

PUBLIC WORKS "DRAFT" CONDITIONS OF APPROVAL

TRACT MAP NO. PM 20988

DATE: August 21, 2025 PC MEETING DATE: September 17, 2025

PROJECT DESCRIPTION: Proposed Parcel Map to subdivide 9.06 Acres into three parcels

PROJECT LOCATION: 14022 Cypress Avenue

APPLICANT: PLC Communities PROJECT ENGINEER: Jorge Alvarado

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.

- 1.1 Provide a preliminary Title Report no older than 60 days.
- 1.2 Make the following dedications:

<u>Street Name</u>	<u>Distance</u>	<u>Direction From C/L</u>
<u>Edison Avenue</u>	<u>22 Feet</u>	<u>North</u>

- 1.3 Provide a Monumentation Bond in an amount specified in writing by a Registered Engineer or Licensed Land Surveyor of Record.
- 1.4 Comply with all applicable requirements of the City Municipal Code.
- 1.5 Pay all applicable fees pursuant to City Municipal Code.
- 1.6 Record Tract Map No. 20988 pursuant to the Subdivision Map Act and in accordance with City Municipal Code. Provide a duplicate photo Mylar of the recorded map to the City Engineer's office.
- 1.7 All required plans and studies shall be prepared by a Registered Professional Engineer/Land Surveyor 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.
- 1.8 All public street corners shall have a minimum curb radii per City Municipal Code, Chapter 19.06 and City Standards and Specifications.
- 1.9 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.
- 1.10 Submit to the City, electronic files of Tract/Parcel Map in AUTOCAD, Esri GIS shape and Adobe Acrobat PDF formats. AUTOCAD files shall be submitted as an e-transmitted zip file of the CAD drawings with all base files attached. Scanned resolution of PDF shall be a minimum of 360 dpi.

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

TRACT MAP NO. 20988

PROJECT ENGINEER: Jorge Alvarado

DATE: 8/21/2025

**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
- ☐ Copies of Cross-Sections (if street plans are required) at 50' intervals and extended a minimum of 100' beyond limits of improvements
- ☐ Sewer Plans
- ☐ Domestic Water Plans
- ☐ Recycled Water Plans
- ☐ Street Light Plans including a Photometric Diagram
- ☐ Voltage Drop Calculations (Signed and Sealed by a Registered Engineer)
- ☐ Signing and Striping Plans
- ☐ Traffic Signal Interconnect Plans
- ☐ Traffic Signal Plans
- ☐ Water Quality Management Plan