

PUBLIC WORKS CONDITIONS OF APPROVAL

PROJECT NO. PL25-0022 (Site Approval)

DATE: June 9, 2026 PC MEETING DATE: June 17, 2026

PROJECT DESCRIPTION: 210 Unit 3 story for rent community on 8 acres

PROJECT LOCATION: 6210 Riverside Drive (NW corner of Riverside Dr and Mountain Ave)

APPLICANT: BCT Dev Acquisition Co. PROJECT ENGINEER: Daniel Aguirre

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>Riverside Drive</u>	<u>22 ft</u> <u>(55' total from CL to ROW)</u>	<u>North</u>
<u>Mountain Avenue</u>	<u>5 ft</u> <u>(55' total from CL to ROW)</u>	<u>West</u>

1.2a Dedicate to the City a 26 and 30-foot wide easement for all proposed private drives for fire lane access.

1.2b Prepare and record necessary drainage easements to implement the project in accordance with drainage law.

1.3. 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 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.

1.4. 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.

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

- 1.6. 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.
- 1.7. 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:

	<u>Street Names</u>	
	<u>Riverside Dr <sup>(1)</sup></u>	<u>Mountain Ave <sup>(1)</sup></u>
<u>Curb &amp; Gutter (Offset from Centerline) <sup>(2)</sup></u>	X (40')	X (42' & 36' <sup>(17)</sup> )
<u>Sidewalk (Width) <sup>(3)</sup></u>	X (6')	X (6')
<u>Asphalt Concrete Pavement on Aggregate Base (Width from Centerline) <sup>(4)</sup></u>	X (30')	X (30')
<u>Asphalt Concrete Overlay <sup>(5)</sup></u>	X	X
<u>Street Lights <sup>(6)</sup></u>	X	X
<u>Median Island and Landscaping</u>		
<u>Parkway Landscaping <sup>(7)</sup></u>	X	X
<u>Striping and Traffic Controls <sup>(8)</sup></u>	X	X
<u>Traffic Signal Plans <sup>(9)</sup></u>	X	X
<u>Conduit System for CATV</u>		
<u>Sewer <sup>(10)</sup></u>	X	
<u>Storm Drain <sup>(11)</sup></u>	X	
<u>Domestic Water <sup>(12)</sup></u>	X	
<u>Recycled Water</u>		
<u>Fire Hydrants as required by CVIFD <sup>(13)</sup></u>	X	X
<u>Driveways <sup>(14)</sup></u>	X	X
<u>Utility Poles <sup>(15)</sup></u>	X	X
<u>Bus Stop and Shelter<sup>(16)</sup></u>		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 public utility improvements shall follow the City standard for street trenching backfill and repair. A southbound right-turn pocket shall be constructed on Mountain Ave along the project frontage. Repair all damage to existing public improvements due to the proposed construction activities and as requested by the Public Works Inspector.
- (2) Construct curb and gutter along the entire project frontage on Riverside Dr and along the proposed widening segment of Mountain Ave in accordance with current City standards and specifications. Additionally, repair and replace any existing damaged, or deficient curb and gutter along the project's frontage on Mountain Ave.
- (3) The existing sidewalk along Mountain Ave shall be removed and replaced with ROW adjacent sidewalk. Proposed sidewalk on Riverside Drive shall be ROW adjacent. ADA ramps at the northwest corner of Riverside Dr and Mountain Ave shall be reconstructed to meet current ADA standards. Also, see COA 1.8 and 1.12.
- (4) Full pavement rehabilitation shall include the proposed widening areas along the entire project frontage on Riverside Dr and Mountain Ave.
- (5) Grind and overlay a minimum of two (2) inches of the existing asphalt pavement and extend to the full width of the existing lane closest to the project along the entire project frontage in accordance with City of Chino standards. 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.
- (9) A traffic signal modification plan on Riverside Dr and Mountain Ave is required. Also, see COA 1.21.

- (10) Sewer connection shall be made to the existing sewer mainline in Riverside Dr. Public sewer mains shall be located only within public streets; otherwise, sewer mains and lift stations shall be privately owned and maintained. Abandon unused sewer service(s) where applicable, per City standards.
- (11) Public storm drain mains shall be located only within public streets; otherwise, storm drain mains shall be private. Unused storm drain inlets and laterals shall be properly removed and abandoned. Include trash capture devices on all catch basins.
- (12) Water connections shall be made to the existing water mainline in Mountain Ave. Provide new water meters and services and abandon unused water meters and services where applicable, per City standards.
- (13) All new and existing fire hydrants that require relocation, will need to be upgraded to the latest model per City of Chino standards.
- (14) All proposed driveway approaches shall be constructed per City Std. No. 240 with minimum 5-ft sidewalks. Minimum radii per City and Chino Valley Independent Fire District (CVIFD) requirements.
- (15) Underground all utility lines adjoining and interior to the project, including power lines of 34.5kV or less in accordance with City Code, Chapter 13.32. Also see COA 1.10
- (16) Bus stop and shelter to be in accordance with City of Chino standards and Omnitrans standards.
- (17) On Mountain Avenue the existing offset from the centerline to the curb face is 36'. This will transition to 42' at the southbound right turn pocket.

- 1.8. 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.

- 1.9. 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 1.7. 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.
- 1.10. Obtain design and plan approval from appropriate utility companies for undergrounding all utility lines adjoining and interior to the project, including power lines of 34.5kV or less in accordance with City 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.
- 1.11. Comply with all applicable requirements of the City Code.
- 1.12. Comply with Pedestrian Accessibility Plan submitted with underlying project conditions of approval (i.e. tract map or MSA).

If a Pedestrian Accessibility Plan was not provided with tract map conditions, 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). The NE and SW ramps will not require modification or relocation of existing traffic signal poles;
  - c. Pedestrian crossings at driveways;
  - d. Crosswalks (marked, unmarked, signalized); and
  - e. Path of travel from right-of-way to recreation facilities (parks, restroom) and each feature pad area or commercial building pad
- 1.13. 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. In accordance with Government Code Section 66007, the applicant shall make payment of fees at the time of impact. Additionally, all applicable fees shall comply with the fee protections established under the Senate Bill No. 330.
- 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).
- 1.14. 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).
- 1.15. 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.
- 1.16. 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.
- 1.17. All public street corners shall have a minimum curb radii per City Code, Chapter 19.06 and City Standards and Specifications. The northwest corner of Mountain Avenue and Riverside Drive needs to be sized to accommodate Omnitrans standard bus turns from the southbound right turn pocket on Mountain Avenue to the curb adjacent westbound lane on Riverside drive.

- 1.18. 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.
- 1.19. 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.
- 1.20. Comply with all requirements of the City Traffic Engineer approved Traffic Impact Analysis (TIA) for construction of required improvements including the construction of a dedicated southbound right-turn pocket and dedication of right-of-way for half the width of a future additional eastbound left-turn pocket.
- 1.21. The developer shall be responsible for the modification of traffic signal at Mountain Avenue and Riverside Drive. 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.
- 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. Underground all utility lines adjoining and interior to the project, including power lines of 34.5kV or less in accordance with City Code, Chapter 13.32.
- 2.3. 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.
- 2.4. Provide to the City and record a pedestrian access easement at the northwest corner of the site for public access between Salem Court and Carissa Avenue. Also maintain the existing storm drain

easement recorded as Instrument No. 2018-0304046 and the existing sewer easement recorded in Book 8313, Page 601.

- 2.5. Relocate the existing gas line located at the northwest corner of Mountain Avenue and Riverside Drive. Relocation shall be completed in accordance with City of Chino standards and all applicable Gas Company requirements, subject to review and approval by the City Engineer.

The developer shall work diligently and in good faith with the applicable utility providers, including the gas company, to obtain all necessary approvals, relocations, and clearances required for the installation of the frontage improvements. Evidence of ongoing coordination and reasonable progress toward completion of the frontage improvements shall be provided upon request by the City.

Notwithstanding any utility-related delays beyond the developer's control, all required frontage improvements shall be completed prior to issuance of the 199th building permit. The Public Works Director shall have the authority to approve a deviation from this building permit threshold upon determining that the developer has demonstrated good-faith efforts toward completion of the frontage improvements and that such deviation is in the best interest of the City.

- 2.6. Pay all remaining applicable fees pursuant to California Government Code section 66007.
- 2.7. Rehabilitate all street pavement along all streets impacted by the development as directed by City staff. Install signing and striping per approved plans.
- 2.8. 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.

### **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**

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PROJECT NO. PL25-0022

PROJECT ENGINEER: Daniel Aguirre

DATE: 6/9/2026

**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
- 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 Estimate (On City Forms) with Engineer's Wet Signature and Stamp
- Street Improvements Plans
- 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
- 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
- Construction Management Plan