

PUBLIC WORKS CONDITIONS OF APPROVAL
PROJECT NO. PL25-0085 (SCUP) & PL25-0086 (SA)

DATE: June 25, 2026 PC MEETING DATE: July 15, 2026

PROJECT DESCRIPTION: New 400-megawatt Dirac Battery Energy Storage System on 13.89 AC

PROJECT LOCATION: 13925 Benson Ave, 13822 Oaks Ave & 13910 Oaks Ave
(APN 1021-125-05, 1021-211-02 & 1021-211-05)

APPLICANT: Dirac Project, LLC PROJECT ENGINEER: Isidro Abreo

PRIOR TO THE THREE 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 ISSUANCE OF BUILDING OR CONSTRUCTION PERMITS:

1.1. All required plans and studies shall be prepared by a Registered Professional Engineer and submitted to the Project Engineer for review and approval. All project plans must be approved by the City Engineer's office before a Building Permit will be issued. All maps, studies, calculation sheets, reports, etc. must be on and/or folded in an 11-inch by 8½-inch standard format.

1.2. Make the following dedications:

<u>Street Name</u>	<u>Distance</u>	<u>Direction From C/L</u>
<u>Oaks Avenue</u>	<u>33'</u>	<u>West</u>

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

1.4. Prepare and submit a drainage study, including supporting hydraulic and hydrological data to the project engineer for approval. The study shall confirm or recommend changes to the City's adopted Master Drainage Plan by identifying off-site and on-site storm water runoff impact resulting from build-out of permitted General Plan land uses. In addition, the study shall identify the project's contribution and shall provide locations and sizes of catchments and system connection points and all downstream drainage mitigation measures.

1.5. Prepare and submit a final grading plan showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, erosion control, slope easements and other pertinent information in accordance with Appendix J of the California Building Code, latest edition.

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

1.7. 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.

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

	<u>Street Names</u>	
	Benson Avenue ⁽¹⁾	Oaks Avenue ⁽¹⁾
Curb & Gutter (Offset from Centerline)	X(21')	X(22')
Sidewalk (Width) ⁽²⁾	X(5')	X(5') ⁽³⁾
Curb Ramps ⁽²⁾⁽⁴⁾	X	
Asphalt Concrete Pavement on Aggregate Base (Width from Centerline)		
Asphalt Concrete Overlay ⁽⁵⁾	X	X
Street Lights	X	
Median Island and Landscaping		
Parkway Landscaping ⁽⁶⁾	X	X
Striping and Traffic Controls ⁽⁷⁾	X	X
Traffic Signal Interconnect		
Conduit System for CATV		
Sewer ⁽⁸⁾	X	
Storm Drain ⁽⁹⁾	X	X
Domestic Water ⁽¹⁰⁾	X	X
Recycled Water ⁽¹⁰⁾	X	
Fire Hydrants as required by CVIFD		
Driveway Approaches ⁽¹¹⁾	X	X

- (1) Repair all damage to existing public improvements caused by the proposed construction activities and as requested by the Public Works Inspector. All required street improvements should follow the new City Standard for street trenching backfill and repair.
- (2) These public improvements shall be made accessible to pedestrians and meet all accessibility (ADA) requirements, prior to project acceptance.
- (3) The new sidewalk on Oaks Ave shall extend from the northerly property line down (south) to the existing sidewalk, located near the Freedom Ct and Oaks Ae intersection, on the west side of the road.
- (4) As described in Condition 1.14.
- (5) Minimum 2" grind and overlay to centerline of road.
- (6) Parkway landscape and irrigation shall remain along the project frontage on Benson Ave & Oaks Ave. The property owner is responsible for the maintenance of these improvements.
- (7) Extent of the signing & striping plan shall be dictated by the City Traffic Engineer and shall include crosswalk restriping at the intersection of Benson Ave and Daniels St. This may also include any required centerline striping on Oaks Ave.
- (8) Provide a new sewer service lateral and abandon any unused/existing lines to the property where applicable, per City standards. The proposed sewer lateral shall not be located within any of the proposed project driveways.

- (9) Proposed parkway storm drain and WQMP BMPs shall be constructed near the southwest corner and the southeast corner of the project site and shall safely discharge treated stormwater flows into the existing curb & gutter.
- (10) Provide new water meters (domestic and recycled) and appurtenances and abandon unused services where applicable, per City standards.
- (11) Proposed driveway approaches shall be constructed per City Std. No. 250 with 6-ft sidewalks. Minimum width shall be 30-ft. Minimum radii shall be per City and Chino Valley Independent Fire District (CVIFD) requirements.

- 1.9. 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.

- 1.10. Design and install a monitoring manhole (per City Standard No. 530) on each domestic sewer lateral connection that is tributary to the City's sewer main line.
- 1.11. Execute a Public Improvement Agreement and submit security in an amount acceptable to the City Engineer to guarantee construction of the public improvements listed in 1.8. 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.
- 1.12. Comply with all applicable requirements of the City Code.
- 1.13. The project must ensure that all pedestrian facilities (private 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. This includes 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' 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 each feature pad area, may be applicable.

- 1.14. Existing and proposed 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 (on-street parking space, etc.).
- a. The following existing and proposed improvements shall be made compliant with accessibility regulations as a part of this project:
 - i. A 5-ft minimum width sidewalk fronting the project on Benson Ave, connecting to the existing sidewalk to the south, and connecting to the north with a new;
 - ii. directional curb ramp at the southeast corner (SEC) of the Benson Ave and Daniels St intersection.
 - iii. Two directional curb ramps at the southwest corner (SWC) of the Benson Ave and Daniels St intersection.
 - iv. A directional curb ramp at the northwest corner (NWC) of the Benson Ave and Daniels St intersection.
 - v. Crosswalks at the intersection of Benson Ave and Daniels St.
 - vi. Driveway approach crossings at both Benson Ave and Oaks Ave.
 - vii. A 5-ft minimum sidewalk fronting the project on Oaks Ave that extends from the north property line down (south) to the existing sidewalk, located near the Oaks Ave and Freedom Ct intersection.
 - b. Improvements that are non-compliant with the accessibility standards in effect at the time of construction or alteration, shall be brought up to current accessibility standards. This work shall be incorporated into the scope of this project and shall be completed prior to acceptance by the City.
 - c. Improvements that are compliant with the accessibility standards in effect at the time of construction, shall be documented on a separate construction plan with detailed specifications (running and cross slopes of all pedestrian walking surfaces, locations, dimensions and slopes of maneuvering spaces and landings, width of sidewalk, clear width and vertical clearance from obstructions). The accessibility of existing improvements will be verified by City inspection staff upon completion of the project. Discrepancies between documented existing conditions and existing conditions as measured by City staff shall be remediated and brought up to accessibility standards as part of the project.
- 1.15. Pay all applicable fees pursuant to City Code including, but not limited to, the Development Impact Fees (DIF) and Sewage Facilities Development Fee (SFDF). The actual amount of fees due to the City will be based on the fee schedule in place on the date that the fees are due, or the date that they are paid, whichever occurs last. The fee amount stated in this notice is subject to change based on (1) annual adjustments for inflation, pursuant to Chino Municipal Code Section 3.40.100 or 3.45.100, (2) revisions to the Chino Municipal Code, and (3) updates to the fee studies and nexus reports adopted by the City.
- Developer is solely responsible for remaining informed about changes in the fee amounts. City shall have no obligation to inform Developer of changes in the fee amounts unless Developer requests notice of such changes, pursuant to Government Code Section 66019(b) and Chino Municipal Code Section 3.40.080(B) or 3.45.080(B).
- 1.16. All projects developing one (1) acre or more of total land area, or which are part of a larger phased development that will disturb one acre of land, are required to obtain coverage under the State Water

Resources Control Board's (SWRCB) General Permit for storm water discharges associated with construction activity. Proof of filing a Notice of Intent (NOI) with the SWRCB for coverage under this permit is required. A copy of the Waste Discharger's Identification Number (WDID), issued by the SWRCB, must be submitted to the Project Engineer prior to issuance of grading permits. More detailed information regarding this General Permit, applicable fee information and the necessary forms to complete the NOI are available by calling (916) 341-5537 or on the SWRCB web site at: http://www.swrcb.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

- 1.17. 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.
- 1.18. 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.
- 1.19. All public street corners shall have a minimum curb radii per City Code, Chapter 19.06 and City Standards and Specifications.
- 1.20. Provide adequate sight distance per City Standard No. 865 for each project driveway and at all intersections. Landscaping type and height shall be maintained to ensure sight distance requirements are perpetuated.
- 1.21. 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.
- 1.22. (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.

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

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

3.0 PRIOR TO FINAL ACCEPTANCE/PROJECT CLOSEOUT:

- 3.1 Complete all Conditions of Approval listed under Sections 1-3 above.
- 3.2 Coordinate with the City and Southern California Edison (SCE) to transfer all applicable streetlight electrical service accounts to the City.
- 3.3 Submit to the City, electronic files of "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.

Attachment

**CITY OF CHINO
PUBLIC WORKS DEPARTMENT
DEVELOPMENT ENGINEERING DIVISION**

PROJECT NO. PL25-0085 (SCUP) & PL25-0086 (SA)

PROJECT ENGINEER: Isidro Abreo

DATE: 6/25/2026

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)
- Closure Calculations
- Referenced Maps (Subdivision Only)
- Soils Report (no older than sixty days)
- Lot line adjustment (Lot merger)- *Exhibit A (Legal Description) & Exhibit B (Plat)*
- Right-of-way dedication (Deed-of-ROW)- *Exhibit A (Legal Description) & Exhibit B (Plat)*
- Rough Grading Plan
- Precise Grading & Erosion Control Plan- *with private storm drain improvements*
- Storm Drain Plans
- 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- *(1) Benson Ave & (2) Oaks Ave*
- Cross-Sections (if street plans are required) at 50' intervals and extended a minimum of 100' beyond limits of improvements
- Sewer Plans- *revisions to the City of Chino record drawing (BA-0047)*
- Domestic Water Plans- *revisions to the City of Chino record drawing (CB-0104)*
- Recycled Water Plans- *revisions to the City of Chino record drawing (CB 1365-1370 RC)*
- Street Light Plans
- Voltage Drop Calculations (Signed and Sealed by a Registered Engineer)
- Signing and Striping Plans- *Benson Ave and Daniels St*
- Traffic Signal Interconnect Plans
- Traffic Signal Plans
- Water Quality Management Plan
- Construction Management Plan