
	Riverside Dr. <sup>(1)</sup>	Magnolia Ave. <sup>(1)</sup>		
Curb & Gutter (Offset from Centerline) <sup>(2)</sup>	X (40')	X (22')		
Sidewalk (Width) <sup>(3)</sup>	X (5')	X (5')		
Asphalt Concrete Pavement on Aggregate Base (Width from Centerline) <sup>(4)</sup>	X (32')	X (19')		
Asphalt Concrete Overlay <sup>(5)</sup>	X	X		
Street Lights <sup>(6)</sup>	X	X		
Median Island and Landscaping				
Parkway Landscaping <sup>(7)</sup>	X	X		
Striping and Traffic Controls <sup>(8)</sup>	X	X		
Traffic Signal Plans <sup>(9)</sup>	X	X		
Conduit System for CATV				
Sewer <sup>(10)</sup>		X		
Storm Drain				
Domestic Water <sup>(11)</sup>		X		
Recycled Water				
Fire Hydrants as required by CVIFD <sup>(12)</sup>	X	X		
Driveway <sup>(13)</sup>		X		

- (1) The public improvements listed shall be made as specified in our municipal code and per the City of Chino's General Plan. All required street improvements shall follow the new City standard for street trenching backfill and repair. Repair all damage to existing public improvements due to the proposed construction activities and as requested by the Public Works Inspector.
- (2) Repair and replace all damaged, or deficient curb and gutter along the entire project frontage in accordance with current City standards and specifications.
- (3) The existing sidewalk along Riverside Dr and Magnolia Ave shall be removed and replaced with ROW adjacent sidewalk. ADA ramps at the southwest and southeast corners of Riverside Dr and Magnolia Ave shall be reconstructed to meet current ADA standards. Also, see COA 1.12.
- (4) Full pavement rehabilitation to include a 1-foot width section adjacent to the existing street gutter, along the entire project frontage on Riverside Dr and Magnolia Ave. The crosswalk connecting the southwest and southeast corners may also be required to be reconstructed to meet current ADA standards. Also, see COA 1.12.
- (5) Grind and overlay a minimum of two (2) inches of the existing asphalt pavement along the project frontage in accordance with City of Chino standards. The limits of work shall extend to the street centerline along Magnolia Ave and across the full width of the two lanes adjacent to the project along Riverside Dr. Based on the existing road conditions, additional pavement rehabilitation may be required as directed by City staff.
- (6) Streetlights shall be installed per City of Chino standards and shall utilize an unmetered service pedestal.
- (7) The parkway maintenance shall be the responsibility of the property owner.
- (8) Extent of the signing & striping plan shall be dictated by the City Traffic Engineer based on area of disturbance.
- (9) A traffic signal modification plan for the Riverside Dr and Magnolia Ave traffic signals may be required, subject to the design and configuration of the proposed ADA ramps. Also, see COA 2.17.
- (10) Sewer connection shall be made to the existing sewer mainline in Magnolia Ave. Public sewer mains shall be located only within public streets; otherwise, sewer mains shall be private. Abandon unused sewer service(s) where applicable, per City standards.
- (11) Water connections shall be made to the existing water mainline in Magnolia Ave. Provide new water meters and services and abandon unused water meters and services where applicable, per City standards.

- (12) All new and existing fire hydrants, that require relocation, will need to be upgraded to the latest model per City of Chino standards.
- (13) All proposed driveway approaches shall be constructed per City Std. No. 240 with 5-ft sidewalks. Minimum radii per City and Chino Valley Independent Fire District (CVIFD) requirements.

- 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 adjoining 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 the 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 shall be based on the fee schedule in effect on the date the fees are due or paid, whichever occurs last.

Notwithstanding the above, the Project is subject to vested rights pursuant to California Government Code Section 65589.5 (Senate Bill 330), based on a qualifying preliminary application submitted on May 29, 2025. Accordingly, the applicable fees shall be those in effect at the time such vesting rights were established, consistent with State law.

The fee amount stated in this notice is subject to change based on (1) annual adjustments for inflation pursuant to Chino Municipal Code Chapters 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, except as otherwise required by applicable vesting laws. Developer is solely responsible for remaining informed of changes in fee amounts. The City shall have no obligation to inform Developer of such changes unless Developer requests notice pursuant to Government Code Section 66019(b) and Chino Municipal Code Chapters 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](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 Potable water to be used for grading operations, dust control activities, and common area/public landscape irrigation.
- 2.14 All public street corners shall have a minimum curb radii per City Municipal Code, Chapter 19.06 and City Standards and Specifications.
- 2.15 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.
- 2.16 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.
- 2.17 If required, the Developer shall be responsible for the modification or relocation of the traffic signal at Riverside Dr and Magnolia Ave, subject to the design and configuration of the proposed ADA ramps. During construction, the developer shall be responsible for any damages attributed to the construction of related public improvements and shall coordinate with the Transportation Division and the City's designated traffic signal maintenance company for technical support of the traffic signal during construction until such time as the improvements are accepted by the City to the satisfaction of the City Engineer.
- 2.18 Comply with all requirements of the Traffic Impact Analysis (TIA) dated November 26, 2025 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.

**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 2.6 above (per Resolution No. 88-23).
- 3.2 Underground all utility lines adjoining and interior to the project, including power lines of 34.5kV or less in accordance with City Municipal Code, Chapter 13.32.
- 3.3 Distribute for signature of all buyers, the information and disclosure notice announcing that the development will be annexed to the City's Landscape and Street Lighting Maintenance Assessment District before transfer of property title and completion and acceptance of all public improvements.
- 3.4 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 impacted by utility trench repairs 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**

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TRACT MAP NO. 20794

PROJECT ENGINEER: Daniel Aguirre

DATE: 5/11/2026

**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
- Easement Deeds
- Right-of-way dedication
- Rough Grading Plans
- Precise Grading Plans
- Storm Drain Plans (may be included as sheets within the Precise Grading Plan Set)
- Hydrology and Hydraulic Calculations with Backup Data (Signed and Sealed by a Registered Civil Engineer)
- Engineering Cost Estimate (On City Forms) with Engineer's Wet Signature and Stamp
- Street Improvements 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 (Delta revision for proposed connections)
- Domestic Water Plans (Delta revision for proposed connections)
- 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