

DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION CONDITIONS OF APPROVAL

DATE: May 7, 2025

PROJECT FILE NO.: PL24-0103 (Site Approval)

LOCATION: Southwest Corner of Main Street and Market Street

APPLICANT: Chino Preserve Development Corp.

1.0 TIME LIMITS:

- 1.1. Project approval shall expire on July 1, 2034, consistent with The Preserve Development Agreement as amended, if building permits are not obtained.

2.0 GENERAL REQUIREMENTS:

- 2.1. Failure to comply with any conditions of approval shall be deemed just cause for revocation of project approval by the Planning Commission.
- 2.2. The project shall proceed only in accordance with approved plans on file with the Development Services Department, the conditions contained herein and the Chino Municipal Code.
- 2.3. Approval of this request shall not waive compliance with all sections of the Chino Municipal Code, all other applicable City ordinances, and applicable specific plans.
- 2.4. Pursuant to Government Code Section 66020, the applicant is informed that the 90-day period in which the applicant may protest the fees, dedications, reservation or other exaction imposed on this project through the conditions of approval has begun.
- 2.5. In the event that any condition contained herein is determined to be invalid or legally unenforceable, then all remaining conditions shall remain in force.
- 2.6. In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the project sponsors and/or other parties in an action filed in a court of law, which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such

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action. If any condition is invalidated by a court of law, the applicable section of the entire project shall be reviewed by the City and substitute conditions may be imposed.

- 2.7. 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.
- 2.8. All conditions of approval imposed on Master Site Approval (MSA No. 2006-02) and Tentative Tract Map (TTM) No. 16420 and Block 8 MSA (MSA No. PL23-0043) and TTM No. 20632 shall be complied with.
- 2.9. The City of Chino has an exclusive contract with Waste Management for all solid waste collection and hauling services within the City. The applicant shall be responsible for making arrangements with Waste Management for disposal of any/all construction debris or trash generated as a result of this permit. Waste Management can be reached at 1-800 423-9986.
- 2.10. The applicant shall comply with all of the provisions of the recorded CC&Rs for The Preserve Phases 1 and 2 developments (MSA No. 2003-01).
- 2.11. Wherever there is a conflict between the site approval, tentative tract map, or the Specific Plan, the Specific Plan requirement shall prevail.
- 2.12. Pursuant to Public Resources Code Section 21089 and Fish and Game 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

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Commission approval. **Project approval shall not be complete until the required fee(s) is (are) paid:**

- ☐ \$50 for the Notice of Determination filing fee.
- ☒ \$50 for the Notice of Exemption filing fee.
- ☐ \$2,548.00 for the California Department of Fish and Game Mitigated Negative Declaration fee.
- ☐ \$3,539.25 for the California Department of Fish and Game Environmental Impact Report fee.

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

- 3.1. The developer shall pay development impact fees at the established rate. Such fees may include, but not be limited to, new construction fee, park or open space fees, school fees, drainage fees, sewer fees, building permit and plan check fees.
- 3.2. Comply with the City's "New Home Construction" Ordinance.
- 3.3. Revised plans, incorporating all conditions of approval, shall be submitted for review and approval by the Director of Development Services.
- 3.4. All plans shall be coordinated for consistency.
- 3.5. The developer shall submit two sets of structural plans/construction documents. Said plans shall include one set of structural calculations, one set of Title 24 energy calculations, and one soils report. The developer shall also submit the above documents in digital format to the Building Division once approved.
- 3.6. A 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, and residents.
- 3.7. A construction management plan shall be submitted for review and approval by the Director of Development Services. The plan shall coordinate and address construction activities that may impact residents on site and in adjacent areas. Elements of the plan would contain, but not be limited to, the following:

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- a. Routing of construction equipment
 - b. Hours of operation
 - c. Dust control
 - d. Vector control
 - e. Vehicle, equipment, and personnel staging
 - f. Pre-construction meetings
 - g. Contractor/subcontractor acknowledgement, obligations, and penalties
 - h. Traffic control and coordination
 - i. Security and interim fencing
 - j. Signs posted on the site with a contact number for the job site construction manager and the City's Code Enforcement Division. Signs shall measure at least four feet by eight feet, and shall be posted along every street frontage. The developer shall contact the City immediately upon any change in contact numbers.
 - k. Building and landscape phasing.
- 3.8. A precise wall plan indicating the design, location and construction details of all walls and fences shall be submitted for review and approval by the Planning and Building Divisions. All walls, including retaining walls, shall be decorative in nature.
- 3.9. Prior to the issuance of any precise 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 precise grading permit will not be issued until the City's outside plan checker has completed one review of detailed landscape and irrigation plans for the development. Payment of the Landscape & Irrigation Plan Review Fee shall be due at the time of submittal. Plans shall be prepared to comply with the City's Water Efficient Landscape Ordinance, adopted on October 6, 2015, Ordinance No. 2015-008, meet the requirements for a Landscape Documentation Package in accordance with Section 20.19.030 of the Landscape Ordinance, and shall bear the seal of a landscape architect registered with the state of California. If the site includes areas proposed to be placed within a City-maintained Landscape Maintenance District, then five (5) set of plans shall be submitted, and the plans shall be prepared on City of Chino, Engineering Division base sheets, and shall bear the seal of a landscape architect registered with the state of California. Original mylars shall be submitted to the City upon approval of plans by the City Engineer.
- 3.10. 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

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

- 3.11. All ground-mounted utilities, including but not limited to cable television facilities, and telephone/fiber optic facilities, shall be undergrounded. Equipment that is not placed underground such as SCE transformers, backflow prevention devices, irrigation valves and controllers used for common landscape areas shall be placed in areas out of public view and sufficiently screened. The location and method of screening of said utilities shall be reflected in a plan and shall be subject to the review and approval by the Director of Development Services.
- 3.12. 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.
- 3.13. Prior to the issuance of a building permit, the approved precise grading plans shall be attached to the construction plan set. The project shall be built according to the plans approved by the Planning Commission on **May 7, 2025**, as prepared by **Kevin L. Crook Architect**. Any substantial modification to the project shall require Planning Commission review and approval. If minor in nature, the modification may be reviewed and approved by the Development Services Director.
- 3.14. 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. This condition shall be a minimum requirement for acceptance of construction drawings for the Building plan check review.
- 3.15. 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 be submitted for review and approval by the Director of Development Services. The notice shall be posted in the sales office for the development.

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- 3.16. 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, and shall be consistent with the Design Guidelines.
- 3.17. Chino Preserve Development Corporation or their designee shall be responsible for implementation of a homebuyer's orientation program to review the CC&Rs, HOAs, and the disclosure notices. In addition, Chino Preserve Development Corporation shall be responsible for ensuring compliance of the program by all future homebuyers. Said program shall be submitted prior to building permit issuance for City approval.
- 3.18. All landscape areas held in common to the development shall be permanently maintained by a homeowners' association, with proof of such provided to the satisfaction of the Director of Development Services, Planning and Engineering Divisions.
- 3.19. 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.
- 3.20. Special Conditions:
 - 3.20.1. A Water Quality Management Plan shall be prepared in accordance with County of San Bernardino requirements, and submitted for review and approval by the City.
 - 3.20.2. Where direct views into second-story windows of adjacent units occur, the applicant shall minimize conflicting views of adjacent units by providing smaller, higher, and/or obscured glass windows for one of the units to create privacy for the adjacent units. Windows shall not be removed unless approved by the Planning Division, but shall still remain wherever possible to allow natural light into the affected units. Final window sizes and locations shall be approved by the Planning Division and shall be analyzed at the plan check level.

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- 3.20.3. Prior to issuance of precise grading permits for each phase of development, the applicant or master developer shall demonstrate to the satisfaction of the Director of Development Services that easements have been obtained within each grading phase for work to be performed on private property not owned by the applicant.
- 3.20.4. Prior to building and perimeter wall permits, the applicant shall submit specific noise analysis for the project and perimeter wall. The noise analysis shall take into consideration site development plans and unit layouts. All measures recommended in the analysis shall be incorporated into the construction drawings.
- 3.20.5. The applicant shall provide a plan for the implementation of how move-ins for homebuyers will be phased and coordinated by the developer, so that the movements of moving trucks, private vehicles, construction equipment, and residents do not conflict.
- 3.20.6. The Owner(s) of PL24-0103 (Tract Map No. 16420-Lot 45) shall comply with the provisions of the following City Council Resolution below, which require the annexation into the Services Community Facilities District (CFD) and the payment of Municipal Services Special Tax:
 - a) Ongoing Municipal Services Special Tax (Resolution 2020-053) – The Owner(s) of PL24-0103 (Tract Map No. 16420-Lot 45) shall either form a separate Services Tax CFD or annex into CFD 2003-3. If annexing into CFD 2003-3, owner(s) is/are required to submit an Application to Annex to the Finance Department prior to issuance of the first building permit, along with the payment of \$11,000.00 plus the per parcel fee, for the City's outside costs of the annexation process. 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 CFD 2003-3 document entitled Rate and Method of Apportionment available for review in the CFD Annual Report located at <http://cityofchino.org/government-services/finance/community-facilities-districts-mello-roos->. The annual tax is used fund Police, Fire and other Municipal Services provided to residents and businesses in The Preserve the project area.

4.0 PRIOR TO START OF CONSTRUCTION:

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

5.0 PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY:

- 5.1. The fee for review of the landscaping and irrigation plans by the City's outside plan checker shall be paid by the developer, including the City's Landscape & Irrigation Plan Review Fee.
- 5.2. All landscaping and irrigation shall be installed in accordance with plans on file with the Development Services Department, and irrigation systems fully operational. Furthermore, all landscaped areas shall be free of trash and debris.
- 5.3. A licensed landscape architect or contractor, or other licensed certified professional in a related field shall conduct a final field inspection and shall prepare a certificate of completion, which shall be filed with the Director of Development Services. The certificate of completion shall be prepared in accordance with Section 20.19.030.J of the Landscape Ordinance, and shall specifically indicate that plants were installed as specified by the landscape design plan, that the irrigation system was installed as specified by the irrigation design plan, and that an irrigation audit has been performed. All landscape and irrigation audits shall be conducted by a landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.
- 5.4. A 6-foot-high decorative masonry block wall shall be constructed along the perimeter of the tract and at all street side yards on the interior of the tract, or where indicated in the Specific Plan, Design Guidelines, and PL23-0043 (Master Site Approval). Furthermore, a 6-foot-high decorative masonry block wall or wood or vinyl fence shall be installed along all interior rear and side property lines, and between dwellings and side property lines, with appropriate gates for rear yard access. All street-facing fences shall be constructed of decorative masonry. All gates shall utilize decorative materials to tie in with the architecture of the adjacent unit, and

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shall be steel-framed with a seal coat to protect against weather depreciation. All wood and vinyl fencing shall include steel support posts.

- 5.5. All residential units shall have Category 5e wiring or similar data-transfer/network wiring system installed throughout the unit, including the kitchen, bedrooms, and office/tech centers.
- 5.6. 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.
- 5.7. Air conditioning condenser units shall be placed in side or rear yard areas so as to not impact access to the rear yard area. Landscaping shall be designed and installed so as to not restrict access to gated side yard areas, and a three-foot-wide concrete path with concrete pad or similar hard surface shall be installed to facilitate the movement of trash receptacles.
- 5.8. Prior to final inspection, a landscape maintenance program for all common or undeveloped areas shall be reviewed and approved by the Director of Development Services. The maintenance program shall include general landscape maintenance provisions for pruning, trimming, and the replacement of any dead, decayed, or diseased vegetation, ongoing weed abatement, and replacement/repair of the irrigation system, when necessary. The landscape maintenance program shall be included with the contract with the landscape maintenance company to ensure they implement the maintenance program. In addition, the maintenance program should include provisions for periodic inspections to ensure the irrigation system is working properly, and all landscaping is being properly maintained.
- 5.9. 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:
 - 5.9.1. 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.

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- 5.9.2. 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.
- 5.9.3. 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.
- 5.9.4. The proposed development is consistent with the City's adopted Airport Comprehensive Land Use Plan (ACLUP) and the applicable provisions of the City's Zoning Ordinance, in that the development site is located in Safety Zone III, and the proposed residential development is considered a normally acceptable use within this zone subject to restrictions and mitigation. These restrictions are required to ensure that the residential use does not conflict with the standards contained within the ACLUP. The applicant shall disclose to future homebuyers that the Chino Airport hosts an annual Air Show and that the properties may be subject to overflight noise, vibration and dust from aircraft participating in this show.
- 5.9.5. The applicant shall disclose to homebuyers the existence of The Preserve Design Guidelines, and shall disclose that any planned future building modification shall comply with the design guidelines.
- 5.9.6. The applicant shall prepare a disclosure notice explaining the parking restrictions within the development, including a diagram of the site showing the areas where parking is allowed and not allowed, and explaining the parking policies contained within the CC&R's.
- 5.9.7. Prior to issuance of occupancy permits, an avigation easement shall be recorded against the property deed of all new development projects and use permits within 10,000 feet of the Chino Airport. The avigation easement shall advise current and future property owner(s) that the property may be subject to over flight noise, vibration, and dust from aircraft.

6.0 ENVIRONMENTAL REQUIREMENTS & MITIGATION MEASURES:

- 6.1. Comply with all mitigation measures identified in *The Preserve Mitigation Monitoring Program* contained within The Preserve Chino Sphere of Influence – Subarea 2 Final Environmental Impact Report (SCH# 2000121036), as well as the Refined Project Mitigation Measures referred to within the Addendum to The Preserve Chino Sphere of Influence Subarea 2 EIR (SCH# 2000121036) for South of Pine Update 2022, prepared by Monchamp Meldrum LLP and dated January 2022, which identifies each environmental mitigation measure, the time in which it will be implemented and the responsible party for monitoring its implementation.

7.0 OTHER REQUIREMENTS:

- 7.1. Residential lots, on which a house cannot be built in the short-term because of the 100-foot setback requirement from intense animal uses, shall be irrigated, landscaped and maintained by the developer. Landscape improvements shall be shown on the submitted landscape and irrigation plans. The planting scheme should consist of a low-maintenance drought tolerant plant material to aid the control of dust and erosion (e.g., hydro seed mixture of O'Connor legume and wild flowers, and low spreading shrubs). The irrigation system should consist of low precipitation sprinkler heads and/or drip system.
- 7.2. 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.
- 7.3. All existing buildings or structures on the project site that are proposed to be demolished shall be removed or razed within 90 days of issuance of a grading permit, whichever occurs first. The Director of Development Services may approve an extension of time to complete the demolition, based on evidence that the applicant has exercised reasonable progress.
- 7.4. The project site shall be cleared of all trash, debris, weeds, and other discarded items within two weeks of Planning Commission approval, or as determined by the Director of Development Services. 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.
- 7.5. 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

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Division, that the root growth characteristics of the type of tree proposed does not warrant their installation.

- 7.6. All building drainage gutters, downspouts, vents, etc., located on the exterior walls shall be architecturally compatible with the exterior building design and color, to the satisfaction of the Director of Development Services, or shall be completely concealed from view.
- 7.7. The builder shall weather treat all wood materials, including porch railing and balconies for residential units, all wood fences, and trellis features within the landscape areas, to prevent weather depreciation.
- 7.8. 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.
- 7.9. The developer shall provide, as an option to buyers, structured wiring and technology upgrades that may include the following, as deemed appropriate by the Director of Development Services:
- Local Area Network- 4Port 10/100T Ethernet router.
 - Closed-circuit television cameras.
 - Security system.
 - Surround sound, home theatre, and whole house audio.

The developer shall submit the proposed option package to the Director of Development Services for review and approval prior to issuance of building permits.

7.10. Phased Projects:

- 7.10.1. 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.
- 7.10.2. Prior to the first occupancy permit, all undeveloped building pads shall be improved according to the following requirements:

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- 7.10.2.1. For an undeveloped building pad located adjacent to the street or main drive aisle of the site, the area shall be landscaped with a planting scheme consisting of a low-maintenance drought tolerant erosion control mix of Cucamonga Brome (20 lbs /acre), Tomcat Clover (4 lbs/acre and Small Fescue (8 lbs/acre) at a minimum of 85 percent PLS (pure live seed). The irrigation system shall consist of low precipitation sprinkler heads and/or drip system. In addition, shrubs may be required to provide screening from the street, if determined needed by the Director of Development Services. An alternate plan illustrating the use of hydro-seeding or applying a soil binder for dust control may be presented to the Director of Development Services for review. Said treatment shall be incorporated into the required landscape and irrigation plans, and the landscape maintenance program.
 - 7.10.2.2. 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.
- 7.11. 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.
- 7.12. 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.
- 7.13. 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.

8.0 CONSTRUCTION SITE SECURITY:

- 8.1. Each site shall be completely encircled by a minimum 6' tall security-quality chain link fence once precise grading has been completed or as determined by the Deputy Director of Development Services.
- 8.2. Tennis court or similar screening material shall be securely attached for the length of the fence, excluding gates and 10' on either side of gates.
- 8.3. Each site shall have only one entry/exit gate, or as approved by the Planning Division.
- 8.4. Gate hinge pins shall be spot-welded or altered in such a way as to prevent easy removal.
- 8.5. Each gate shall have a casehardened lock and chain, or other equivalent security hardware.
- 8.6. "No Trespassing" signs shall be attached to the exterior of the fence at a minimum distance of a third of a mile and at all entrances.
- 8.7. On or near the exterior of each gate will be a sign with the address of the site in no less than 6" letters. Both the number and street name will be

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listed on the sign. The address posted will be used for the entire site until the fence is removed and individual addresses assigned.

- 8.8. Office trailers and tool bins shall be placed adjacent to gates inside the property to allow observation from outside.
- 8.9. Lighting on trailers and bins is desirable but shall be directed into the property so as not to impede outside observation or endanger nearby traffic with glare.
- 8.10. Tool bins shall be secured with casehardened locks, preferably with lock guards.
- 8.11. A sign stating that theft is not acceptable on the site and will be reported to the police, or wording to that effect, will be displayed prominently near each entrance.
- 8.12. Each site will have an assigned Crime Prevention Manager who is responsible for the following:
 - a) Providing his/her name and 24-hour telephone access number to the Chino Police Department.
 - b) Have available at all times the names and 24-hour contact numbers for all subcontractors.
 - c) Have the authority to speak for the development/owners on matters concerning trespassing and other criminal matters.
 - d) Complete routine fence inspections and arrange for prompt repairs or removal of any damage, graffiti, or loose screening.
 - e) Ensure that no work or maintenance of construction equipment is being performed on the site between 8 p.m. and 7 a.m.
 - 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.

9.0 ARCHITECTURE, LANDSCAPING, AND FENCING REQUIREMENTS:

- 9.1. 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:
 - 9.1.1. 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

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sand finish is required for Adaptive Farmhouse and Prairie elevations. A light finish is required for the Santa Barbara elevations.

- 9.1.2. An exclusive front door style shall be utilized for and designed to be compatible with each architectural style used in the development.
- 9.1.3. All door and window surrounds utilizing stucco over foam shall have a smoother finish than the adjacent field finish.
- 9.1.4. Decorative building-mounted light fixtures shall be provided in the alleys. Light fixtures shall be equipped with a photometric sensor to turn on and off automatically.
- 9.1.5. Upgraded, "carriage house" style sectional garage doors equipped with automatic openers shall be provided for each unit. An exclusive garage door style shall be utilized for and be compatible with each architectural style used in the development.
- 9.1.6. 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.
- 9.1.7. Substantial landscaping shall be installed at the ends of cul-de-sacs or alleys that face a public street.
- 9.1.8. Concrete mow curbs shall be installed between all turf and shrub areas in all common landscape areas.
- 9.1.9. Stone, brick, and other masonry veneers, where used, shall be applied to within four inches of the finished grade.