



Those persons wishing to speak on any item included on the agenda, or on any matter within the subject matter jurisdiction of the Planning Commission, are invited to fill out and submit to the Recording Secretary a "Request to Speak" form (name and address optional) which is available at the entrance to the City Council Chambers. Additionally, members of the public may submit electronic inquiries or comments by submitting emails to Planning@cityofchino.org no later than 5:00 p.m. the day of the meeting.

If you require a reasonable accommodation to participate in this meeting per your rights under the Americans with Disabilities Act or for any other reason, please contact the City Clerk's Office at (909) 334-3306 at least 48 hours prior to the advertised starting time of the meeting.

Any documents produced by the City and distributed to a majority of the Planning Commission regarding any item on this agenda will be made available in the Development Services Department during normal business hours at City Hall located at 13220 Central Avenue, Chino. In addition, such documents will be posted on the City's website at www.cityofchino.org.

CHINO PLANNING COMMISSION

**CITY HALL COUNCIL CHAMBERS
13220 CENTRAL AVENUE
CHINO, CA 91710**

WEDNESDAY, JUNE 18, 2025 AT 6:00 PM

REGULAR MEETING

AGENDA

FLAG SALUTE

ROLL CALL

Planning Commission Members: Jimmy Alexandris (Chairperson), Lissa Fraga (Vice Chairperson), Brandon Blanchard, Kevin Cisneroz, Steve Lewis, Vincent Lopez, Lawrence Vieira

ANNOUNCEMENTS

PUBLIC COMMUNICATIONS

At this time, members of the public may address the Planning Commission on subjects that do not appear on the agenda. Please state your name for the record and limit your remarks to three minutes. If you have an item that will require discussion, please request that the item be placed on the next Planning Commission meeting agenda.

CONSENT CALENDAR

At this time, members of the public may present testimony as to why an item should be removed from the Consent Calendar for separate discussion. Unless a member of the public or Planning Commission requests that an item be removed from the Consent Calendar, all items will be acted upon on one summary vote. Items removed from the Consent Calendar will be acted upon separately, following the Public Hearing procedures.

- Review Proposed Fiscal Year 2025-26 Capital Improvement Program Project List for General Plan Conformance and Environmental Determinations** Review Proposed Fiscal Year 2025-26 Capital Improvement Program Project List for General Plan Conformance and Environmental Determinations

PUBLIC HEARING

The public will be given an opportunity to speak on each of the items listed below. Following a presentation and questions from the Planning Commission to staff, the chairperson will open the public hearing. At that time, the applicant will be permitted ten minutes to present their case. Members of the public will then be permitted five minutes to speak. After all have spoken, the applicant is permitted three minutes to summarize. The public hearing is then closed; however, the Planning Commission may, at its discretion, reopen the public hearing to receive additional public testimony. It is requested, but not required, that any members of the public addressing the Planning Commission state their name for the record prior to making your remarks.

2. PL24-0132 (Site Approval). A request to construct 77 detached single-family condominiums on 9.30 adjusted gross acres at a density of 8.30 dwelling units per acre in the Medium Density Residential and the Low Density Residential land use designation of The Preserve Specific Plan.

Staff Report By: Chris Cortez, Assistant Planner

RECOMMENDATION: Adopt Planning Commission Resolution No. PC2025-011, approving PL24-0132 (Site Approval), based upon the findings and subject to the departmental conditions of approval.

NEW BUSINESS**DIRECTOR'S REPORT****COMMISSION COMMENTS****ADJOURNMENT**

Adjourn to a regular meeting of the Planning Commission on July 16, 2025 at 6 p.m. in these Council Chambers.

I, Natalie Gonzaga, City Clerk of the City of Chino, hereby declare that on June 12, 2025 this agenda was posted on the south window of Chino City Hall and this agenda together with all of the agenda reports and related documents were posted on the City's website at www.cityofchino.org by myself or under my direction.



Natalie Gonzaga, City Clerk.

All Planning Commission decisions may be appealed to the City Council. An appeal of a Planning Commission decision must be filed with the Planning Division within ten (10) calendar days of the decision date.

**MEMORANDUM
CITY OF CHINO
DEVELOPMENT SERVICES DEPARTMENT**

PLANNING COMMISSION MEETING DATE: JUNE 18, 2025

DATE: JUNE 18, 2025

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: ANDREA GILBERT, CITY PLANNER

SUBJECT

Review Proposed Fiscal Year 2025-26 Capital Improvement Program Project List for General Plan Conformance and Environmental Determinations

RECOMMENDATION

1) Find the proposed Fiscal Year 2025-26 Capital Improvement Program (CIP) project list consistent with the City's General Plan, and 2) Find the environmental determinations for the City's CIP projects to be categorically exempt in accordance with the California Environmental Quality Act (CEQA) Guidelines and the environmental regulations of the City.

BACKGROUND

The City of Chino prepares the Capital Improvement Program (CIP) project list in conjunction with the development of the City's annual budget. The City's CIP includes major City-financed construction projects in areas such as 1) road construction and rehabilitation; 2) installation and modification of traffic signals; 3) construction of new public facilities; 4) park construction and improvement projects; 5) installation of new sidewalks/curb ramps and streetlights; and 6) improvements to the City's water, sewer, and storm drain infrastructure. The goals of the CIP are to reflect the City's commitment to fiscal responsibility, sustainable financial planning, and continued investment in essential services.

ISSUES/ANALYSIS

California Government Code § 65401 requires the Planning Commission to annually review the list of proposed CIP projects and verify their conformance with the City's General Plan. The City's General Plan contains several elements that are relevant to the development and evaluation of the projects including Land Use, Transportation, Noise, Open Space & Conservation, Parks & Recreation, and Air Quality Elements.

For Fiscal Year 2025-26, there are 41 existing/carryover CIP projects in varying stages of predesign, design, and construction that were determined to be in conformance with the General Plan in previous years. A total of 20 new projects are proposed as part of the FY 2025-26 budget and the FY 2023-25 mid-term budget adjustment.

PLANNING COMMISSION MEETING DATE: JUNE 18, 2025

TITLE: REVIEW PROPOSED FISCAL YEAR 2025-26 CAPITAL IMPROVEMENT PROGRAM
PROJECT LIST FOR GENERAL PLAN CONFORMANCE AND ENVIRONMENTAL
DETERMINATIONS

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The consolidated list of projects identified to be in conformance with the City's General Plan are shown below in the FY 2025-26 CIP Project List:

FY 2025-26 CIP Project List	
PARKS CATEGORY	
PK253 ¹	Glenn E. Duncan Splash Pad
PK255 ¹	Monte Vista Park (Parking Lot Expansion)
PK256 ¹	Ayala Park Playground & South Picnic Replacement Project
PK262	Shady Grove Improvements
PUBLIC FACILITIES CATEGORY	
PF210 ¹	City Hall & City Hall South Interior and Accessibility Improvements
PF233 ¹	Culinary Arts Building – Purchase of Property & Rehab
PF262	Channel 3 Production & Film Studio
PF263	Central Plant Replacement Project
PF264	Epic Facility Assessment/Design
SEWER CATEGORY	
SW260	Sewer Rehabilitation FY 2025-26
STORM DRAIN CATEGORY	
SD260	Catch Basin Trash Capture Retrofit – Phase 2
STREET CATEGORY	
ST252 ¹	Cypress Ave Rehabilitation
ST253 ¹	East End Railroad Improvements
ST260	Pavement Improvements (Zone 1)
TRAFFIC CATEGORY	
TR250 ¹	CCTV Camera Installation Phase 4
TR251 ¹	Traffic Signal Interconnect – Citywide FY 2024-25
TR260	Traffic Signal Interconnect – Citywide FY 2025-26
TR261	Pedestrian Improvements – Yorba at Walnut
WATER CATEGORY	
WA255 ¹	Water Service Lateral Replacement in Hampshire Village
WA260	Water Main Replacement on Central Ave – C St to Riverside Dr

¹Denotes CIP Projects initiated through the FY 2023-2025 mid-term budget adjustment.

Staff reviewed and determined the FY 2025-26 CIP Project List conforms with the goals and policies of the City's General Plan. The listed projects independently and collectively provide essential improvements that will enable the orderly planned development of the City furthering the goals and policies of the City's General Plan Land Use, Transportation, Noise, Open Space & Conservation, Parks & Recreation, and Air Quality Elements. In addition, these capital improvements provide for facilities which implement the City's Sewer, Water, and Storm Drain master plans. The proposed FY 2025-26 CIP project list was provided to City Council through

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DETERMINATIONS

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the budget workshop held on May 22, 2025. City Council is anticipated to approve the CIP project list along with the FY 2025-26 Budget in June 2025.

ENVIRONMENTAL REVIEW

In accordance with the provisions of CEQA, all projects shall receive an individual and appropriate environmental review prior to commencement of any construction. Staff have identified the CIP projects which are intended to be advertised for construction before the end of FY 2025-26. These projects have been assessed and evaluated in accordance with the CEQA Guidelines. Each project's environmental clearance status is provided in Exhibit "A". A Notice of Exemption for each Categorically Exempt Project will be filed with the San Bernardino County Recorder following the findings of the Commission.

The requested action of reviewing the FY 2025-26 CIP project list for conformance with the City's General Plan is exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15061(b)(3) of the CEQA Guidelines as the action itself will not have a significant effect on the environment.

Attachment: Exhibit "A" -- FY 2025-26 CIP Project Environmental Clearance Status

EXHIBIT "A"
FY 2025-26 CIP Project Environmental Clearance Status

Categorically Exempt Projects Intended for Construction or Advertisement in FY 2025-26

PROJECT ID	PROJECT NAME	EXEMPTION CLASS	SUB CATEGORY	NOTICE OF EXEMPTION STATUS	
				TO BE FILED	FILED
NC251	Citywide Slurry & Pavement Improvements FY 2024-25	15301	(c)		X
PK223	Walnut Park Playground Improvements	15302	(c)		X
PK234	Carolyn Owens Community Center Demonstration Garden	15304	(a)		X
PK255	Monte Vista Park (Parking Lot Expansion)	15301	(a), (c)	X	
SD231	Catch Basin Trash Capture Retrofit	15301	(c)		X
SN221	Alley Rehab FY 2021-22 & Alley #20 Water Main Replacement	15301	(b), (c)	X	
SN231	Alley Rehab FY 2022-23 (East/West Alley #16 from Monte Vista to 5th St)	15301	(c)		X
SN240	CDBG Alley Rehab (East/West Alley #15 from D St to Chino Ave)	15301	(c)		X
ST260	Pavement Improvements (Zone 1)	15301	(c)	X	
ST252	Cypress Ave Rehabilitation (from Walnut Ave to SR-60)	15301	(c)		X
SW260	Sewer Rehabilitation FY 2025-26	15301	(b), (d)	X	
TR212	Traffic Signal Install (Monte Vista at Walnut) & Monte Vista Paving	15301	(c)	X	
TR251	Traffic Signal Interconnect - Citywide FY 2024-25	15301	(a)	X	
TR261	Pedestrian Improvements - Yorba Ave at Walnut Ave	15301	(c)	X	
WA214	Well 17 Equipping Project	15301	(b)		X
WA223	Russell Ave Water Main Replacement	15302	(c)		X
WA224	Water Main Replacement - North of B St (East/West Alley #18 from Telephone to Central)	15301	(b), (c)	X	
WA234	Well 16 Upgrade Project	15301	(b), (d)		X
WA241	Phillips Reservoir No. 2 Demolition	15301	(b)	X	
WA242A	Philadelphia Ave Water Main Replacement (Central Ave to Oaks Ave)	15301	(b)	X	
WA242B	Walnut Ave Water Main Replacement (Ramona Ave to 10th St)	15301	(b)	X	
WA255	Water Service Lateral Replacement in Hampshire Village	15302	(c)		X

Categorically Exempt Design Phase Work:

PROJECT ID	PROJECT NAME	EXEMPTION CLASS	SUB CATEGORY	NOTICE OF EXEMPTION STATUS	
				TO BE FILED	FILED
ST243	Euclid Avenue Bridge (Geotechnical Exploration and Potholing Activities - Design Phase)	15306	N/A	X	

Project with Mitigated Negative Declaration:

PROJECT ID	PROJECT NAME	ADOPTION DATE
WA212	State Street Water Treatment Facility	10/18/2022

**MEMORANDUM
CITY OF CHINO
DEVELOPMENT SERVICES DEPARTMENT**

PLANNING COMMISSION MEETING DATE: JUNE 18, 2025

PL24-0132 (Site Approval)

LOCATION MAP



PROJECT NO.: PL24-0132 (Site Approval)**APPLICANT:** Chino Preserve Development Corporation

REQUEST: A request to construct 77 detached single-family condominium dwelling units on 9.30 adjusted gross acres at a density of 8.30 dwelling units per acre in the Medium Density Residential (MDR) and the Low Density Residential (LDR) land use designation of The Preserve Specific Plan.

LOCATION: Southwest corner of Pine Avenue and West Preserve Loop, in the Block 1 Master Plan Area (Tentative Tract Map No. 20663) (APNs: 1057-181-01, -02, and -42).

RECOMMENDATION

Adopt Planning Commission Resolution No. PC2025-011, approving PL24-0132 (Site Approval), based upon the findings and subject to the departmental conditions of approval.

SURROUNDING ZONING AND LAND USE:

	<i>Existing Land Use</i>	<i>General Plan</i>	<i>Zoning District</i>
Project Site -	Vacant	Medium Density Residential (MDR) and LDR (Low Density Residential)	The Preserve Specific Plan
North -	Residential	MDR (Medium Density Residential) and Recreation Open Space (R/OS)	The Preserve Specific Plan
East -	Vacant	MDR (Medium Density Residential)	The Preserve Specific Plan
South -	Vacant	LDR (Low Density Residential)	The Preserve Specific Plan
West -	Vacant	HDR 30 (High Density Residential 30 Dwelling Units / Acre)	The Preserve Specific Plan

BACKGROUND

On February 13, 2008, the Planning Commission approved an "A" level Master Site Approval (MSA No. 2006-02) and Tentative Tract Map (TTM) No. 16420 to subdivide approximately 514 acres of land for future development of a variety of residential, commercial, institutional, mixed use, and open space recreational land uses for the South of Pine master plan area within The Preserve Specific Plan. On February 23, 2022, the Planning Commission approved modifications to both the MSA 2006-02 and TTM 16420, modifying underlying conditions of approval and rectifying the inconsistencies between the MSA and TTM that resulted when The Preserve Specific Plan (PSP) was updated in 2021. On July 17, 2024, the Planning Commission approved a "B" level MSA (PL23-0083) and TTM No. 20633 (PL23-0085) to further master plan and subdivide 45.15 acres of land, a portion of the South of Pine master plan area for future residential development of 292 residential units within four neighborhoods and a 3-acre public park, known as Block 1 master plan area. The applicant, Chino Preserve Development Corporation, is now requesting approval of a Site Approval (PL24-0132) to construct 77

detached single-family condominium units. The previous Public Works and Fire District conditions of approval for Tract 16420 and 20633 shall apply to this development, which require dedications and public improvements for access, streets, drainage, and utility systems.

On June 24, 2024, the applicant submitted a preliminary application under the provisions of Senate Bill 330, the Housing Crisis Act (SB 330). SB 330 was adopted by the state in 2019 to, among other things, provide more certainty to housing developers by allowing them to lock in the standards and fees that apply to their projects. Subject to limited expectations, filing a preliminary application locks in the development standards that are in place on the day the preliminary application is filed.

ISSUES/ANALYSIS

Site Design

The project site is located within the Preserve Specific Plan, west of West Preserve Loop, south of Pine Avenue, and north of Legacy Park Street, in the Block 1 master plan area (Tentative Tract Map No. 20633) and consists of 77 single-family detached condominiums on 9.30 adjusted gross acres of land at a density of 8.30 units/acre in the Medium Density Residential (MDR) and Low Density Residential (LDR) land use designations of The Preserve Specific Plan.

Access to the site is provided from West Preserve Loop, entering onto Market Street and "B" Street, which provide a direct connection to "K" Street. The proposed homes are detached condominiums, comprised of 2 or 3-story units. Homes are plotted along eight private drive aisles with access from "K" Street, and designed to generally front onto West Preserve Loop, Market Street, and "K" Street. All three-story homes are strategically plotted on interior lots, away from public streets. The homes are designed as detached single-family units with garage access provided from private drive aisles, except for the homes facing Market Street, "B" and "G" Streets. These homes will have direct access from those streets.

Project statistics are as follows:

<i>Item</i>	<i>Proposed</i>
Project Area -	9.3 adjusted gross acres
No. of Residential Units -	77
Density -	8.3 dwelling units per acre
Covered Parking (proposed/required)-	154 proposed/154 required
Guest Parking (proposed/required)	57 proposed/ 8 required

Architecture and Floor Plans

Three floor plans, with options, and three architectural styles are proposed. Floor plans range in size from 2,244 square feet to 3,005 square feet. Enhanced elevations have been provided for all elevations visible from a public street or open space feature. The three architectural styles proposed include Adaptive Italian, Adaptive Spanish, and Adaptive Farmhouse. The following is a brief description of each architectural style:

- Adaptive Italian: This style has a stucco finish and features decorative quoins, cornice trims, and an arched front entry with a faux precast trim. The first and second stories are delineated with the use of a wide belly band. Front doors, garage doors, and light

fixtures are provided to match the architectural style. An "S" concrete tile roof is provided.

- Adaptive Spanish: This style has a stucco finish and features decorative gable accents, exposed rafter tails, iron elements, multi-paned windows with shutters, foam trim, decorative pot shelves, and an articulated front entry with columns and a gable end detail. Horizontal wood accents are provided at the third story of Plan 2X. Front doors, garage doors, and light fixtures are provided to match the architectural style. An "S" shaped concrete tile roof is provided.
- Adaptive Farmhouse: This style features board and batten siding to accent the main stucco body with the addition of vertical and horizontal scoring in the stucco to further enhance the adaptive style. This style utilizes simple gable ends, steep roof pitches, decorative corbels, pot shelves, and decorative shutters. Enhanced entries have wood posts and beams. Front doors, garage doors, and light fixtures are provided to match the architectural style. A flat concrete tile roof is provided.

Design Review Board (DRB)

This project is a repeat product of PL23-0120 (Site Approval), previously reviewed by the Design Review Board (DRB) on March 7, 2024. The project was well-received and the DRB recommended approval of the project to the Planning Commission, which the Commission approved on March 20, 2024.

Landscaping, Walls, and Open Space

A unique landscape theme has been established in the neighborhood, which includes shrubs, a minimum 24-inch box tree, and ground cover for the front yard of each unit. Landscaping throughout the development has a drought tolerant design, concentrated along the street frontages.

Each home is required to have a minimum private open space (POS) requirement of 200 square feet, which is provided in either the rear or side of each home. POS for each home ranges in size from 283 square feet to 2,443 square feet. Each POS area is enclosed with a 5' 6" high vinyl fence in areas not visible from the public view and a 6' high decorative block wall with 24" square pilasters at locations visible from public view. To enhance visual interest and reduce the appearance of continuous walls, a 42" high decorative block wall with 24" square pilasters is proposed along West Preserve Loop at the ends of the private drive aisles. This treatment helps delineate the transition between the homes and the public street, while maintaining a sense of openness. The project site is also adjacent to a future 3-acre park to the west. The park will be fully constructed prior to occupancy of the 200th residential unit within the Block 1 master plan area.

Parking

The project meets the minimum parking requirement of two garage spaces per unit. In addition, driveways are provided for each home to allow for parking of two additional vehicles. The project is required to provide a total of eight guest parking spaces, which are provided along Market Street, "B" and "K" Streets. Overall, the total number of parking spaces provided exceeds the minimum parking requirements of The Preserve Specific Plan with a total parking count of 365 parking spaces, which is 4.7 parking spaces per unit (154 garage spaces, 154 driveway spaces, 57 on-street spaces).

Public Noticing

A 10-day notice was mailed to all property owners within a 300-foot radius of the project site. In addition, a notice was published in the *Chino Champion* on June 7, 2025, and the City sent information out on the City's social media platforms. In response to the public notice, no comments have been received. The notice meets legal noticing requirements.

ENVIRONMENTAL REVIEW

The project is within the scope of the previously adopted Addendum to The Preserve Chino Sphere of Influence – Subarea 2 Final Environmental Impact Report (SCH# 2000121036) (EIR) for South of Pine Update 2022, which adequately describes the proposed activity for the purposes of the California Environmental Quality Act (CEQA), pursuant to Section 15164 of the CEQA Guidelines. Additionally, there have been no substantial changes in the project since it was originally assessed under the Addendum, or no substantial new information that was not previously known when the project was originally assessed under the Addendum. No further action under CEQA is required.

RESOLUTION NO. PC2025-011

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, APPROVING PL24-0132 (SITE APPROVAL) TO CONSTRUCT 77 DETACHED SINGLE FAMILY CONDOMINIUM UNITS ON 9.30 ADJUSTED GROSS ACRES OF LAND AT A DENSITY OF 8.30 DWELLING UNITS PER ACRE IN THE MEDIUM DENSITY RESIDENTIAL (MDR) AND LOW DENSITY RESIDENTIAL (LDR) LAND USE DESIGNATIONS OF THE PRESERVE SPECIFIC PLAN LOCATED AT THE SOUTHWEST CORNER OF PINE AVENUE AND WEST PRESERVE LOOP, IN THE BLOCK 1 MASTER PLAN AREA (TENTATIVE TRACT MAP NO. 20663) (APNS: 1057-181-01, -02, AND -42).

WHEREAS, the City of Chino (the "City") adopted the Preserve Specific Plan on March 25, 2003; and

WHEREAS, on February 13, 2008, the Planning Commission approved an "A" level Master Site Approval (MSA No. 2006-02) and Tentative Tract Map (TTM) No. 16420 for the approval to master plan and subdivide approximately 514 acres of land for the future development of a variety of residential, commercial, institutional, mixed use, and open space recreational land uses for the South of Pine master plan area within The Preserve Specific Plan; and

WHEREAS, on February 23, 2022, the Planning Commission approved modifications to both the MSA 2006-02 and TTM 16420, modifying underlying conditions of approval and rectifying the inconsistencies between the MSA and TTM that resulted when The Preserve Specific Plan (PSP) was updated in 2021; and

WHEREAS, on July 17, 2024, the Planning Commission approved a "B" level MSA (PL23-0083) and Tentative Tract Map No. 20633 (PL23-0085) to further master plan and subdivide 45.15-acres of land, a portion of the South of Pine master plan area for future residential development of 292 residential units and a 3-acre public park, known as Block 1 master plan area; and

WHEREAS, Chino Preserve Development Corporation (the "Applicant"), has filed an application with the City of Chino (the "City") for approval of PL24-0132 (Site Approval) (the "Project") to construct 77 detached single family condominium units on 9.30 adjusted gross acres of land at a density of 8.30 dwelling units per acre in the Medium Density Residential (MDR) and the Low Density Residential (LDR) land use designations of The Preserve Specific Plan located at the southwest corner of Pine Avenue and West Preserve Loop (APNs: 1057-181-01, -02, -29, and -42); and

WHEREAS, the Planning Commission of the City of Chino has completed its study of the proposed Project; and

WHEREAS, on June 18, 2025, the Planning Commission held a duly noticed public hearing for the Project in compliance with law, including compliance with the relevant provisions of the California Government Code and Chino Municipal Code, entertained the written and oral report of staff, and took public testimony on the Project; and

NOW, THEREFORE, the Planning Commission of the City of Chino, California, does hereby FIND, DETERMINE, and RESOLVE as follows:

- A. The foregoing recitals are true and correct and incorporated herein.
- B. Based on substantial evidence, both written and oral, from the public hearing, the Planning Commission makes the following findings and takes the following actions on PL24-0132 (Site Approval):
 1. *PL24-0132 (Site Approval)*
 - a. The proposed Project is consistent with the goals and policies of the City's adopted General Plan and/or applicable specific plan(s). The Project meets General Plan, Goal LU-1.1, which encourages a variety of housing types that meet the housing needs of residents of all income levels in Chino. Further, the Project is located in The Preserve Specific Plan and is in compliance with The Preserve Specific Plan development standards and design guidelines;
 - b. The proposed Project is permitted within the zoning district in which it is proposed and complies with all applicable provisions of the City's Zoning Code. The Project is a proposal for the development of 77 single family condominium homes on 9.30 adjusted gross acres of land at a density of 8.30 dwelling units per acre, which is consistent with Master Site Approval (PL23-0083) approved by the Planning Commission on July 17, 2024;
 - c. The subject site is physically suitable, including, but not limited to, parcel size, shape, access and availability of utilities, for the type and intensity of development proposed, as all minimum zoning requirements governing parcel size, shape, access, type and intensity of development have been met or exceeded. The proposed Project is consistent with the development standards and guidelines for uses within the MDR and LDR land use designations of The Preserve Specific Plan, The Preserve Design Guidelines, and the City Zoning Code;
 - d. The subject site relates to streets and highways property designed, both as to width and type of pavement to carry the type and quantity of traffic generated by the proposed Project, as necessary street and roadway improvements for Market Street, West Preserve Loop and internal roadways are required to be improved as part of the development;
 - e. The proposed Project is compatible with those on abutting properties and in the surrounding neighborhood, as the adjacent existing and future land

uses to the Project include existing residential uses of similar size and density to the north of Pine Avenue. In addition, the future residences east of "K" Street are to be designed to a scale and 2-story massing that will be compatible. The proposed tract also acts as a transitional area between the higher density land uses to the west and the medium and lower densities to the east;

- f. The proposed location, size, and operating characteristics of the proposed Project will not be detrimental to the public interest, health, safety or general welfare, as the Project is consistent with the MDR and LDR land use designations of The Preserve Specific Plan and surrounding uses. In addition, certain safeguards have been required of the proposed Project, which the Planning Commission deems necessary to protect the public health, safety, and general welfare. These safeguards (Conditions of Approval) are attached hereto as Exhibit "A";
- g. The proposed Project is within the scope of the previously adopted Addendum to The Preserve Chino Sphere of Influence – Subarea 2 Final Environmental Impact Report (SCH# 2000121036) (EIR) for South of Pine Update 2022, which adequately describes the proposed activity for the purposes of California Environmental Quality Act (CEQA), pursuant to Section 15164 of CEQA Guidelines. Additionally, there have been no substantial changes in the project the adoption of the Addendum, or no substantial new information that was not previously known when the project was originally assessed under the Addendum. The EIR satisfies the requirements of CEQA and the CEQA guidelines (California Public Resources Code §§ 21000 et seq.; 14 Cal. Code Regs. §§ 15000 et seq.) pursuant to Sections 15080 thru 15097 of the CEQA Guidelines such that no subsequent action is required; and
- h. The minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed Project and have been imposed as conditions of Project approval by the Planning Commission. In addition, certain safeguards have been required of the Project, which the Planning Commission deems necessary to protect the public health, safety, and general welfare. These safeguards (Conditions of Approval) are attached hereto as Exhibit "A". Further, the Project meets all required development standards and policies pertaining to residential development in the City and The Preserve Specific Plan.

2. *Special Findings of Fact for Projects in the Airport Overflight Area*

- a. 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 proposed Project is located within Aviation Safety Zone III, and the proposed use, which consists of residential development, is considered a normally acceptable use within said zone.

3. *Guiding Development Principles*

- a. *The Project contributes directly to a broad range of housing types and opportunities.* The proposed Project contributes to a broad range of housing types by providing a total of 77 detached single family condominium homes.
- b. *The Project is characterized by design features that contribute to the quality and variety of the living environment.* The proposed Project integrates streets and private drives that provide pedestrian access and connectivity to all areas within the site and future development. All proposed pedestrian and landscape linkages will be developed in accordance with the General Plan and The Preserve Specific Plan requirements.
- c. *The Project contributes to and does not detract from the character and viability of the Community Core.* The proposed Project is located south of the Community Core and designed with 77 single family detached condominium homes. The orientation of the residential layout will not detract from the character and viability of the Community Core but will provide a customer base for the Community Core.
- d. *The Project implements and is consistent with the land use concept in the plan.* The proposed Project is consistent with the land use concept of The Preserve Specific Plan, and includes continuity, compatibility, and connectivity within and between the site, neighboring development, and areas that may be developed in the future. Additionally, the Project is a proposal for the development of a residential community consisting of 77 detached single-family condominium homes on 9.30 adjusted gross acres of land at a density of 8.30 dwelling units per acre, which is consistent with Master Site Approval (PL23-0083) approved by the Planning Commission on July 17, 2024.

4. *Compatibility Findings*

- a. *The Project complies with the provisions of The Preserve Specific Plan including the Guiding Development Principles listed in the Development Concept section.* These findings have been met and are included in Section 3 – Guiding Development Principles of this Resolution.
- b. *The mobility systems are consistent and seamlessly connect with the mobility systems of adjacent properties.* The proposed Project provides a street and pedestrian layout that is consistent with the requirements and development standards of The Preserve Specific Plan. The Project will utilize and improve existing roadways and will create new public streets and private drive aisles within the Project area.
- c. *Areas intended for public use, such as public plazas, trails, sidewalks, schools, recreational facilities and paseos, are coordinated among subdivisions and the streetscape, landscape, hardscape and public amenities are mutually compatible.* The proposed Project ensures that the

areas intended for public use have been coordinated throughout the site by providing sidewalks to serve as a pedestrian link to all areas in The Preserve. The proposed streetscape, landscape and public amenities are mutually compatible. Further, the Applicant is proposing to install perimeter landscaping within and around the site, consistent with the landscaping standards in The Preserve Specific Plan, which will provide an aesthetically pleasing streetscape.

- d. *The development proposal complies with the applicable design guidelines of this specific plan and is compatible with surrounding areas, including, but not limited to building design and placement, colors, materials, height, bulk and the design of paseos, trails and other public facilities.* The proposed Project complies with The Preserve Specific Plan and will facilitate the development of a 77-unit residential community. The proposed development complies with The Preserve Design Guidelines.
- e. *Consideration and application of public safety and security are incorporated into the project design.* The proposed Project will provide for public safety and security through its adherence to State and City public works and engineering standards for roadways and infrastructure. The Project will include adequate lighting on all streets and paseos to ensure public safety when development occurs.
5. *CEQA Findings.* The Planning Commission finds that the environmental documentation is adequate and conforms with the provisions of CEQA. The Planning Commission finds that the Project has already been assessed by the City. The Project is within the scope of the previously adopted Addendum to The Preserve Chino Sphere of Influence – Subarea 2 Final Environmental Impact Report (SCH# 2000121036) (EIR) for South of Pine Update 2022, which adequately describes the proposed activity for the purposes of California Environmental Quality Act (CEQA), pursuant to Section 15164 of CEQA Guidelines. Additionally, there have been no substantial changes in the project since it was originally assessed under the Addendum, or no substantial new information that was not previously known when the project was originally assessed under the Addendum. No further action under CEQA is required.
6. *Approval of PL24-0132 (Site Approval).* The Planning Commission hereby approves PL24-0132 (Site Approval) subject to the Conditions of Approval attached hereto as Exhibit "A". Applicant, including its successors and assigns, shall be responsible for implementing and complying with all conditions set forth in Exhibit "A".
7. *Actions by the Planning Commission Secretary.* The Planning Commission Secretary is hereby directed to attest to the adoption of this Resolution as of the date set forth below and forthwith transmit a copy of this Resolution, by regular mail, to the Applicant at the address of record set forth in the Application.

PASSED, APPROVED, AND ADOPTED THIS 18TH DAY OF JUNE 2025.

PLANNING COMMISSION CHAIRPERSON

ATTEST:

SECRETARY, PLANNING COMMISSION

State of California)
County of San Bernardino) §
City of Chino)

I hereby certify the foregoing Resolution was duly adopted by the Chino Planning Commission at a meeting held on the 18th day of June 2025 and entered in the minutes of said Commission.

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

SECRETARY, PLANNING COMMISSION

Attachment: Exhibit A – Conditions of Approval

EXHIBIT A

DEPARTMENTAL CONDITIONS OF APPROVAL

DATE: June 18, 2025

PROJECT FILE NO.: PL24-0132 (Site Approval)

LOCATION: Southwest corner of Pine Avenue and West Preserve Loop
(APN: 1057-181-01, -02, and -42)

APPLICANT: Chino Preserve Development Corporation

The departments listed below have reviewed the above referenced application. Those departments marked with an “X” have required conditions of approval to be imposed on the project.

Development Services Department –

- Planning Division
- ADA Accessibility Division

Public Works Department –

- Engineering Division
- Traffic Division

Chino Valley Independent Fire District

Police Department

Finance Department

Community Services, Parks & Recreation Department

DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION CONDITIONS OF APPROVAL

DATE: June 18, 2025

PROJECT FILE NO.: PL24-0132 (Site Approval)

LOCATION: Southwest corner of Pine Avenue and West Preserve Loop
(APN: 1057-181-01, -02, and -42)

APPLICANT: Chino Preserve Development Corporation

1.0 TIME LIMITS:

- 1.1. Project approval shall expire on June 18, 2035, 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

DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION

CONDITIONS OF APPROVAL

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limitation period applicable to such action, or final resolution of such 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 Tentative Tract Map No. 16420 and 20633 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 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

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

\$50 for the Notice of Determination filing 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:
 - 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

DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION**CONDITIONS OF APPROVAL****FILE NO.: PL24-0132 (SA)****DATE: June 18, 2025**

- 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) sets 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 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.

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- 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 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 June 18, 2025, as prepared by Lewis Group of Companies, Kevin L. Crook Architect, Inc., Cannon Engineering, and SITESCAPES. 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.
- 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. The applicant shall be responsible for implementation of a homebuyer's orientation program to review the CC&Rs, HOAs, and the disclosure notices. In addition, the applicant 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.
 - 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.

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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 PL23-0085 (Tentative Tract Map No. 20633) 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 PL23-0085 (Tentative Tract Map No. 20633) shall 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.

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 Master Site Approval No. PL23-0083. Furthermore, a 6-foot-high 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 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.
 - 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. A disclosure that the project site is located in an area that includes Prado Park, Mill Creek Wetlands, and other existing open space areas and natural drainage/treatment facilities in the Prado basin that will include an increase in mosquitos and other insects in the area, which could hamper the enjoyment of outdoor spaces and increase the risk of mosquito-borne diseases. 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.

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 No 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. 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.
- 7.2. 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. 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.
- 7.3. 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.
- 7.4. 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 Division, that the root growth characteristics of the type of tree proposed does not warrant their installation.
- 7.5. 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.
- 7.6. 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.
- 7.7. 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.

7.8. 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.

7.9. Phased Projects:

7.9.1. 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.

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

7.9.2.1. 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.

7.9.2.2. 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

DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION**CONDITIONS OF APPROVAL****FILE NO.: PL24-0132 (SA)****DATE: June 18, 2025**

fence shall be maintained in good condition at all times.

- 7.10. 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.
- 7.11. 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.
- 7.12. 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 3%; 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 0.04 MT CO₂e per residential dwelling unit per year and/or 0.11 MT CO₂e 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 three percent 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 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 sand finish is required for Adaptive Farmhouse elevations. A light finish is required for Adaptive Italian and Adaptive Spanish 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 smooth, plaster-like finish.
- 9.1.4. 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.
- 9.1.5. 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.

DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION

CONDITIONS OF APPROVAL

FILE NO.: PL24-0132 (SA)

DATE: June 18, 2025

- 9.1.6. Concrete mow curbs shall be installed between all turf and shrub areas in all common landscape areas.
- 9.1.7. Stone, brick, and other masonry veneers, where used, shall be applied to within four inches of the finished grade.

PUBLIC WORKS CONDITIONS OF APPROVAL
PROJECT NO. PL24-0132 (Site Approval)

DATE: June 5, 2025 PC MEETING DATE: June 18, 2025

PROJECT DESCRIPTION: Construction of 77 "Licensed" condos, on Lots 1-3 of TTM 20633 (SB330)

PROJECT LOCATION: Block 1 – The Preserve

APPLICANT: Chino Preserve Development Corp. 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.

THIS PROJECT SHALL ALSO COMPLY WITH THE APPLICABLE ENGINEERING CONDITIONS OF APPROVAL FOR MASTER SITE APPROVAL (MSA) PL23-0083/TENTATIVE TRACT MAP (TTM) 20633 (PL23-0085), AND TENTATIVE TRACT MAP (TTM) NO. 16420. APPROVED BY THE PLANNING COMMISSION ON JULY 17, 2024, AND FEBRUARY 23, 2022, RESPECTIVELY.

1.0 PRIOR TO ISSUANCE OF BUILDING OR CONSTRUCTION PERMITS:

- 1.1. Record Tract Map No. 20633 (PL23-0085) 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's Engineer's office.
- 1.2. 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 by 8½-inch standard format.
- 1.3. Make the following dedications:

<u>Street Name</u>	<u>Distance (R/W Total)</u>	<u>Direction From C/L</u>
“B” Street	30’/30’ (60’ total)	North/South
“G” Street	30’/30’ (60’ total)	North/South
“K” Street	30’/30’ (60’ total)	East/West
Market Street	30’/30’ (60’ total)	North/South
Pine Ave ⁽¹⁾	18’/NA	South (per TM16420 – AA-5977)
West Preserve Loop ⁽²⁾	16’/NA	West per TTM 20633

¹ Full street improvements on Pine Ave along the project boundary to be constructed by TM16420 approved street improvement plans, AA-5977. See COA 2.7.

² Only the west side sidewalk on West Preserve Loop (WPL) is to be constructed with TTM 20633. The rest of the street improvements shall be constructed with Block 8. See COA 1.8.

- 1.3a Dedicate to the City 36-foot wide easements for proposed Private Drive's A through H for fire lane and public and private utility access purposes. Additionally, dedicate to the City a 20-foot wide easement for drainage and maintenance access purposes, per TTM 20633.

1.3b 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 for Subarea 2 (The Preserve) by identifying off-site runoff proposed to be conveyed by Line 'G', downstream control for the Line 'G' system, and on-site stormwater 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.

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. Prior to issuance of any construction permit and in accordance with Conditions of Approval per Tract Map 20633, 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>		
	Market St ⁽¹⁾	"B", "K", "G" Streets ⁽¹⁾	Private Drives/Alleys
Curb & Gutter (Offset from Centerline)		18' N'ly & S'ly	13' N'ly & S'ly
Sidewalk (Width)	5'	5'	5'
Asphalt Concrete Pavement on Aggregate Base (Width from Centerline)	36' wide (18')	36' wide (18')	26' wide (13')
Asphalt Concrete Overlay			
Street Lights	X	X	
Median Island and Landscaping			
Parkway Landscaping ⁽²⁾	X	X	
Striping and Traffic Controls ⁽³⁾	X	X	
Traffic Signal Interconnect			
Conduit System for CATV			
Sewer ⁽⁴⁾	X	X	X
Storm Drain ⁽⁵⁾	X	X	X
Domestic Water ⁽⁶⁾	X	X	
Recycled Water ⁽⁶⁾	X	X	
Fire Hydrants as required by CVIFD ⁽⁷⁾	X	X	
Driveway Approaches ⁽⁸⁾	X	X	X

- If downstream sewer and/or storm drain facilities have not been constructed, developer shall be responsible for constructing said offsite facilities to serve the development.
- Water treatment/storage facilities shall be provided by the City of Chino through DIF Fees and Credits per Water Agreements between the City of Chino and Developer.
- There are proposed public improvements on West Preserve Loop by TTM 16420-8 (Block 8), and TTM 20633 (Block 1) in addition to Pine Avenue (TM 16420). However, if any required

improvements have not yet been constructed, this development shall be responsible for completing their construction.

- 1) The public improvements listed shall be made as specified in our municipal code and per the City of Chino's The Preserve Specific Plan. All required street improvements should 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) The parkway maintenance shall be the responsibility of the Preserve Master Maintenance Corporation (PMMC).
- 3) Extent of the signing & striping plan shall be dictated by the City Traffic Engineer.
- 4) 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. Also, see COA 1.25 and 3.3.
- 5) 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. Also, see COA 1.25 and 3.3.
- 6) Provide new water meters and services and abandon unused water meters and services where applicable, per City standards. Utilize recycled water on the project site to the maximum extent practicable. See COA 1.20. Public water mains shall not extend into lettered lots.
- 7) All relocated or proposed fire hydrants will need to be upgraded to the latest model per City of Chino standards.
- 8) 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.

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 the Americans with Disabilities Act (ADA) regulations in 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. 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.
- 1.11. Execute a Subdivision 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. Provide a Monumentation Bond in an amount specified in writing by a Registered Engineer or Licensed Land Surveyor of Record.
- 1.13. Comply with all applicable requirements of the City Code.
- 1.14. Provide a Pedestrian Accessibility Route Plan that clearly indicates structures proposed with this site and future phases and/or site plans. The route plan 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's Policy on Accessible Pedestrian Facilities);
 - c. Pedestrian crossings at driveways;
 - d. Path of travel from right-of-way to recreation facilities (parks, restroom) and each feature pad area.
- 1.15. Any 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, including crosswalks, created by, prolonged from, or connected to any required sidewalks improvements. The frontage may include sidewalks, curb ramps, connecting crosswalks (marked and unmarked), and their associated pedestrian facilities (on-street parking space, etc.).
 - a. The following existing improvements shall be made compliant with accessibility regulations as a part of this project:
 - i. sidewalks/walks
 - ii. shared-use paths/multi-purpose paths
 - iii. curb ramps
 - iv. crosswalk pavement and associated pedestrian facilities (pedestrian push buttons, maneuvering, clear space)
 - v. driveway approaches crossings
 - vi. parking space
 - 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 and dimensions and slopes of maneuvering spaces and landings, width of sidewalk, 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 remedied and brought up to accessibility standards as part of the project.
 - d. An accessible on-street parking space shall be placed where sufficient right-of-way exists for the loading/unloading area.

1.16. 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).

1.17. 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

1.18. 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) in compliance with the PWQMP for Block 1 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.

1.19. 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.

1.20. City staff has determined that recycled water be used for grading operations, dust control activities, and public right-of-way area landscape irrigation. An evaluation of compliance to the California State Water Resources Control Board latest requirements shall be made at the time of permit issuance.

1.21. All public street corners shall have a minimum curb radii per City Code, Chapter 19.06 and City Standards and Specifications.

1.22. Provide adequate sight distance per City Standard No. 865-A for intersections and City Standard 865-B for driveways and mid-block access streets. Landscaping type and height shall be maintained to ensure sight distance requirements are perpetuated.

1.23. Comply with all requirements of the Focused Traffic Assessment dated November 9, 2023, including participation in fair share contributions (if applicable) and construction of required improvements.

1.24. Provide a copy of and comply with the Construction Management Plan previously requested on other tracts that includes but is not limited to construction notifications, noise mitigation, milestones

for the phasing of interim and ultimate public improvements that coincide with building permitting and occupancy, construction yard, pedestrian mobility, and temporary traffic control.

1.25. Prior to installation of underground utilities, CCTV inspection of existing sewer and storm drain conduits that may be impacted by the construction shall be performed and recordings submitted to the City for comparison to post-construction inspection.

1.26. Per conditions specified on Tentative Tract Map 16420-Dashed Map:

i. The developer shall be required to execute a Chino Basin Watermaster "Voluntary Agreement" with the City in those instances where such an agreement applies. For example, such instances would include developer-acquired acreage that is planned for development, but the timing of that development occurs as some future date and the acreage is proposed to be used for agricultural purposes utilizing City provided water in the interim. The Voluntary Agreement and any necessary amendments to existing agreements must be fully executed prior to the provision of City supplied water for agricultural purposes.

1.27. 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.

2.0 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. Per conditions specified on Tentative Tract Map 16420-Amended:

i. Distribute for signature of all buyers the information and disclosure notice announcing that the development will be annexed to the Preserve Master Maintenance Corporation (PMMC) before transfer of property title and completion and acceptance of all public improvements.

2.5. Rehabilitate all street pavement impacted by utility trench repairs as directed by City staff. Install signing and striping per approved plans.

3.0 PRIOR TO FINAL ACCEPTANCE/PROJECT CLOSEOUT:

3.1. Complete all Conditions of Approval listed under Sections 1-2 above and all Conditions of Approval for PL 23-0083/-0085, approved on July 17, 2024, and TTM 16420 approved on February 23, 2022.

3.2. As specified in the Master Site Approval PL23-0083 conditions, 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.

3.3. After installation of underground utilities, perform CCTV inspection of the existing conduits that were CCTV inspected prior to construction and all new storm drain and sewer conduits that are less than 48-inch in diameter.

3.4. Set new monuments that have been damaged or destroyed as a result of construction. Monuments shall be set in accordance with City Standards.

- 3.5 The Developer is responsible for the repair and maintenance of public right-of-way or private property from substantial construction completion until final acceptance of improvements. Provide and implement maintenance schedule of infrastructure improvements should final acceptance by the City Council not occur within one year after the construction was completed.
- 3.6 Upon final cap of the street improvements listed within Section 1.0, the City of Chino strongly advises against any future street cuts for the purposes of underground utility installation for a period of Five Years. If additional cuts are required, the City Engineer may require additional street repair (length and width / full depth paving) as deemed necessary to ensure the structural integrity of the roadway.
- 3.7 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. PL24-0132 (Site Approval)

PROJECT ENGINEER: Daniel Aguirre

DATE: 6/5/2025

**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 (can be part of Precise Grading Plan)
- 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 (for all work within the right-of-way)
- 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



Chino Valley Fire District

14011 City Center Drive
Chino Hills, CA 91709
(909) 902-5260 Administration
(909) 902-5250 Fax
Chinovalleyfire.org

Board of Directors

Sarah-Ramos Evinger
President
Mike Kreeger
Vice President
Tom Haughey
Harvey Luth
Andrew Romaine

Fire Chief
Dave Williams

June 10, 2025

2024-00002695

CHINO PRESERVE DEVELOPMENT CORP
1156 N MOUNTAIN AVE
UPLAND, CA - California 91786

Project Name: BLOCK 1, SA, 77 UNITS
PL 24-0132
Project Address: NWC LEGACY PARK &
WEST PRESERVE LOOP

It is a recommendation of the Fire District that the developer of every new construction project facilitate a preconstruction meeting. The meeting is to be scheduled with the Fire District Inspector for said project.

The following are the conditions of the above referenced permit/project. All conditions shall be adhered to, failure to comply with said conditions may result in the revocation of said permit and/or punitive fines as outlined in the Fire District fee schedule.

We look forward to a cooperative working relationship throughout the project. Should you have any questions regarding the project, including the conditions as set forth herein, please feel free to contact our office at (909) 902-5280.

Fire Protection Requirements

- 1.0 THE ITEMS BELOW ARE CONDITIONS OF APPROVAL AND ARE TO BE COMPLETED PRIOR TO RECORDATION:
- 1.1 Fire access roads shall be designed and plans submitted to the Fire District for approval. Fire access roads shall be constructed of an all-weather hard surface, such as, asphalt or concrete, and be a minimum unobstructed width of 26 feet and minimum clear height of 13'6". The road grade shall not exceed twelve percent (12%) maximum. An approved turn around shall be provided at the end of each roadway in excess of 150 feet in length. Aerial access shall be provided for any buildings 30' ft. and higher per 2019 CFC. Appendix D. A 26' ft. wide access road shall be a minimum of 15' ft. to the building and a maximum of 30' ft. from the building. Access roads shall comply with Fire District Standard No. 111.

- 1.2 The development and each phase shall have two (2) points of vehicular access during construction. Fire District Standard No. 111 shall be complied with.
- 1.3 Water systems shall be designed to meet the required fire flow of this development and be approved by the Community Risk Reduction Division. Buildings in excess of 100,000 square feet shall have a minimum of two (2) connections to a public main. The developer shall furnish the Community Risk Reduction Division with three (3) copies of the water system working plans done by the installing contractor for approval, along with the Fire Flow Availability Form completed by the water purveyor prior to recordation. The required fire flow shall be determined by using the California Fire Code, current adopted edition. For all private systems, the water systems shall comply with Fire District Standard Nos. 101, 102, and 103. In areas without water-serving utilities, fire protection water systems shall be based on NFPA Pamphlet 1231. For water connections and work conducted in the public right of way, please refer to separate plans reviewed and approved by the water purveyor.
- 1.4 Fire hydrants shall be six-inch (6") diameter with a minimum one four-inch (4") and one two and one-half inch (2-1/2") connections. All fire hydrants shall be spaced a maximum of six hundred feet (600') apart. Private water systems shall comply with Fire District Standard Nos. 101, 102, and 114. All hydrants shall be installed with pavement markers to identify their locations.
- 1.5 Access drives which cross property lines shall be provided with CC & R's, access easements or reciprocating agreements and shall be recorded on the titles of affected properties. Copies of the recorded documents shall be provided at the time of Fire District plan review.
- 1.6 Underground fire mains which cross property lines shall be provided with CC & R's, easements, or reciprocating agreements addressing the use and maintenance of the mains and hydrants and shall be recorded on the titles of affected properties. Copies of the recorded documents shall be provided at the time of Fire District plan review.

2.0 THE ITEMS BELOW ARE CONDITIONS OF APPROVAL AND ARE TO BE COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMIT:

- 2.1 Fire access roads shall be constructed and approved by the Community Risk Reduction Division prior to combustibles being brought onto the site.
- 2.2 Approved street signs shall be installed prior to issuance of building permits, as well as a job site address.
- 2.3 Fire Protection water systems shall be tested, operational, and approved by the Community Risk Reduction Division prior to combustible materials being brought to the site.
- 2.4 All flammable vegetation shall be removed from each building site for a minimum distance of thirty feet (30') from any flammable building material including all structures.

2.5 A detailed site plan of the development is required to be submitted in electronic (pdf.) format. The plan must show and be limited to: locations of property lines, buildings, and equipment and hazards for emergency response purposes. Please refer to Fire District Standard No. 143. Additional or revised files may be required during construction and/or prior to final signoff.

2.6 The Developer shall submit, as an electronic file, a drawing of the new streets in pdf format to the Fire District with the building construction plans. Format must contain and be restricted to the following layers: A. Right of way; B. Parcel Lines; C. Street Names; D. Address numbers; E. Fire Hydrants. Additional or revised files may be required during construction and/or prior to final signoff.

3.0 THE ITEMS BELOW ARE CONDITIONS OF APPROVAL AND ARE TO BE COMPLETED PRIOR TO OCCUPANCY:

3.1 A residential "life safety" fire sprinkler system is required. The developer shall submit an electronic/PDF set of detailed plans and hydraulic calculations to the Community Risk Reduction Division for approval. The system shall be installed, tested and approved prior to occupancy. The system shall meet the standards of NFPA 13R or 13D and Fire District Standard No.126. Dwellings in excess of 5,000 square feet shall provide calculations of the (4) four most remote sprinkler heads. For NFPA 13R systems, the contractor is required to submit a report to The Compliance Engine (TCE).

3.2 Smoke and Carbon Monoxide alarms are required to be installed per Section 310 of the California Building Code, current adopted edition. Locations shall be in accordance with code requirements.

3.3 "No Parking - Fire Lane" signs shall be installed in interior access drives at locations designated by the Community Risk Reduction Division. Curbs shall be painted red at locations designated by the Community Risk Reduction Division. Please refer to Fire District Standard No. 121.

3.4 Residential street addresses shall be posted with a minimum of four inch (4") numbers, shall be electrically illuminated (by 12-volt power source only) by internal means during the hours of darkness. Posted numbers shall contrast with the background used and be legible from the street in accordance with the California Fire Code, current adopted edition. Where building is set back more than 100 feet from the roadway, additional non-illuminated four inch (4") numbers shall be displayed at the property access entrance. These numbers shall also contrast with the background used. Please refer to Fire District Standard No. 122.

3.5 An electronic/PDF set of plans shall be submitted separately for each of the following listed items to the Fire District for review, approval and permit prior to any installation or work being done. Approved plans must be maintained at the worksite during construction. Fees are due at the time of submittal.

- a) Building Construction, includes tenant improvement work
- b) Private (onsite) Underground Fire Protection Water Systems, if applicable
- c) Fire Sprinkler Systems, designed by C16 contractor or registered engineer

Applicable Standards:

101, 102, 103, 111, 122, 126

CVFD Standards available online at <http://www.chinovalleyfire.org>

PRESERVE BLOCK 1

LICENSED

CHINO, CA

PRESERVE BLOCK 1 - LICENSED

CHINO, CA

#23073
03/25/2025

C-1	Site Utilization Map	A-21	Plan 1z (2244) - Side Entry Garage - Front Elevations
C-2	Site Plan - South	A-22	Plan 1az (2244) - Side Entry Garage - Floor Plan
C-3	Site Plan - North	A-23	Plan 1az (2244) - Side Entry Garage - Adaptive Spanish Enhanced Elevations
C-4	Conceptual Utilities - South	A-24	Plan 1bz (2244) - Side Entry Garage - Adaptive Italian Enhanced Elevations
C-5	Conceptual Utilities - North	A-25	Plan 1cz (2244) - Side Entry Garage - Adaptive Farmhouse Enhanced Elevations
C-6	Grading Plan - South	A-26	Plan 1z (2244) - Side Entry Garage - Roof Plans
C-7	Grading Plan - North	A-27	Plan 2 (2341) - Front Elevations
C-8	Parking Plan- South	A-28	Plan 2a (2341) - Floor Plan
C-9	Parking Plan- North	A-29	Plan 2a (2341) - Adaptive Spanish Elevations
C-10	Massing Plan - South	A-30	Plan 2a (2341) - Adaptive Spanish Enhanced Elevations
C-11	Massing Plan - North	A-31	Plan 2b (2341) - Adaptive Italian Elevations
C-12	Pedestrian Access Plan- South	A-32	Plan 2b (2341) - Adaptive Italian Enhanced Elevations
C-13	Pedestrian Access Plan- North	A-33	Plan 2c (2341) - Adaptive Farmhouse Elevations
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L-2	Conceptual Landscape Site Plan	A-35	Plan 3 (2353) - Front Elevations
L-3	Fence & Wall Plan	A-36	Plan 3a (2353) - Floor Plan
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L-5	Private Open Space Exhibit	A-38	Plan 3b (2353) - Adaptive Italian Elevations
L-6	Private Open Space Exhibit	A-39	Plan 3c (2353) - Adaptive Farmhouse Elevations
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A-2	Plan 1 (2244) - Front Elevations	A-42	Plan 3x (2703) - 3 Story Option - Front Elevations
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A-5	Plan 1b (2244) - Adaptive Italian Elevations	A-45	Plan 3ax (2703) - 3 Story Option - Adaptive Spanish Enhanced Elevations
A-6	Plan 1c (2244) - Adaptive Farmhouse Elevations	A-46	Plan 3bx (2703) - 3 Story Option - Adaptive Italian Elevations
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A-8	Plan 1x (3005)- 3 Story Option - Front Elevations	A-48	Plan 3cx (2703) - 3 Story Option - Adaptive Farmhouse Elevations
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A-20	Plan 1y (2244) - Roof Plans	A-60	Color Boards - Adaptive Spanish
		A-61	Color Boards - Adaptive Italian
		A-62	Color Boards - Adaptive Farmhouse



Developer:
Lewis Group Of Companies
1156 N. Mountain Avenue
Upland, Ca 91786
Contact: Joel Macy
Business: (909) 579-1295
www.lewisgroupofcompanies.com



Architect:
Kevin L. Crook Architect, Inc.
1360 Reynolds Ave. Suite 110
Irvine, CA 92614
Contact: Jeff Addison
Business: (949) 660-1587
www.klcarch.com

Cannon

Civil Engineer:
Cannon Engineering
16842 Von Karman Avenue Suite #150
Irvine, Ca. 92606
Contact: Bill Maul
Business: (949) 668-1683
www.cannoncorp.us



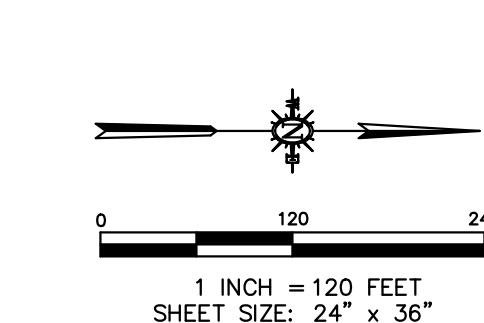
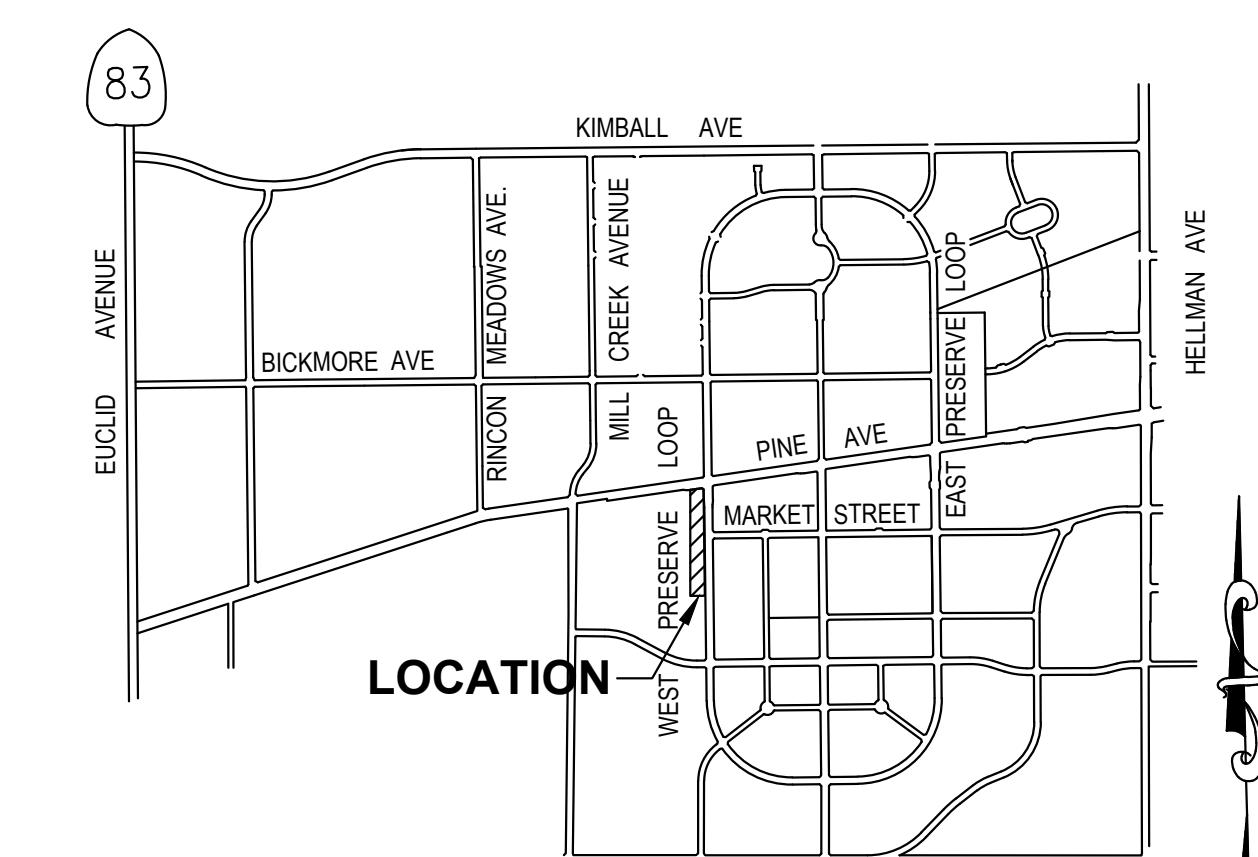
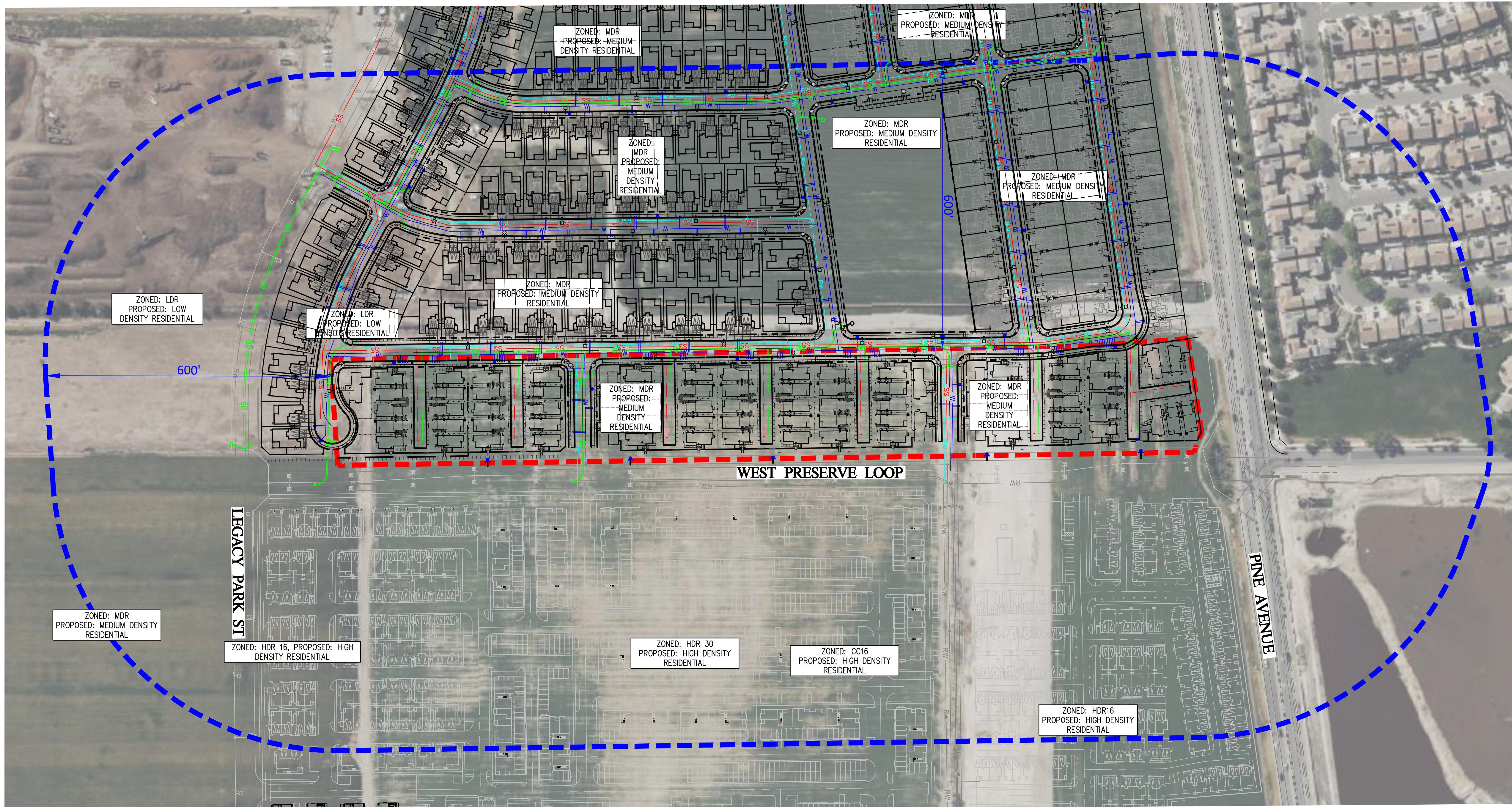
Landscape:
SiteScapes
3190 Airport Loop Drive, Suite B-2
Costa Mesa, Ca 92626
Contact: Rick Polhamus
Business: (949) 644-9370
www.sitescapes.net

TRACT NO. 20633 LOTS 1-3, A,B,C,D,E,F,G,H,I

IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
 A PORTION OF GOVERNMENT LOTS 3 AND 4 AND A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4
 AND A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 7
 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.
 LOTS 1 THROUGH 3 FOR CONDOMINIUM PURPOSES

CANNON CORP.

April 2025



SITE UTILIZATION MAP
TRACT No. 20633
LOTS 1-3, A,B,C,D,E,F,G,H,I

April 24, 2025

SITE PLAN - SOUTH
TRACT NO. 20633 LOTS 1-3, A,B,C,D,E,F,G,H,I

IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

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WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

LOTS 1 THROUGH 3 FOR CONDOMINIUM PURPOSES

CANNON CORP.

April 2025

OWNER

MR. PAT LOY
CHINO PRESERVE DEVELOPMENT CORP.
1156 N. MOUNTAIN AVE.
UPLAND, CALIFORNIA 91785
(909)946-7513

DEVELOPER

MR. PAT LOY
CHINO PRESERVE DEVELOPMENT CORP.
1156 N. MOUNTAIN AVE.
UPLAND, CALIFORNIA 91785
(909)946-7513

C-2

ENGINEER

CANNON CORP
16842 VON KARMAN AVENUE, SUITE 150
IRVINE, CALIFORNIA 92606
(949)753-8111

SOILS ENGINEER

RMA GROUP
10851 EDISON CT.
RANCHO CUCAMONGA, CALIFORNIA 91730
(909)989-1751

SERVING UTILITY COMPANIES

SEWER/STORM DRAIN: CITY OF CHINO PUBLIC WORKS DEPT.
5050 SCHAEFER AVENUE
CHINO, CALIFORNIA 91710
(909)334-3266

WATER: CITY OF CHINO PUBLIC WORKS DEPT.
5050 SCHAEFER AVENUE
CHINO, CALIFORNIA 91710
(909)334-3266

ELECTRICITY: SOUTHERN CALIFORNIA EDISON CO.
1351 E. FRANCIS STREET
ONTARIO, CALIFORNIA 91761-5796
(909)930-8466 (800)422-4133

GAS: SOUTHERN CALIFORNIA GAS COMPANY
1981 W. LUGONIA AVENUE
REDLANDS, CALIFORNIA 92374-9720
(909)335-7572 (800)422-4133

TELEPHONE: VERIZON
1400 PHILLIPS BLVD.
POMONA, CALIFORNIA 91766
(909)469-6334 (800)422-4133

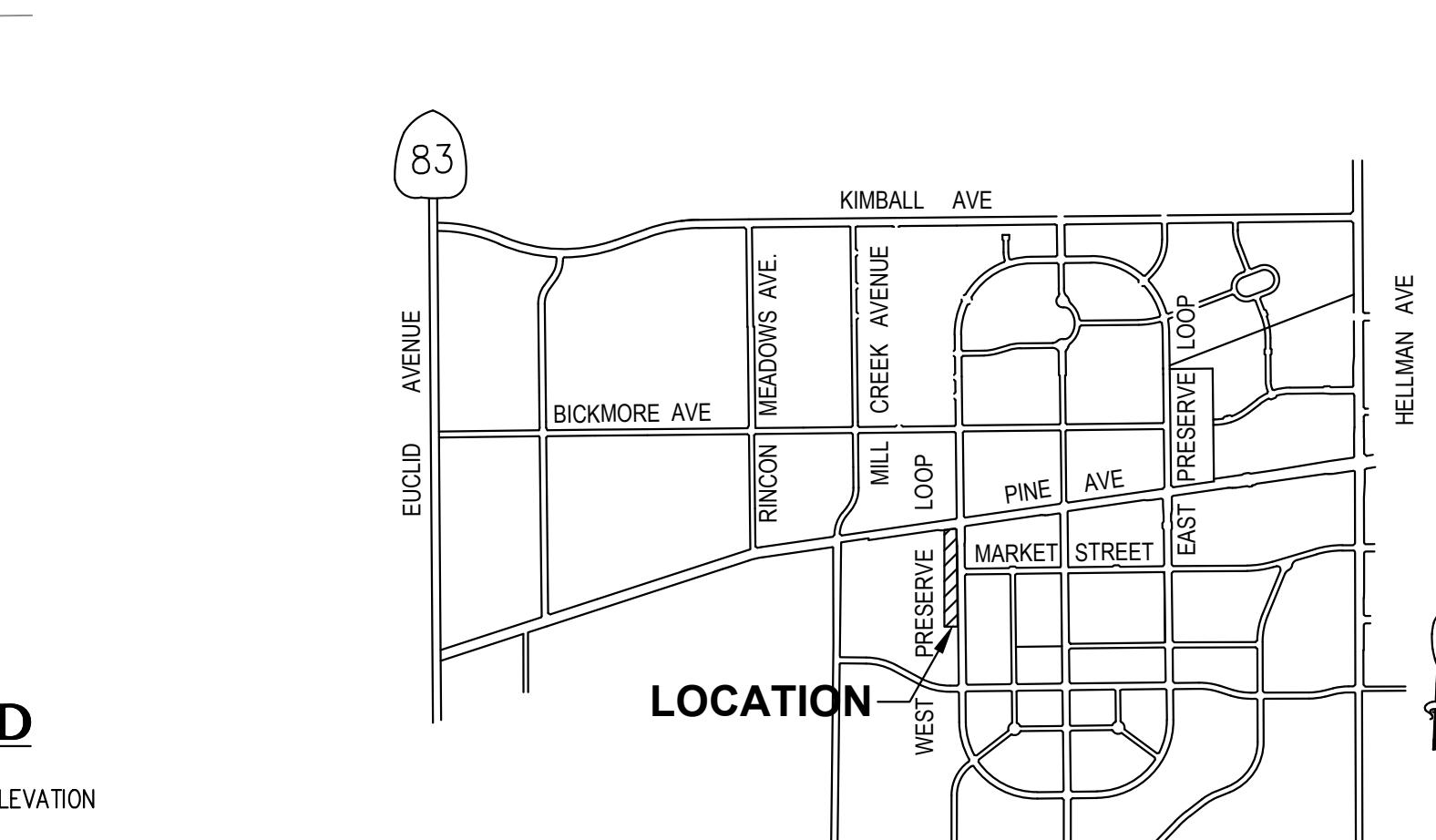
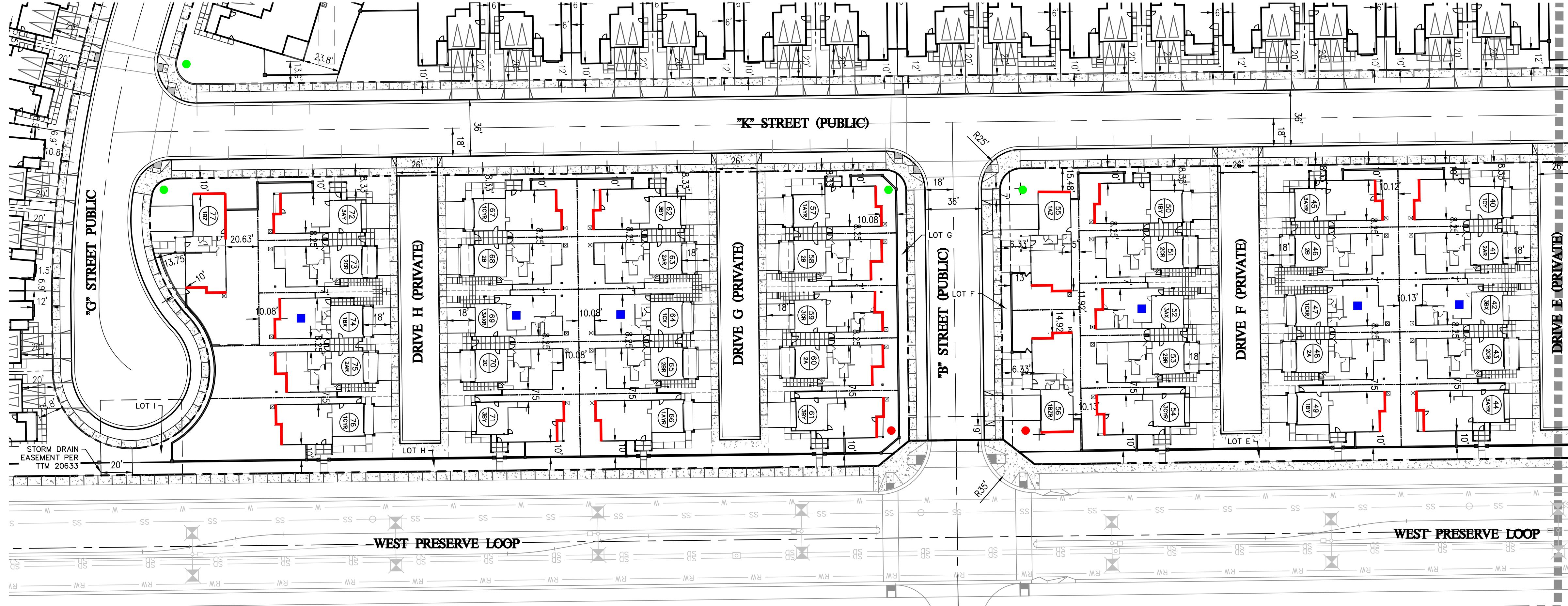
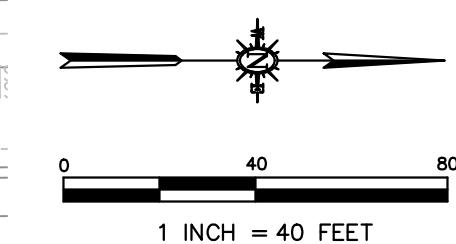
FIRE PROTECTION: CHINO VALLEY INDEPENDENT FIRE DISTRICT
2005 GRAND AVENUE
CHINO, CALIFORNIA 91709
(909)902-5280

CABLE TELEVISION: SPECTRUM CABLE
303 W. PALM AVENUE
ORANGE, CALIFORNIA 92866
(714)903-4000 (888)892-2253

*ALL EXISTING STRUCTURES HAVE BEEN DEMOLISHED

SITE SUMMARY

ADJUSTED GROSS ACREAGE: 9.30 AC
NET ACREAGE: 8.82 AC
EXISTING ZONING: LDR/MDR
PROPOSED ZONING: LDR/MDR
EXISTING LAND USE: VACANT
PROPOSED LAND USE: RESIDENTIAL DWELLING
NUMBERED LOTS: 3 LOTS
LETTERED LOTS: 8 LOTS
NUMBER OF RESIDENCES: 77 UNITS
DENSITY: 8.3 DU/AC
LOT COVERAGE: TBD
LANDSCAPE COVERAGE: REFER TO LANDSCAPE SITE PLAN

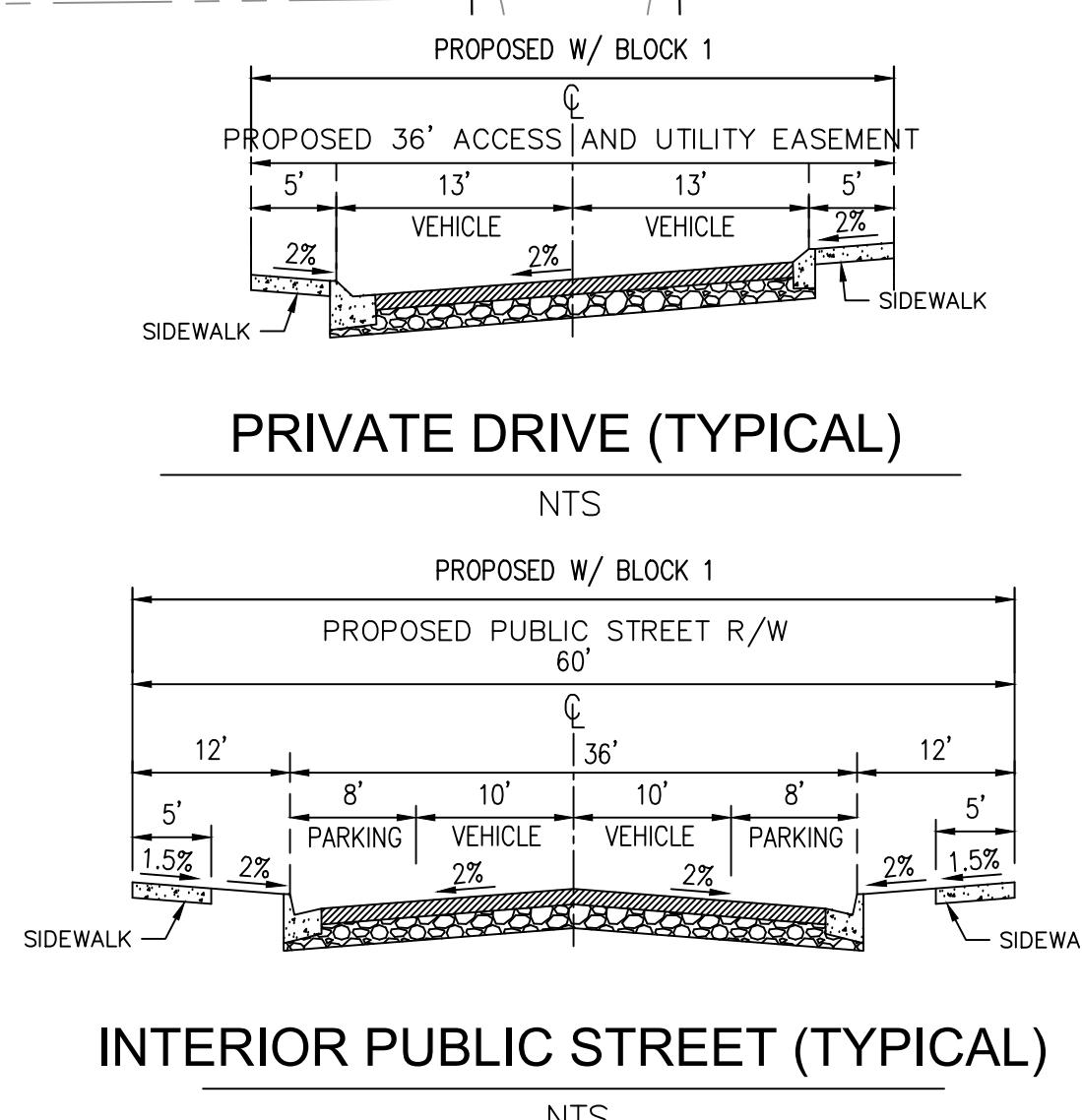
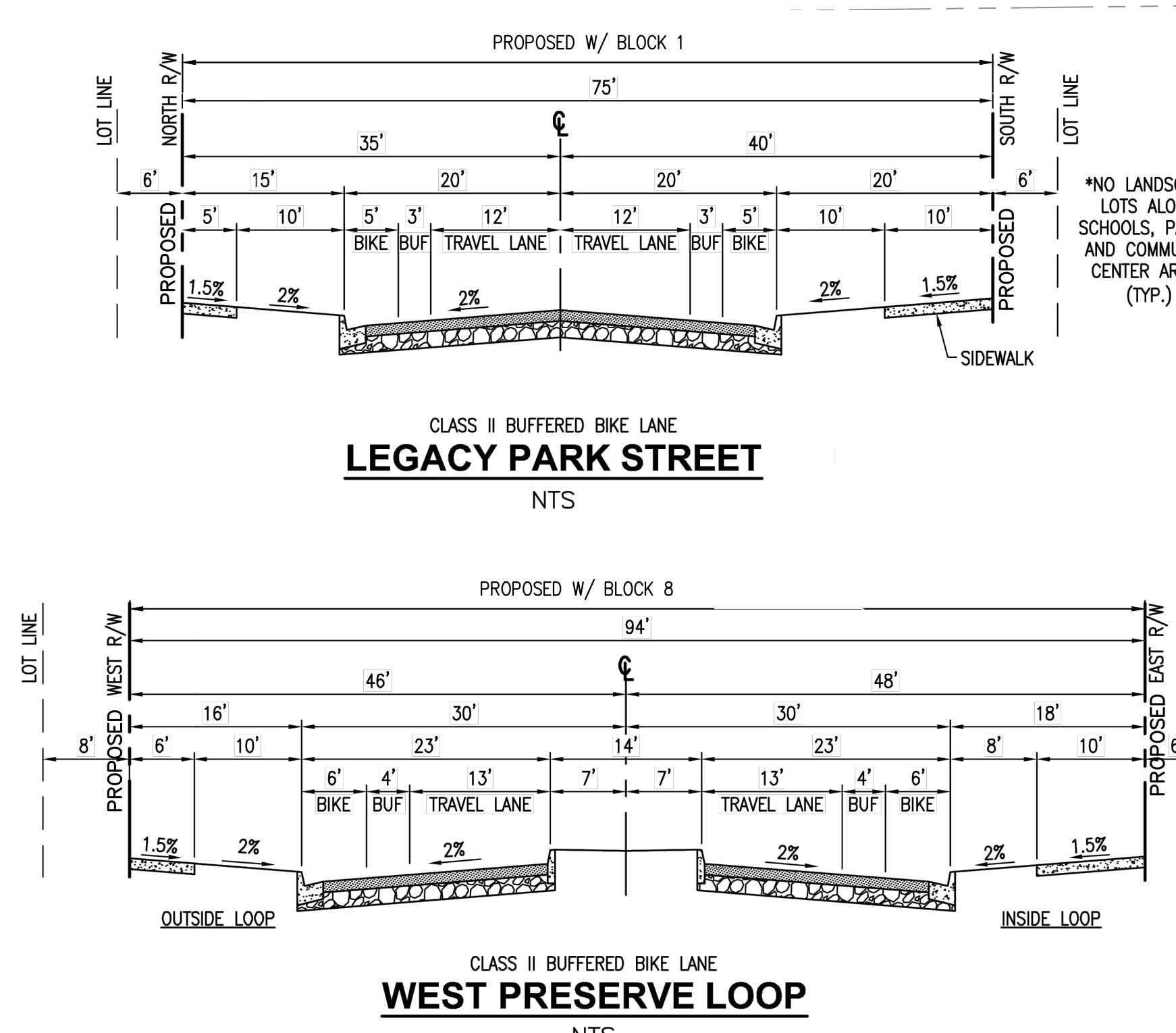


LEGEND

- · — TRACT BOUNDARY LINE
- — — RIGHT OF WAY LINE
- — — LOT LINE
- — — EASEMENT LINE
- UNIT NUMBER PLAN NUMBER ELEVATION STYLE

ENHANCEMENT LEGEND

- ADDITIONAL ENHANCED ELEVATION
- PRIMARY CORNER UNIT
- SECONDARY CORNER UNIT
- 3-STORY UNIT



BUILDING SUMMARY							
TABLATON	PLAN 1X	PLAN 1Y	PLAN 1Z	PLAN 2	PLAN 3	PLAN 3X	PLAN 3Y
A - ADAPTIVE SPANISH	1	4	4	11	0	2	5
B - ADAPTIVE ITALIAN	1	5	3	11	0	2	6
C - ADAPTIVE FARMHOUSE	4	5	2	6	1	2	2
TOTAL EACH PLAN	6	14	9	28	1	6	13
TOTAL				77			



SITE PLAN - SOUTH
TRACT No. 20633
LOTS 1-3, A,B,C,D,E,F,G,H,I

SITE PLAN - NORTH
TRACT NO. 20633 LOTS 1-3, A,B,C,D,E,F,G,H,I

IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

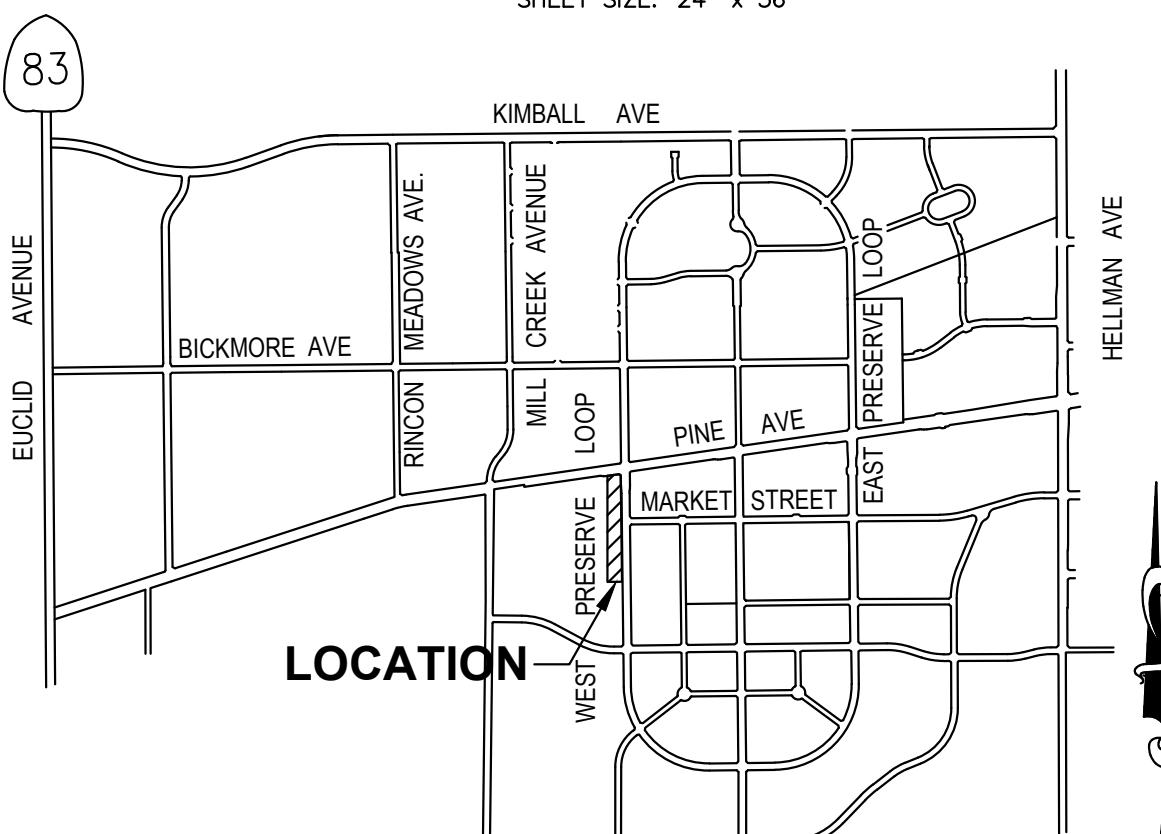
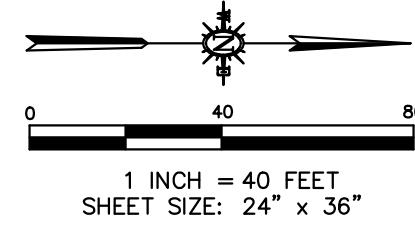
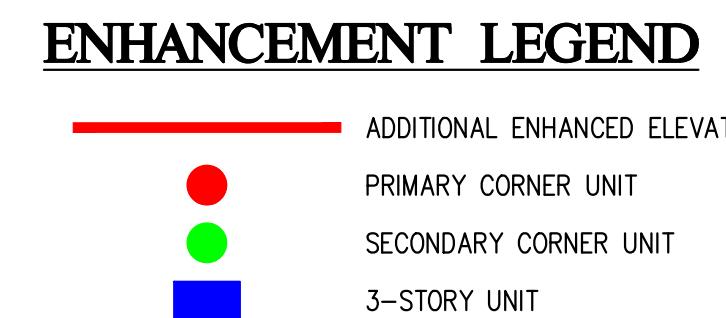
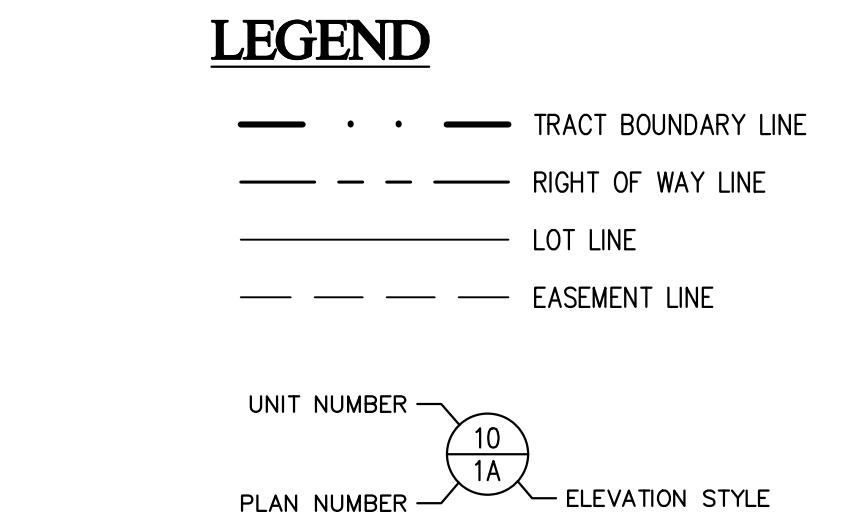
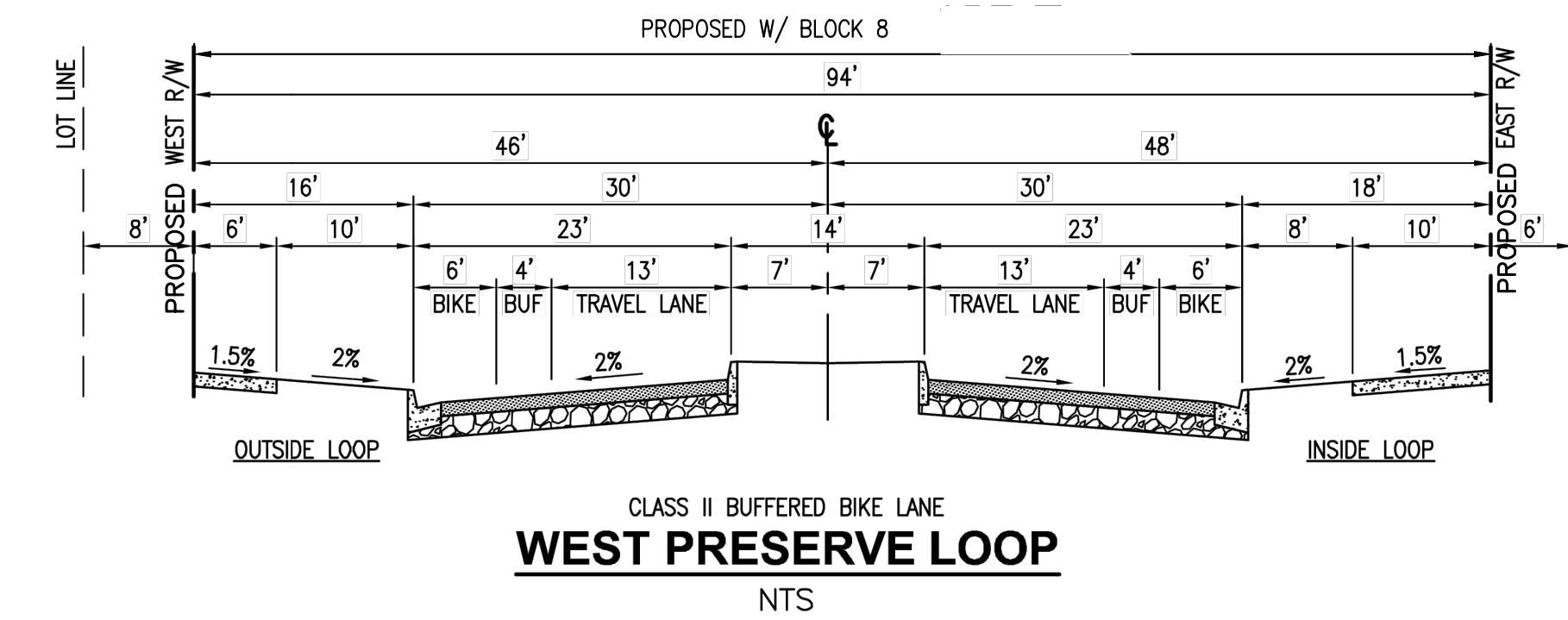
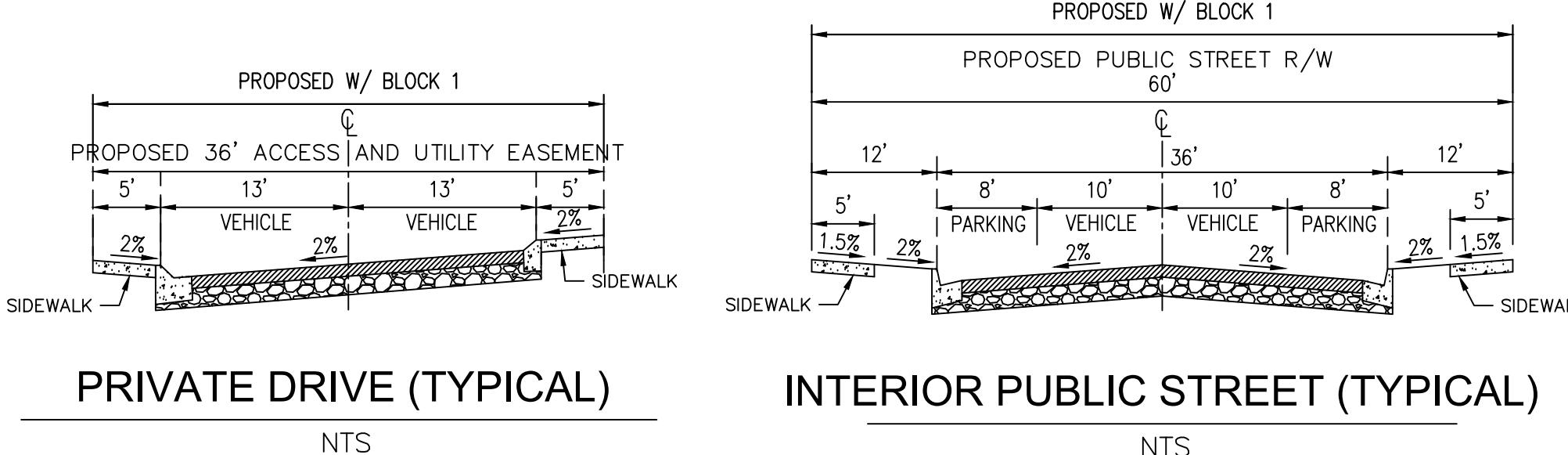
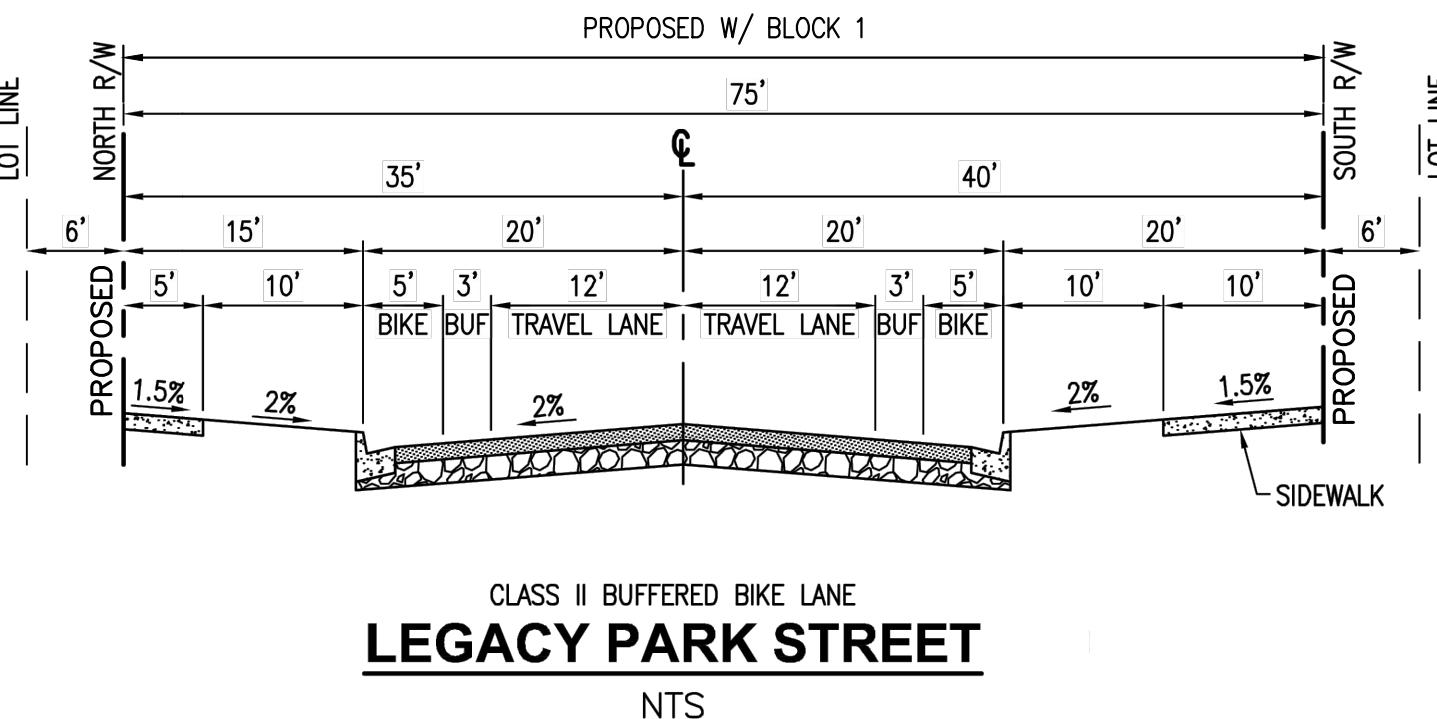
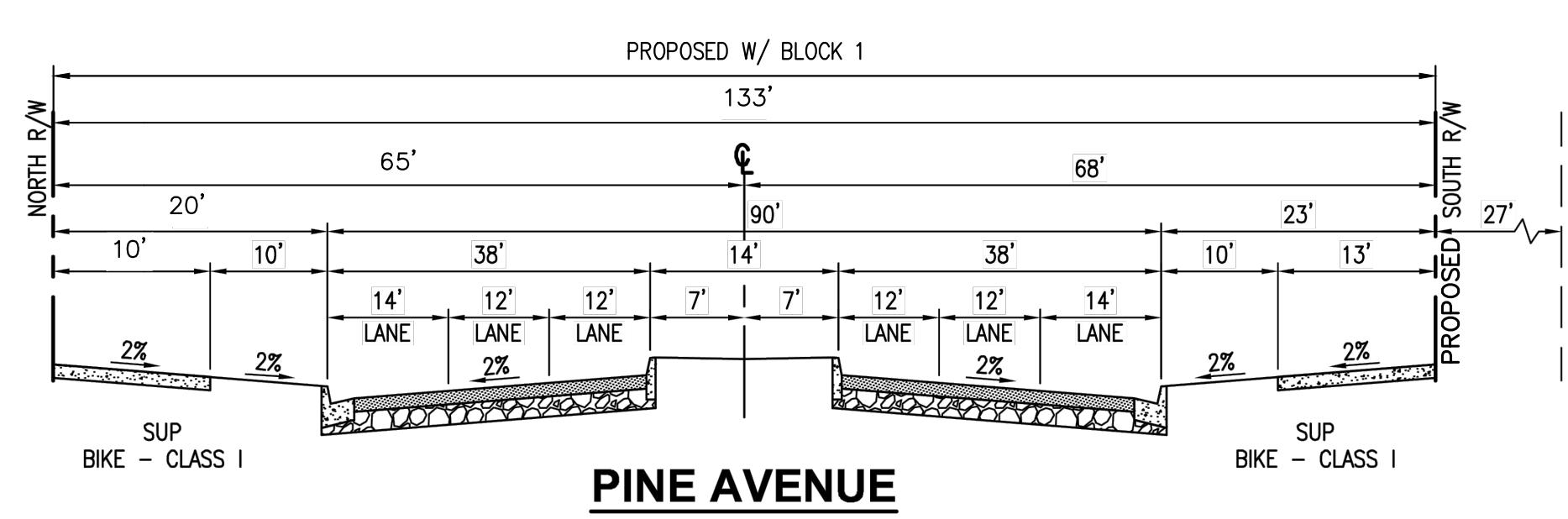
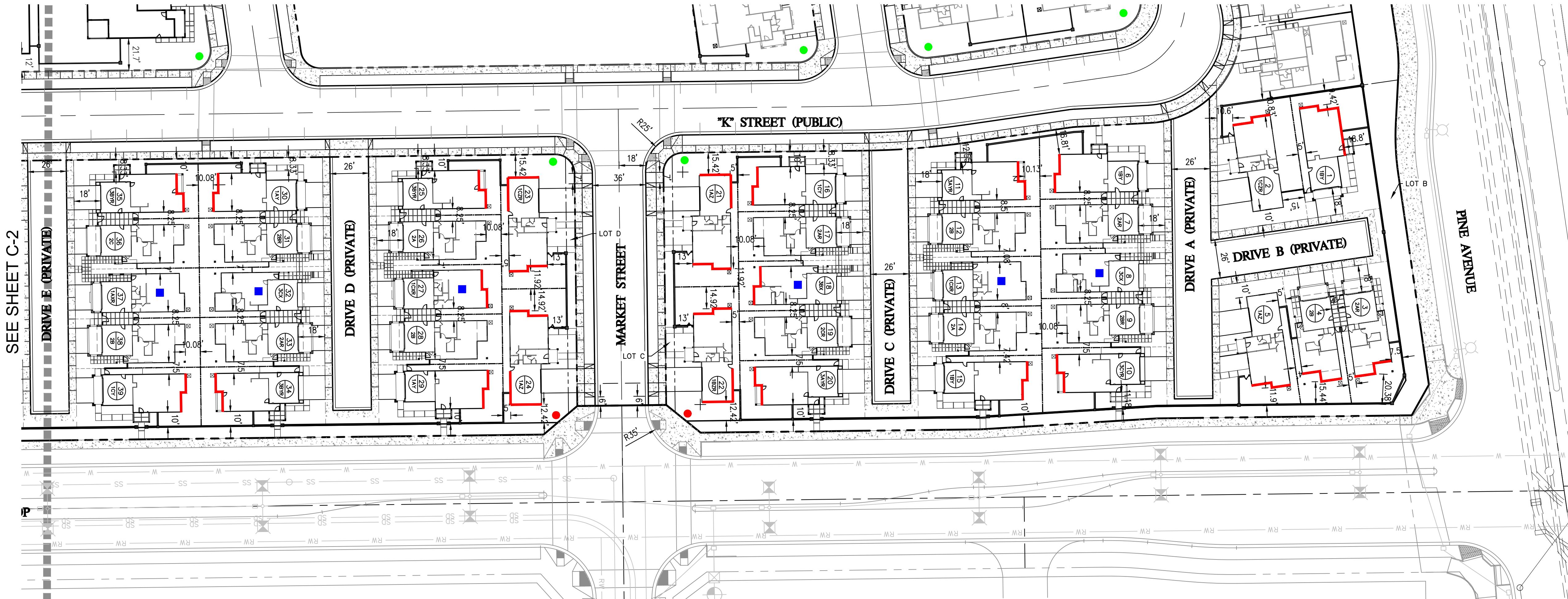
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WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

LOTS 1 THROUGH 3 FOR CONDOMINIUM PURPOSES

CANNON CORP.

April 2025

TABULATION	BUILDING SUMMARY							
	ELEVATION	PLAN 1X	PLAN 1Y	PLAN 1Z	PLAN 2	PLAN 3	PLAN 3X	PLAN 3Y
A - ADAPTIVE SPANISH	1	4	4	11	0	2	5	
B - ADAPTIVE ITALIAN	1	5	3	11	0	2	6	
C - ADAPTIVE FARMHOUSE	4	5	2	6	1	2	2	
TOTAL EACH PLAN	6	14	9	28	1	6	13	
TOTAL					77			



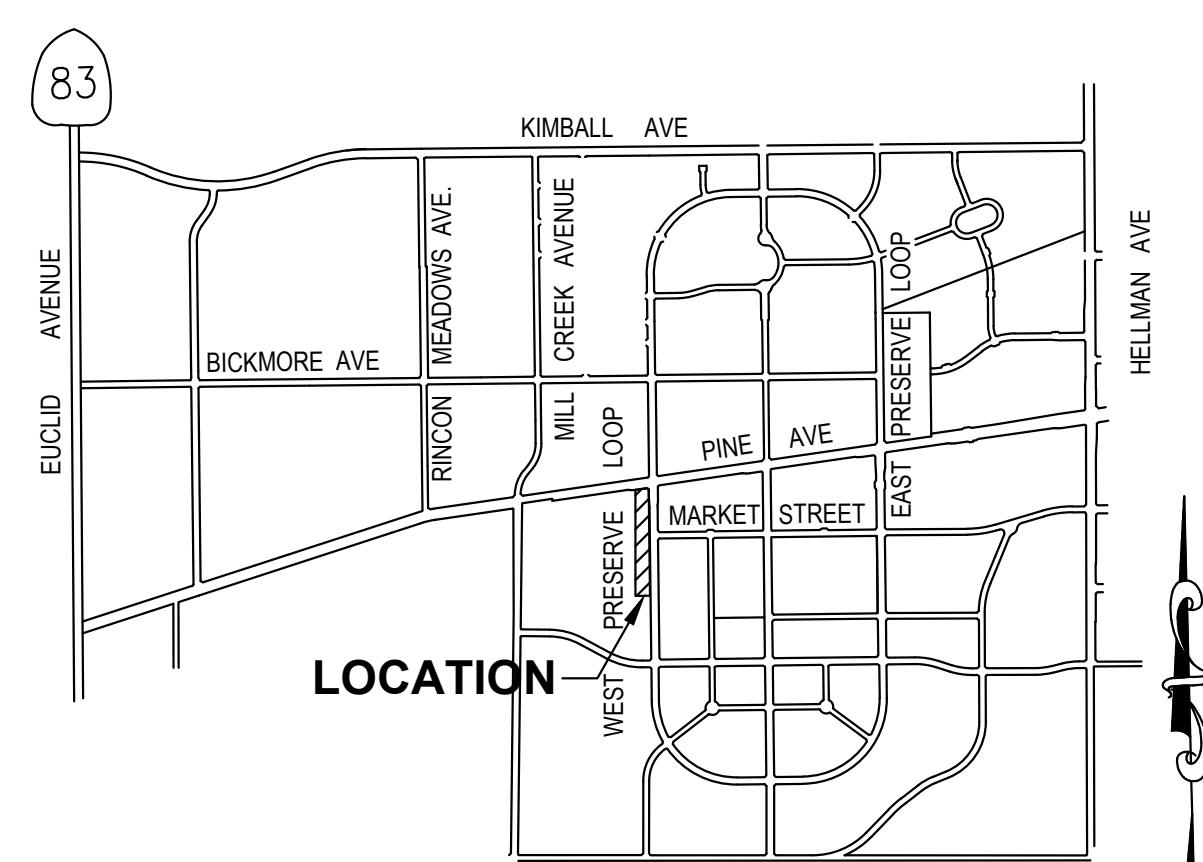
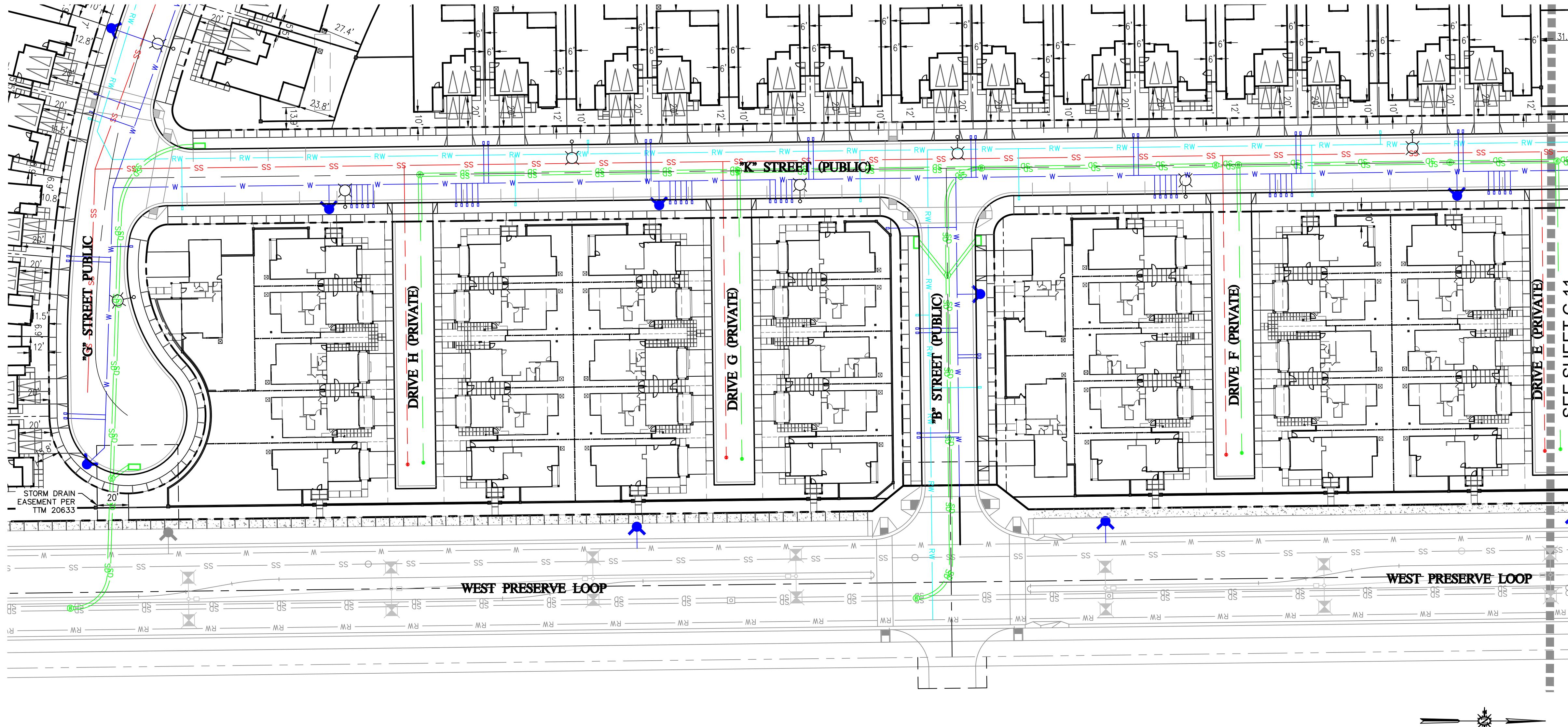
SITE PLAN - NORTH
TRACT No. 20633
LOTS 1-3, A,B,C,D,E,F,G,H,I

CONCEPTUAL UTILITIES - SOUTH
TRACT NO. 20633 LOTS 1-3, A,B,C,D,E,F,G,H,I

IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
A PORTION OF GOVERNMENT LOTS 3 AND 4 AND A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4
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WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.
LOTS 1 THROUGH 3 FOR CONDOMINIUM PURPOSES

CANNON CORP.

April 2025



SHEET C-4 OF C-13
CONCEPTUAL UTILITIES - SOUTH
TRACT No. 20633
LOTS 1-3, A,B,C,D,E,F,G,H,I

CONCEPTUAL UTILITIES - NORTH
TRACT NO. 20633 LOTS 1-3, A,B,C,D,E,F,G,H,I

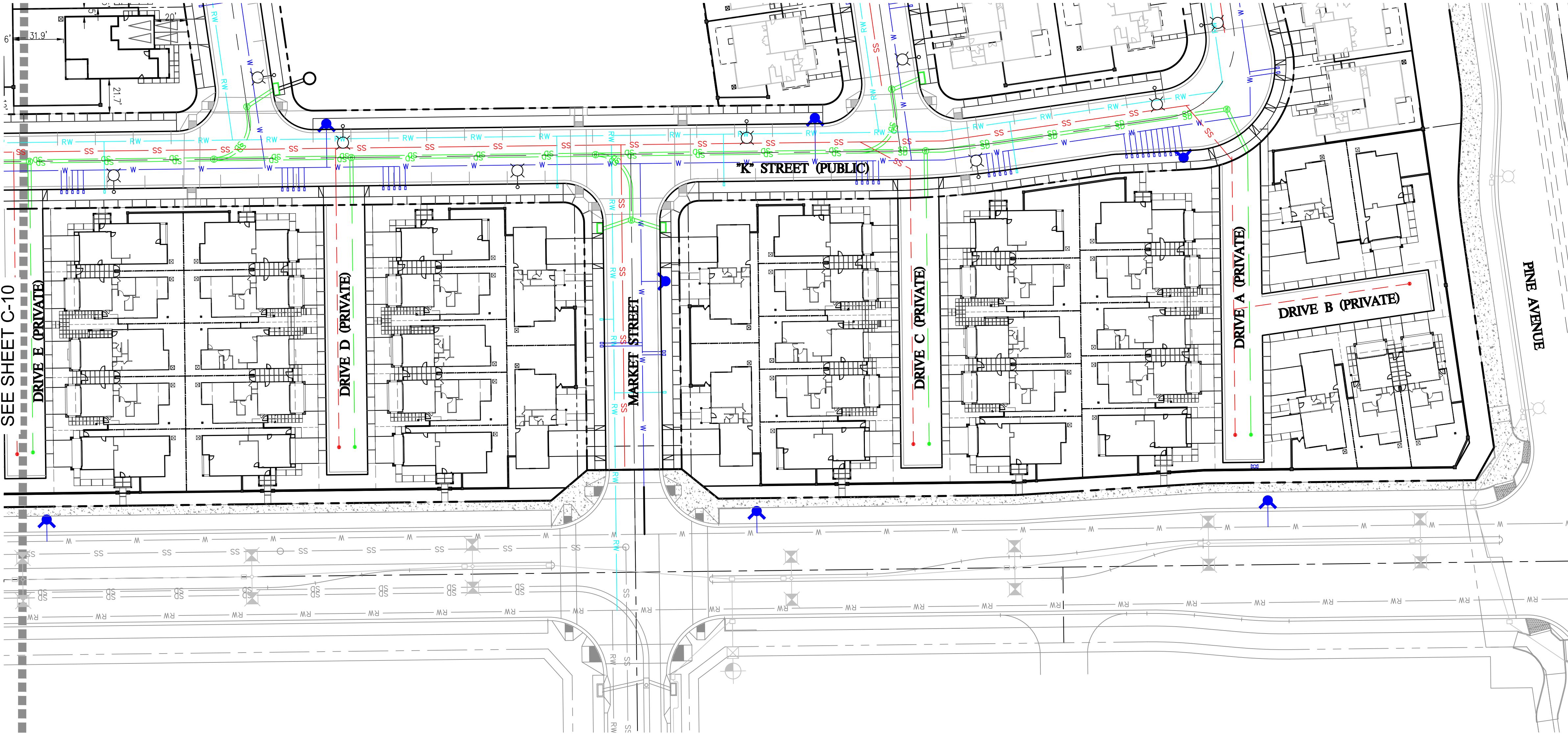
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WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

LOTS 1 THROUGH 3 FOR CONDOMINIUM PURPOSES

CANNON CORP.

April 2025

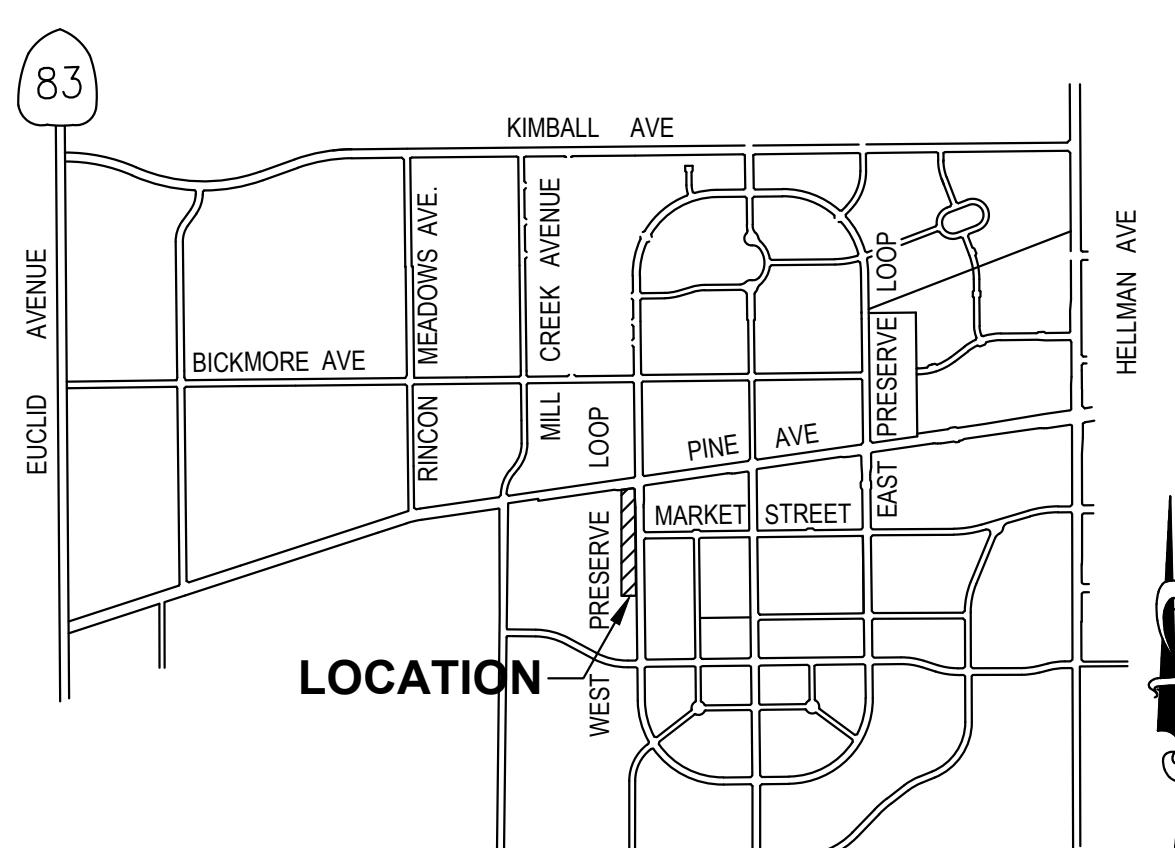


LEGEND

- - - - - RIGHT OF WAY LINE
- - - - - EASEMENT LINE
- - - - - PROPOSED PUBLIC SEWER
- - - - - PROPOSED PRIVATE SEWER
- - - - - EXISTING SEWER
- - - - - PROPOSED PUBLIC DOMESTIC WATER
- - - - - PROPOSED FIRE HYDRANT
- - - - - EXISTING DOMESTIC WATER
- - - - - PROPOSED RECYCLED WATER
- - - - - EXISTING RECYCLED WATER
- - - - - PROPOSED PUBLIC STORM DRAIN
- - - - - PROPOSED PRIVATE STORM DRAIN
- - - - - EXISTING STORM DRAIN
- - - - - PROPOSED SANITARY SEWER CLEANOUT
- - - - - PROPOSED SANITARY SEWER MANHOLE
- - - - - PROPOSED STORM DRAIN CLEANOUT
- - - - - PROPOSED STORM DRAIN MANHOLE
- - - - - PROPOSED STORM DRAIN CATCH BASIN
- - - - - PROPOSED STREET LIGHT

NOTE:

- PIPE SIZES SHOWN HEREON MAY VARY AND ARE SUBJECT TO CHANGE. FINAL PIPE SIZES MUST BE BASED ON CURRENT DIF/MASTER PLANS OR STUDIES PERFORMED AT TIME OF DEVELOPMENT WITH EACH PHASE.
- UTILITIES SHOWN IN THE PUBLIC RIGHT-OF-WAY ARE PUBLIC.
- WATER IS PRIVATE AFTER THE WATER METERS.
- SEWER AND STORM DRAINS IN THE PRIVATE ALLEYS ARE PRIVATE.



VICINITY MAP
NTS

SHEET C-5 OF C-13

CONCEPTUAL UTILITIES - NORTH
TRACT No. 20633
LOTS 1-3, A,B,C,D,E,F,G,H,I



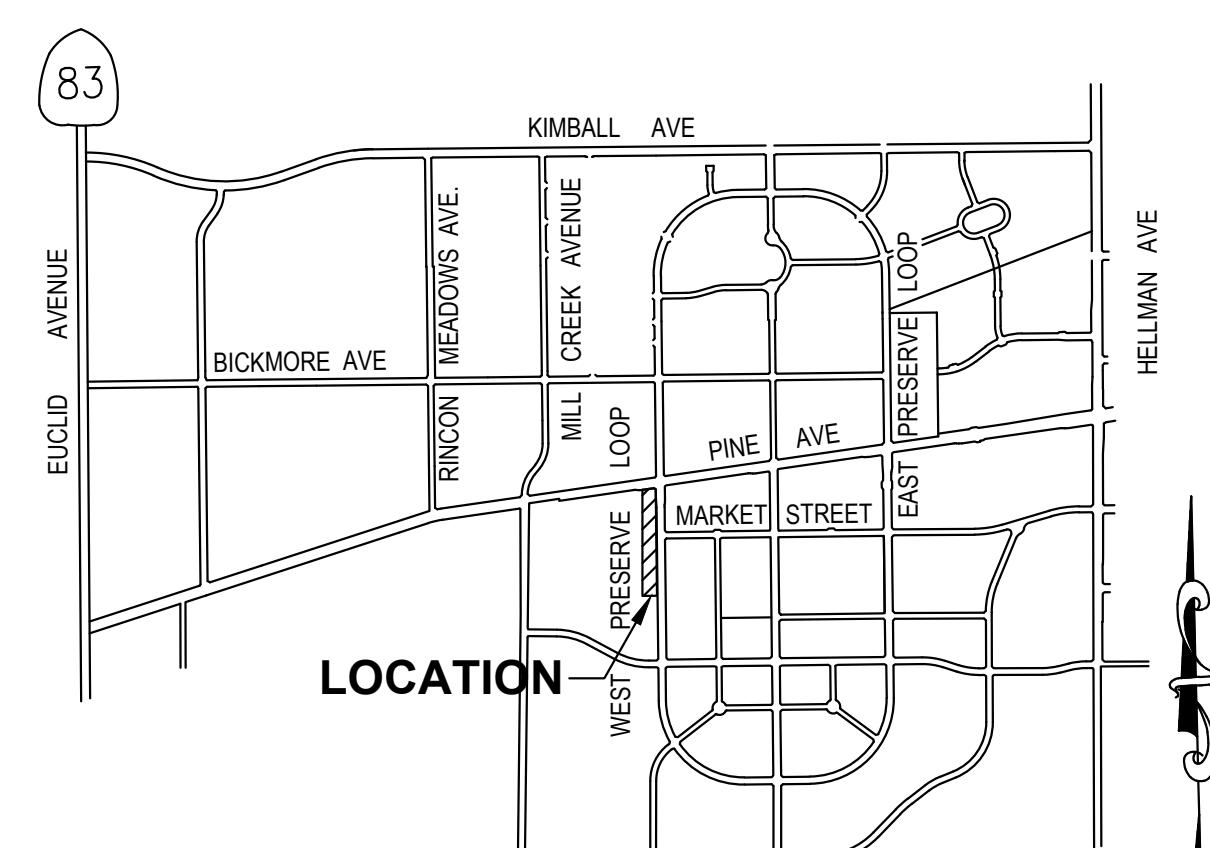
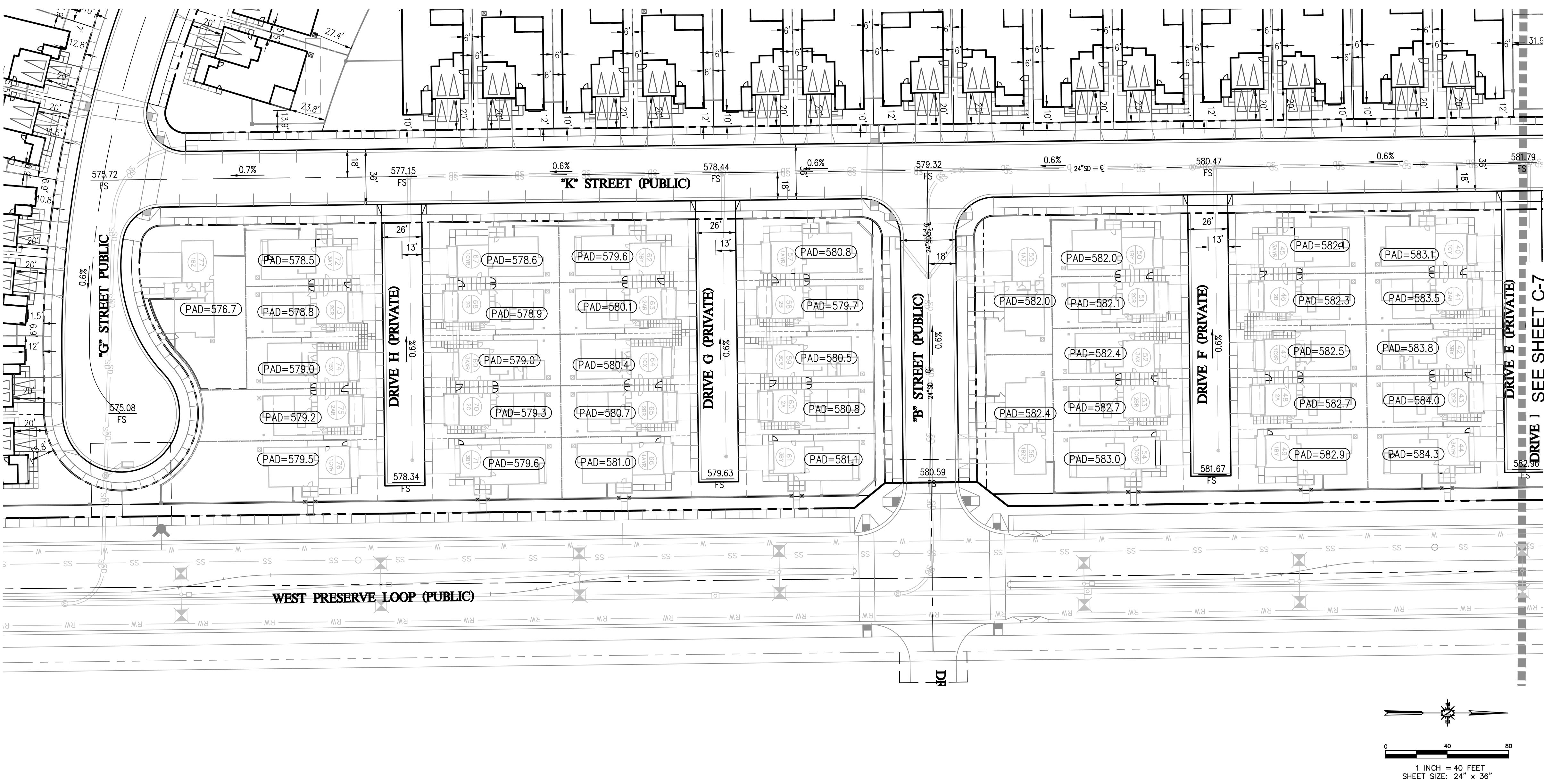
GRADING PLAN - SOUTH
TRACT NO. 20633 LOTS 1-3, A,B,C,D,E,F,G,H,I

IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

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LOTS 1 THROUGH 3 FOR CONDOMINIUM PURPOSES

CANNON CORP.

April 2025



SHEET C-6 OF C-13

GRADING PLAN - SOUTH
TRACT No. 20633
LOTS 1-3, A,B,C,D,E,F,G,H,I



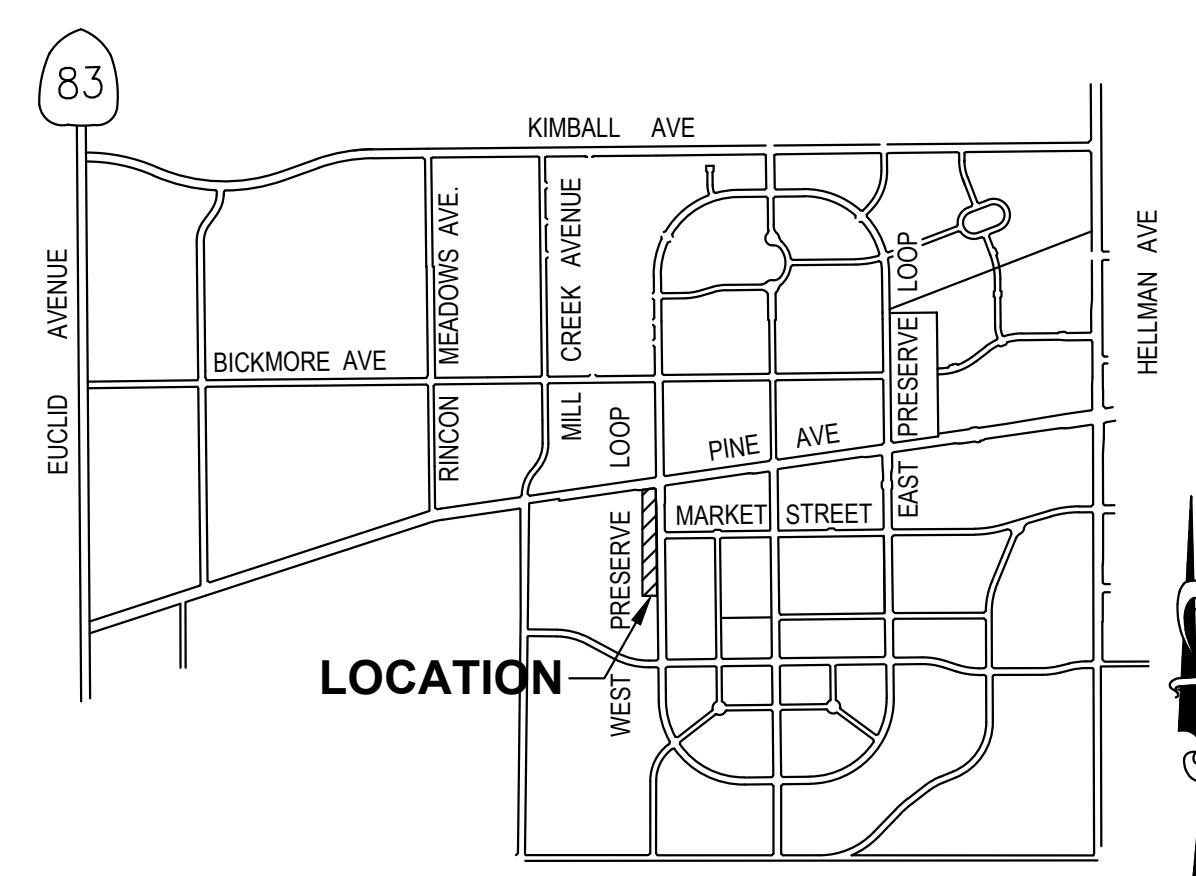
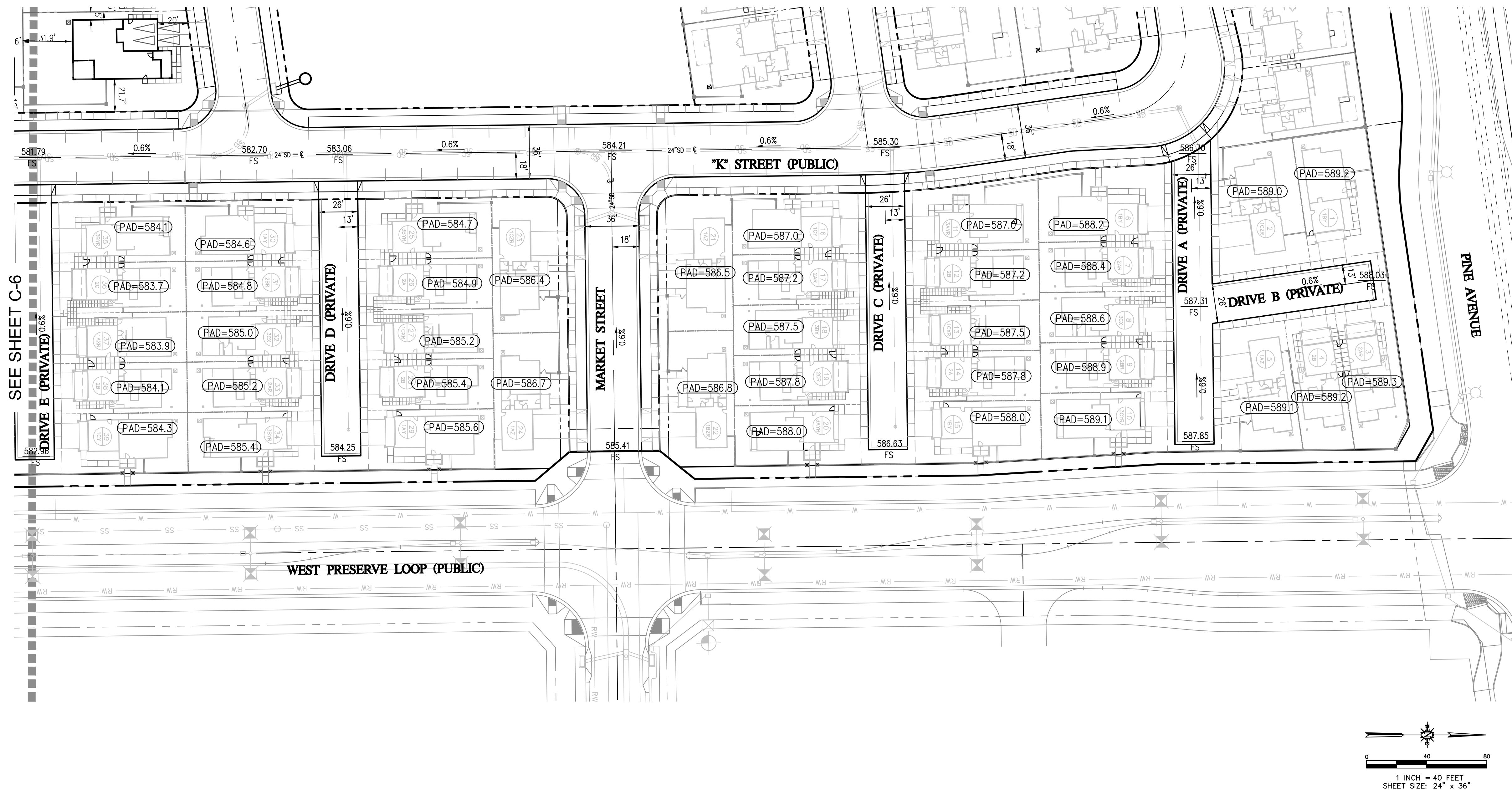
GRADING PLAN - NORTH
TRACT NO. 20633 LOTS 1-3, A,B,C,D,E,F,G,H,I

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WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.
LOTS 1 THROUGH 3 FOR CONDOMINIUM PURPOSES

CANNON CORP.

April 2025



SHEET C-7 OF C-13

GRADING PLAN - NORTH
TRACT No. 20633
LOTS 1-3, A,B,C,D,E,F,G,H,I

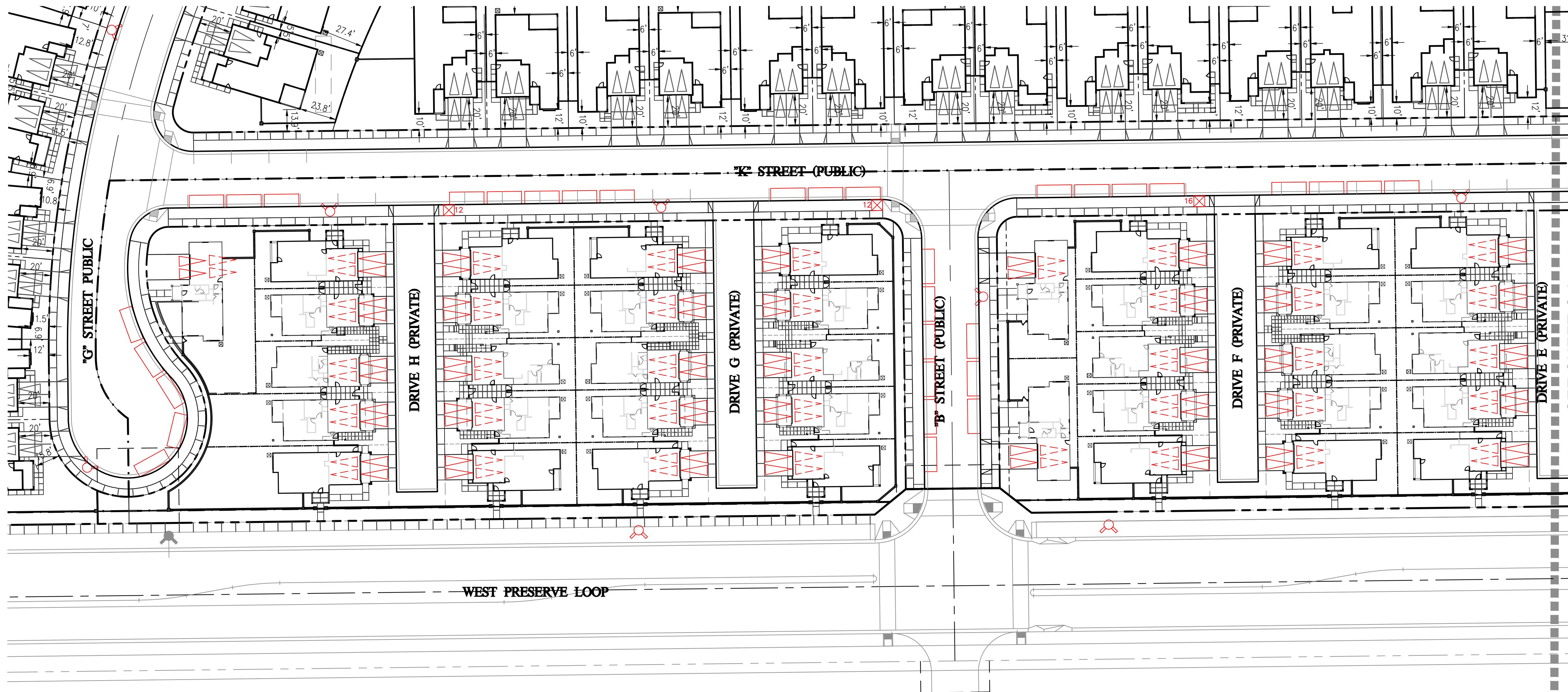


TRACT NO. 20633 LOTS 1-3, A,B,C,D,E,F,G,H,I

IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
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 LOTS 1 THROUGH 3 FOR CONDOMINIUM PURPOSES

CANNON CORP.

April 2025



LEGEND

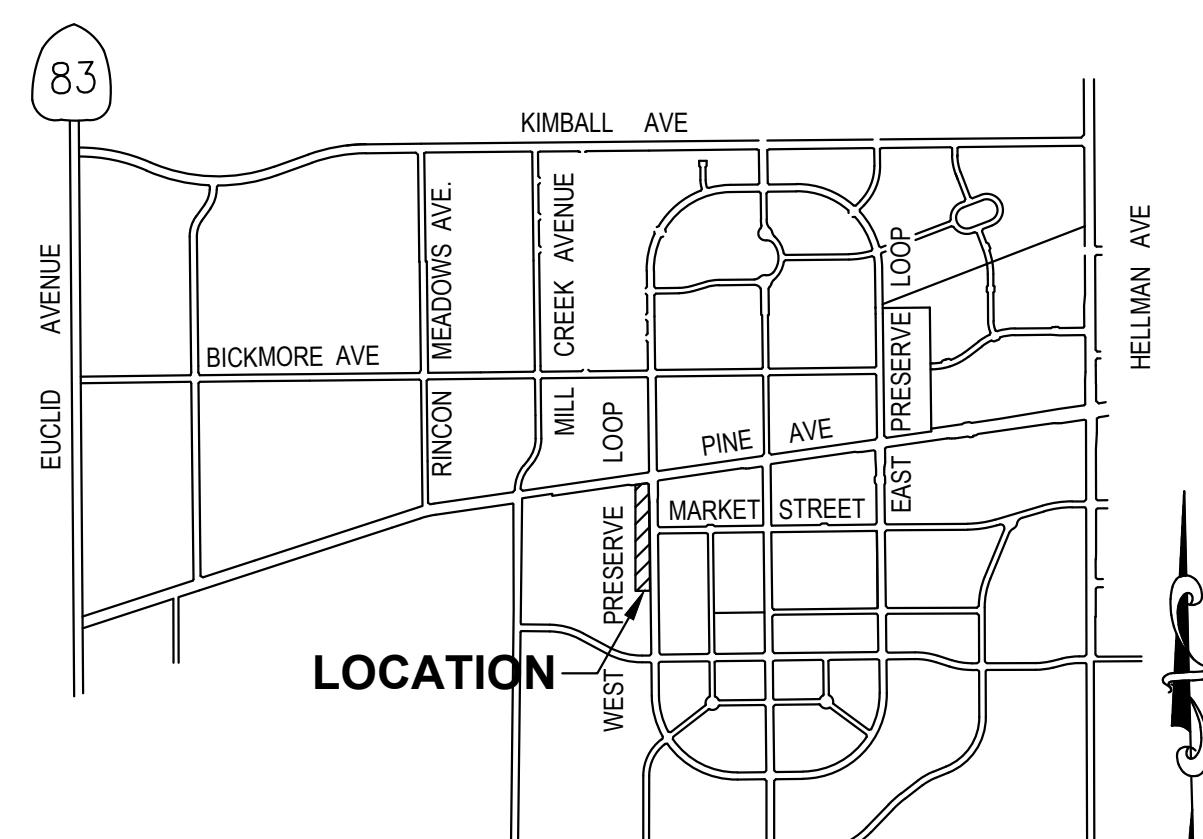
- ▲ TYPICAL CAR STALL (9'x18')
- ▲▲ TYPICAL GARAGE CAR STALL
- TYPICAL STREET CAR STALL (8'x22')
- ✖ PROPOSED FIRE HYDRANT
- ☒ PROPOSED MAILBOXES

PARKING SUMMARY

REQUIRED PARKING:
 77×2 COVERED SPACES = 154 STALLS
 GUEST SPACES = 0 STALLS
 TOTAL REQUIRED SPACES = 154 STALLS

PROPOSED PARKING:
 77×2 GARAGE SPACES = 154 STALLS
 ON SITE SPACES (DRIVeways) = 154 STALLS
 LOCAL STREET SPACES = 57 STALLS
 TOTAL PROPOSED SPACES = 365 STALLS

PARKING RATIO = 365/77 = 4.74



VICINITY MAP
NTS

SHEET C-8 OF C-13

PARKING PLAN- SOUTH
 TRACT No. 20633
 LOTS 1-3, A,B,C,D,E,F,G,H,I



April 24, 2025

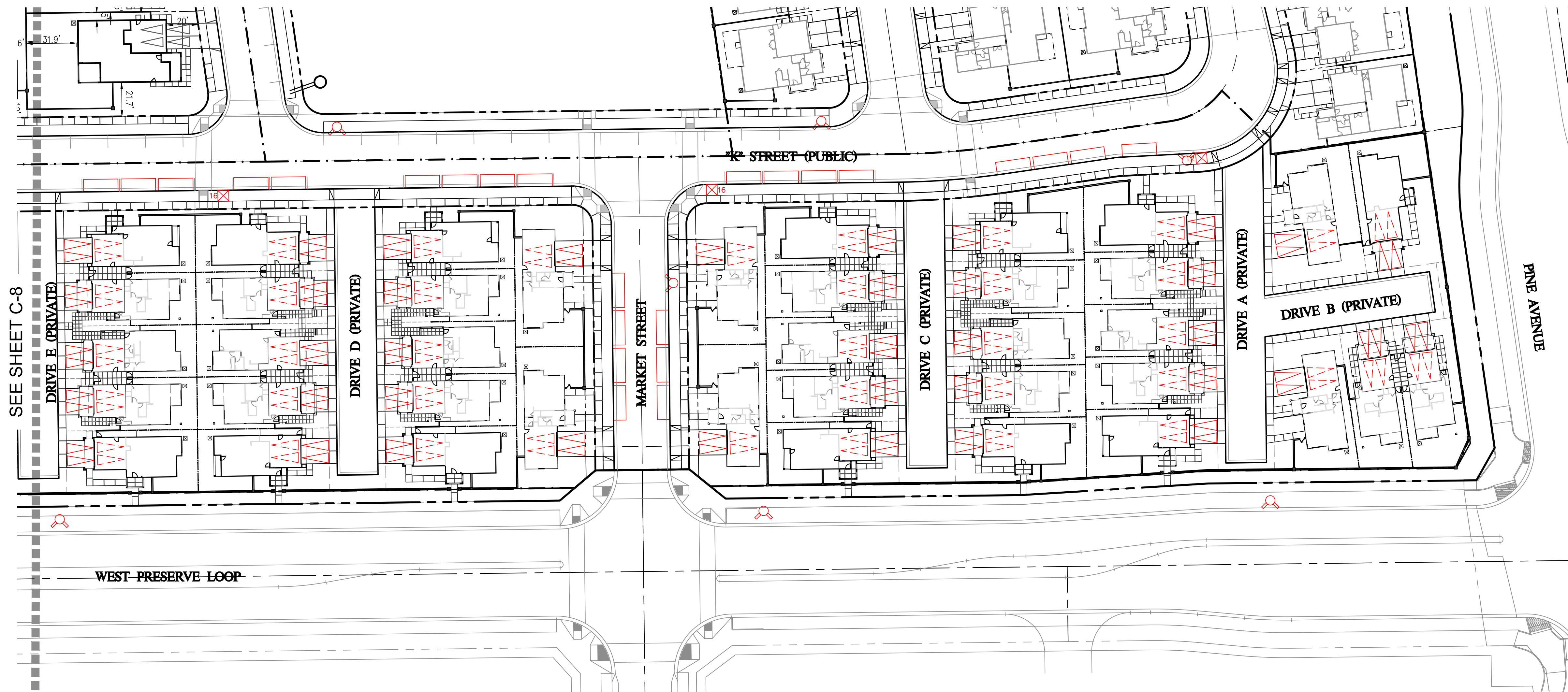
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 LOTS 1 THROUGH 3 FOR CONDOMINIUM PURPOSES

CANNON CORP.

April 2025

**LEGEND**

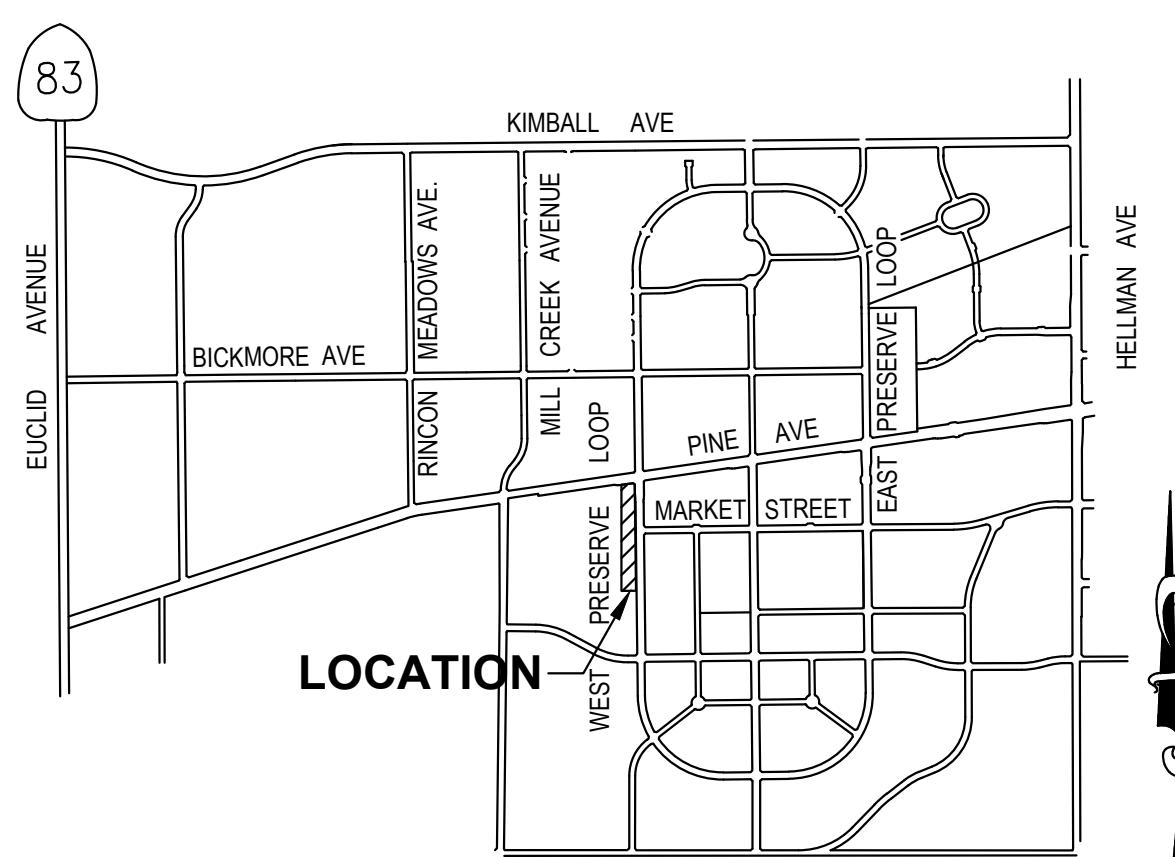
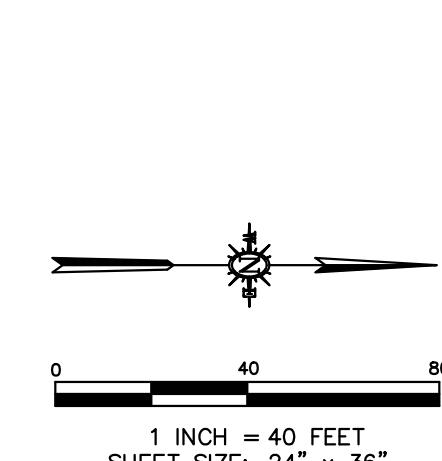
- ▲ TYPICAL CAR STALL (9'x18')
- ▲ TYPICAL GARAGE CAR STALL
- TYPICAL STREET CAR STALL (8'x22')
- PROPOSED FIRE HYDRANT
- PROPOSED MAILBOXES

PARKING SUMMARY

REQUIRED PARKING:
 77×2 COVERED SPACES = 154 STALLS
 GUEST SPACES = 0 STALLS
 TOTAL REQUIRED SPACES = 154 STALLS

PROPOSED PARKING:
 77×2 GARAGE SPACES = 154 STALLS
 ON SITE SPACES (DRIVeways) = 154 STALLS
 LOCAL STREET SPACES = 57 STALLS
 TOTAL PROPOSED SPACES = 365 STALLS

PARKING RATIO = $365/77 = 4.74$

**VICINITY MAP**

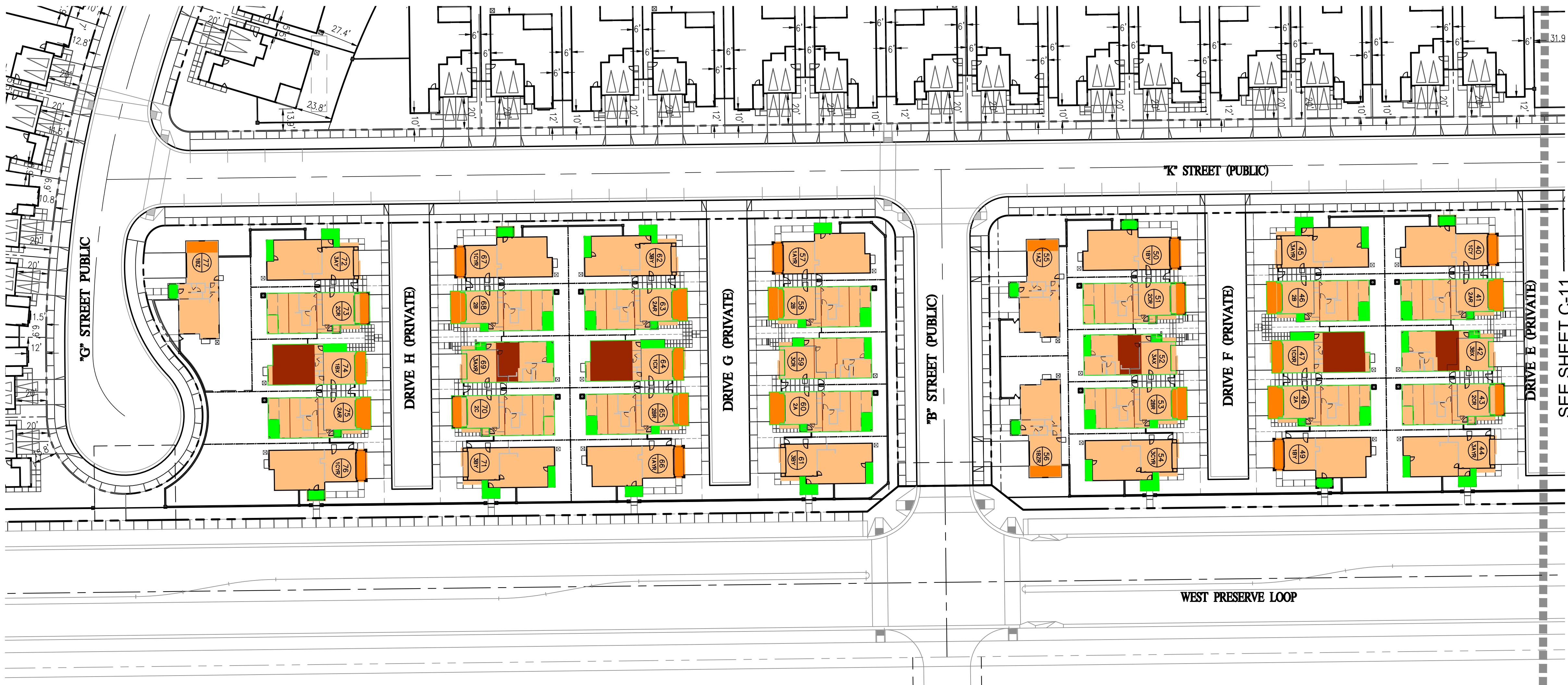
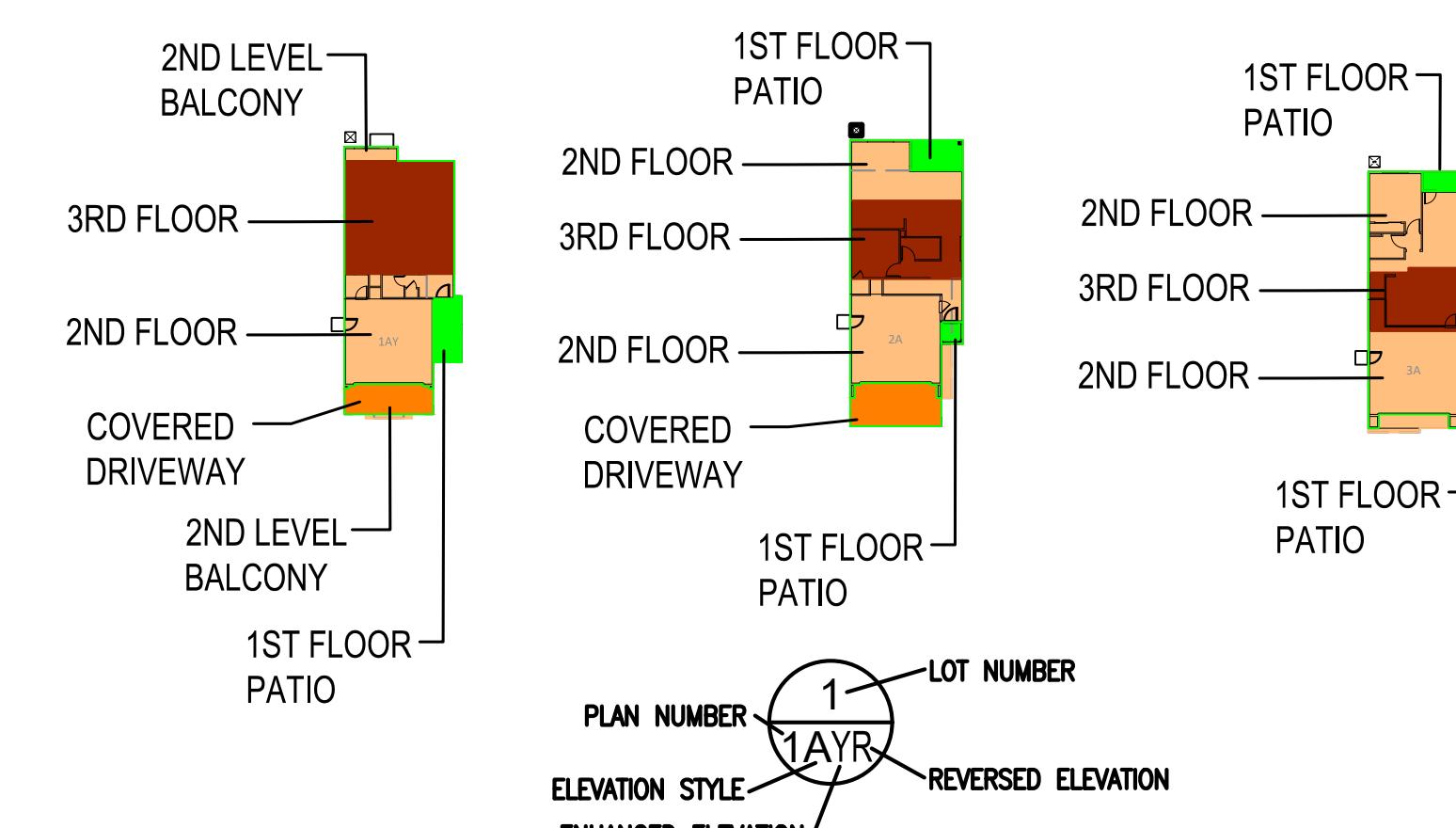
SHEET C-9 OF C-13
PARKING PLAN- NORTH
TRACT No. 20633
LOTS 1-3, A,B,C,D,E,F,G,H,I

TRACT NO. 20633 LOTS 1-3, A,B,C,D,E,F,G,H,I

IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
 A PORTION OF GOVERNMENT LOTS 3 AND 4 AND A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4
 AND A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 7
 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.
 LOTS 1 THROUGH 3 FOR CONDOMINIUM PURPOSES

CANNON CORP.

April 2025

LEGEND

BUILDING SUMMARY						
TABULATION	PLAN 1X	PLAN 1Y	PLAN 1Z	PLAN 2	PLAN 3	PLAN 3X
A - ADAPTIVE SPANISH	1	4	4	11	0	2
B - ADAPTIVE ITALIAN	1	5	3	11	0	2
C - ADAPTIVE FARMHOUSE	4	5	2	6	1	2
TOTAL EACH PLAN	6	14	9	28	1	6
TOTAL				77		13

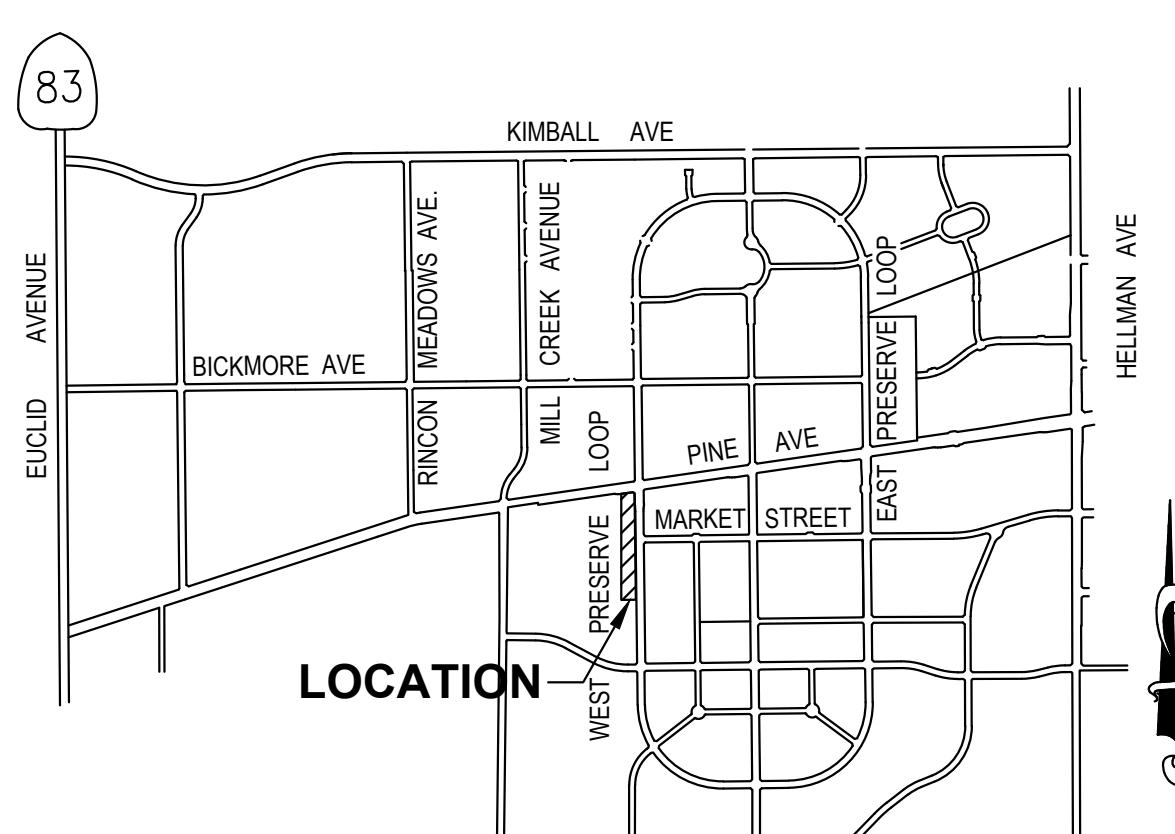
0 40 80
 1 INCH = 40 FEET
 SHEET SIZE: 24" x 36"



MASSING PLAN - SOUTH
 TRACT No. 20633
 LOTS 1-3, A,B,C,D,E,F,G,H,I

SHEET C-10 OF C-13

April 24, 2025



TRACT NO. 20633 LOTS 1-3, A,B,C,D,E,F,G,H,I

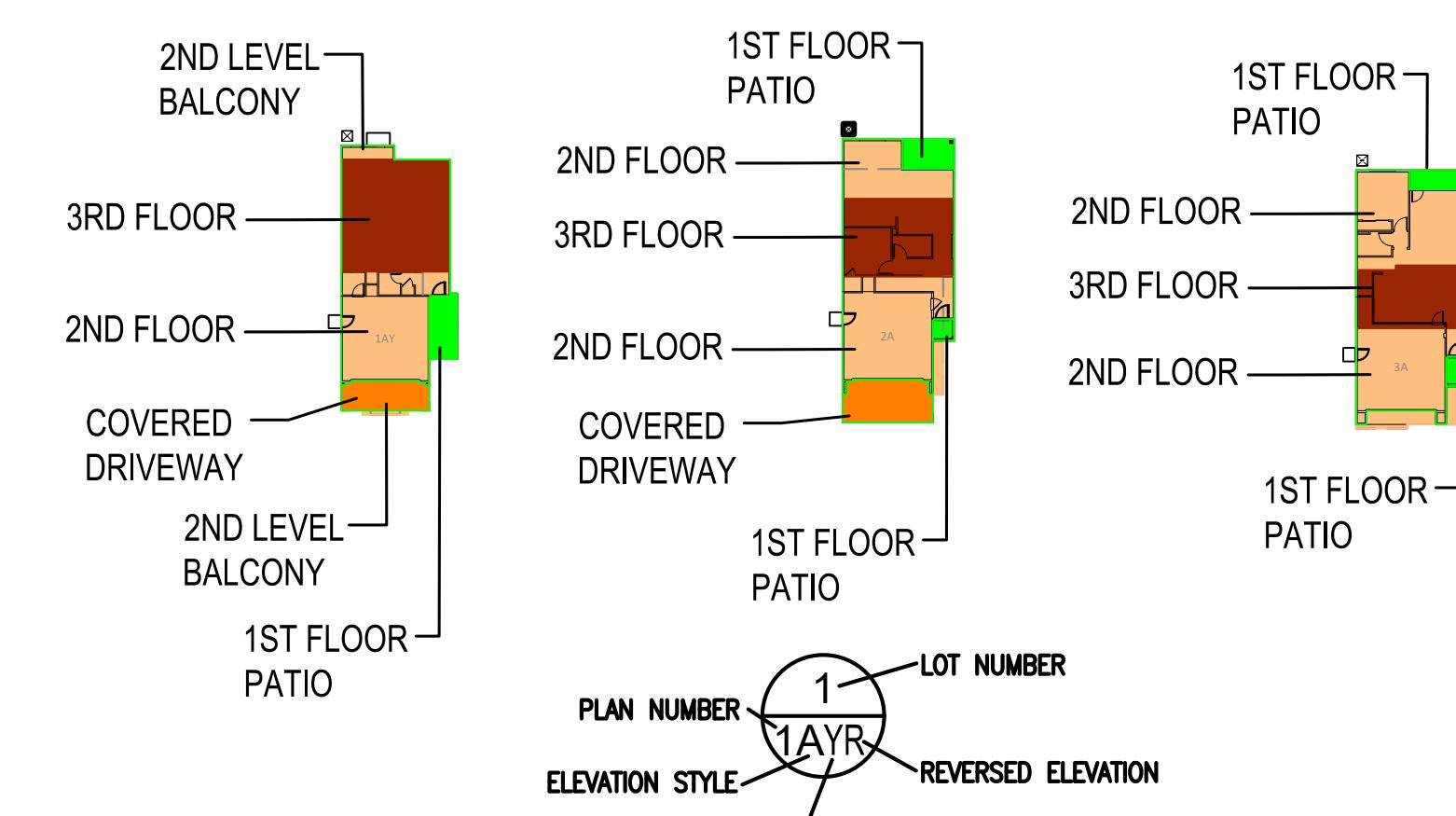
IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

A PORTION OF GOVERNMENT LOTS 3 AND 4 AND A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4
AND A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 7
WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

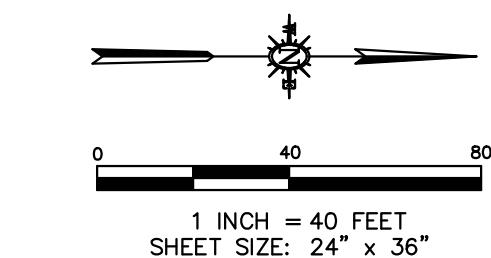
LOTS 1 THROUGH 3 FOR CONDOMINIUM PURPOSES

CANNON CORP.

April 2025

LEGEND

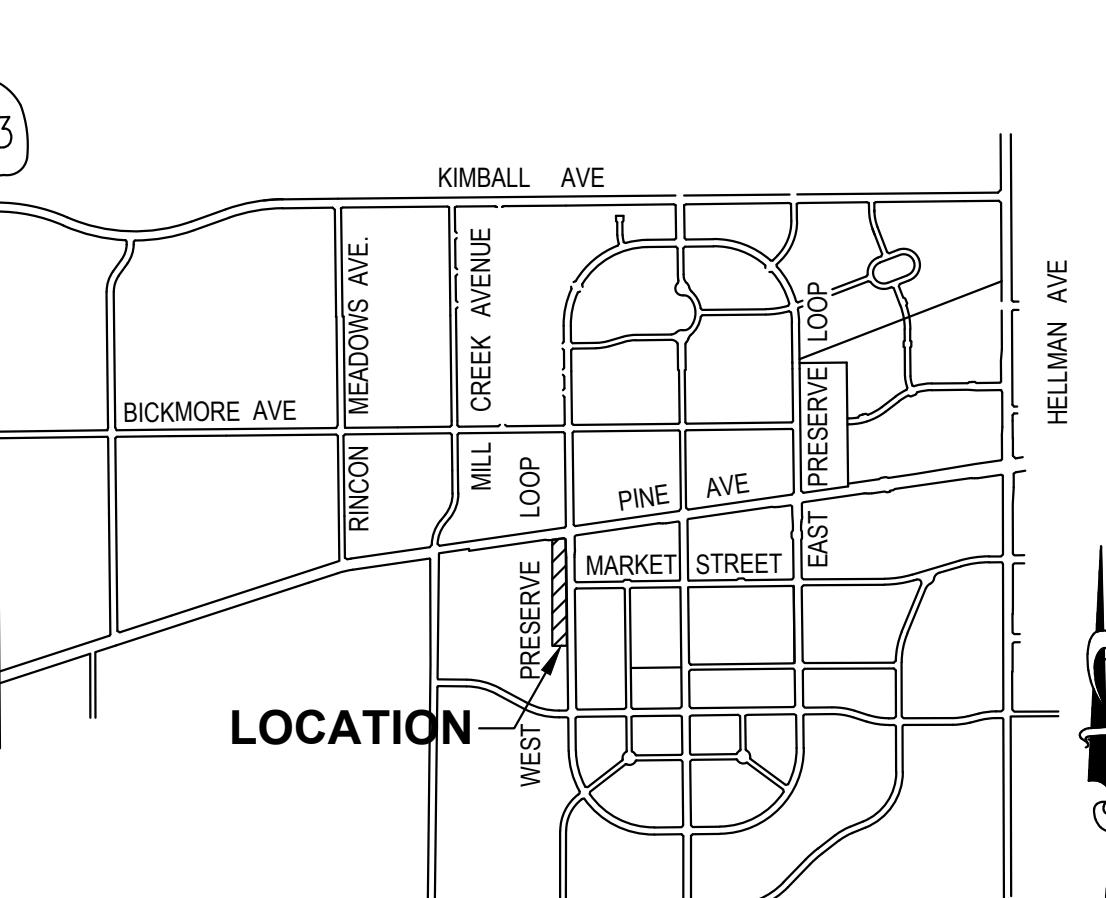
BUILDING SUMMARY						
TABULATION	PLAN 1X	PLAN 1Y	PLAN 1Z	PLAN 2	PLAN 3	PLAN 3X
A - ADAPTIVE SPANISH	1	4	4	11	0	2
B - ADAPTIVE ITALIAN	1	5	3	11	0	2
C - ADAPTIVE FARMHOUSE	4	5	2	6	1	2
TOTAL EACH PLAN	6	14	9	28	1	6
TOTAL				77		13



MASSING PLAN - NORTH
TRACT No. 20633
LOTS 1-3, A,B,C,D,E,F,G,H,I

SHEET C-11 OF C-13

April 24, 2025

VICINITY MAP

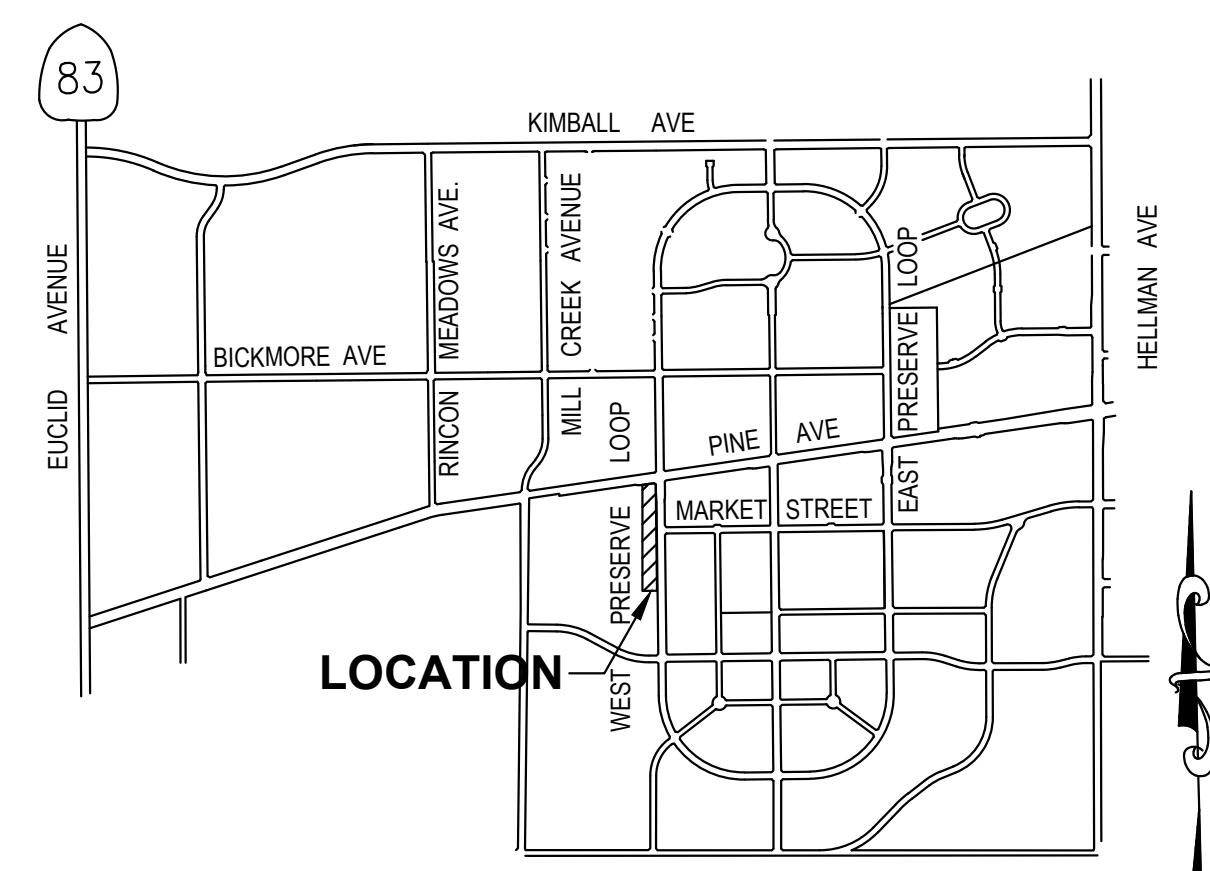
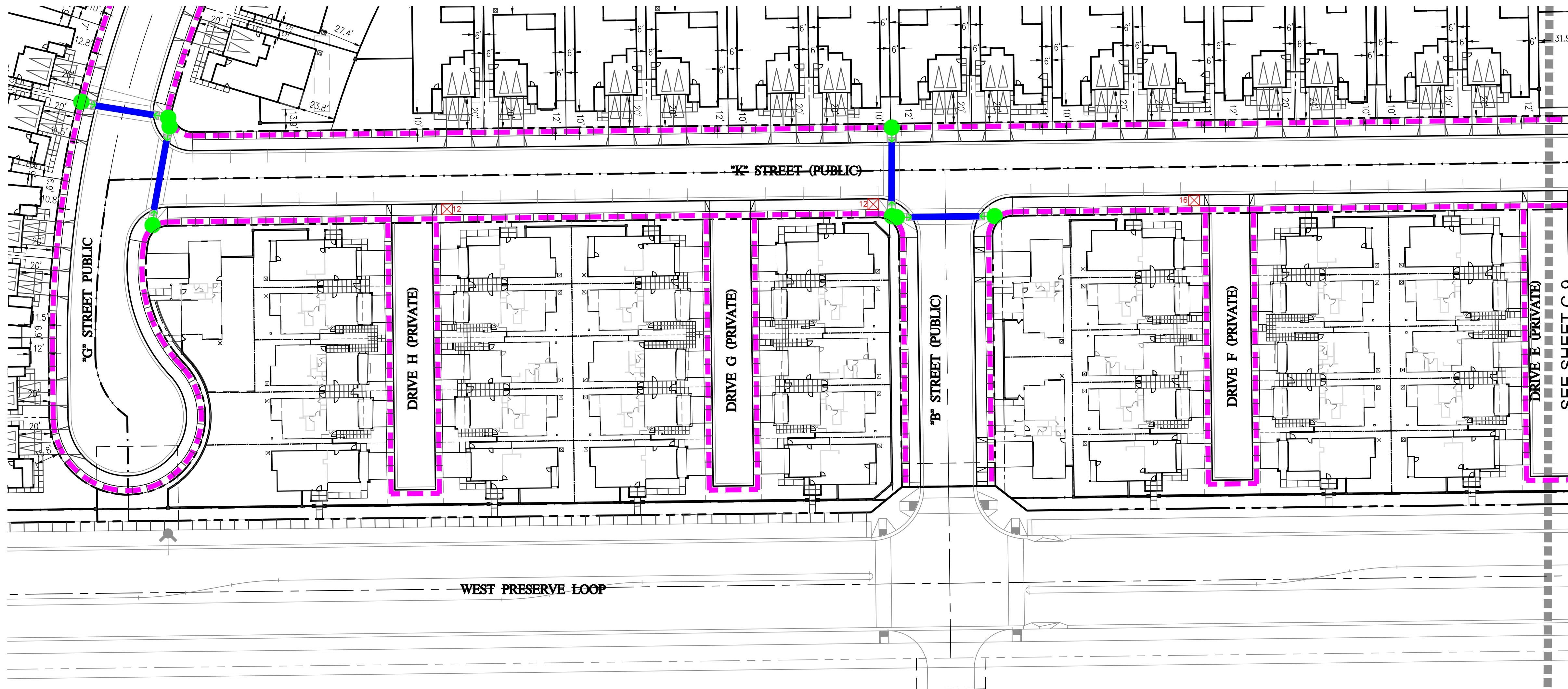
NTS

TRACT NO. 20633 LOTS 1-3, A,B,C,D,E,F,G,H,I

IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
 A PORTION OF GOVERNMENT LOTS 3 AND 4 AND A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4
 AND A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 7
 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.
 LOTS 1 THROUGH 3 FOR CONDOMINIUM PURPOSES

CANNON CORP.

April 2025



SHEET C-12 OF
C-13
PEDESTRIAN ACCESS PLAN- SOUTH
TRACT No. 20633
LOTS 1-3, A,B,C,D,E,F,G,H,I

TRACT NO. 20633 LOTS 1-3, A,B,C,D,E,F,G,H,I

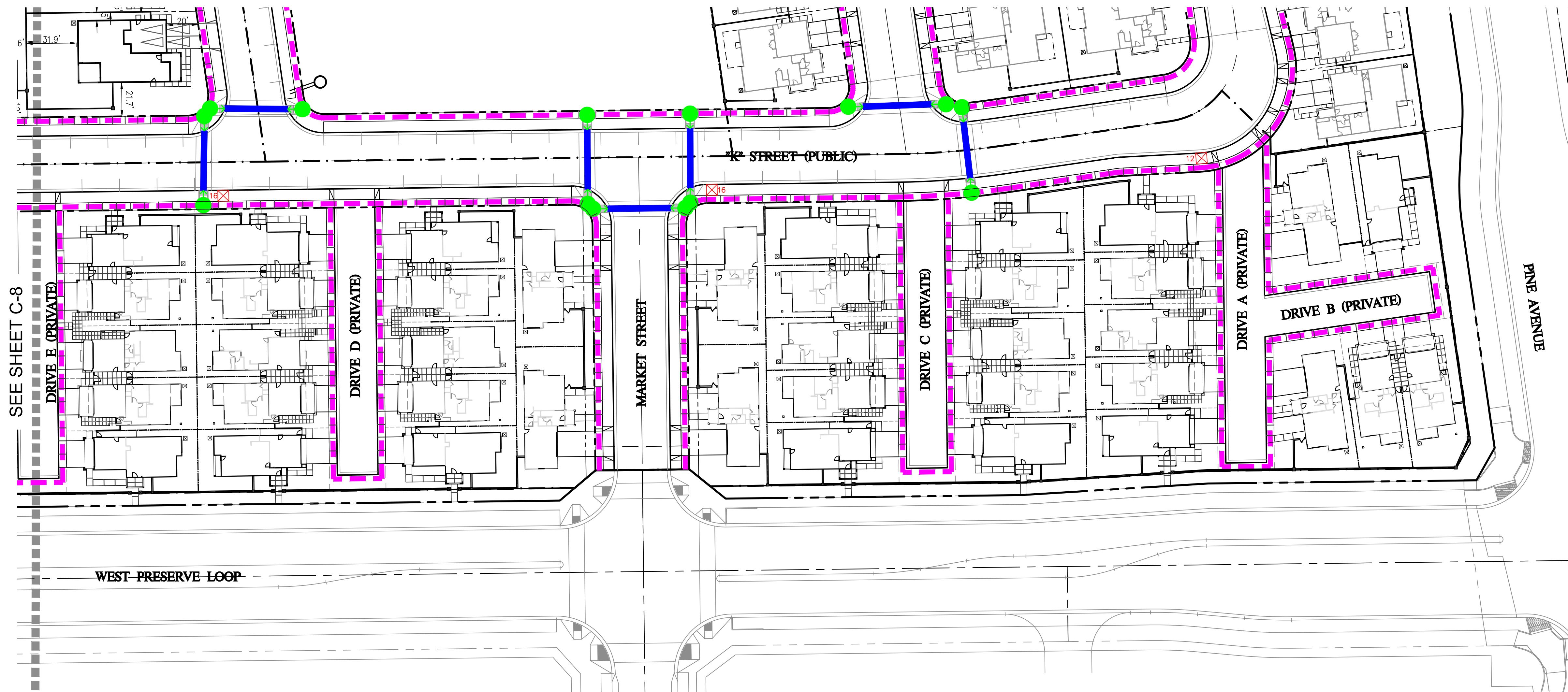
IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

A PORTION OF GOVERNMENT LOTS 3 AND 4 AND A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4
 AND A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 7
 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

LOTS 1 THROUGH 3 FOR CONDOMINIUM PURPOSES

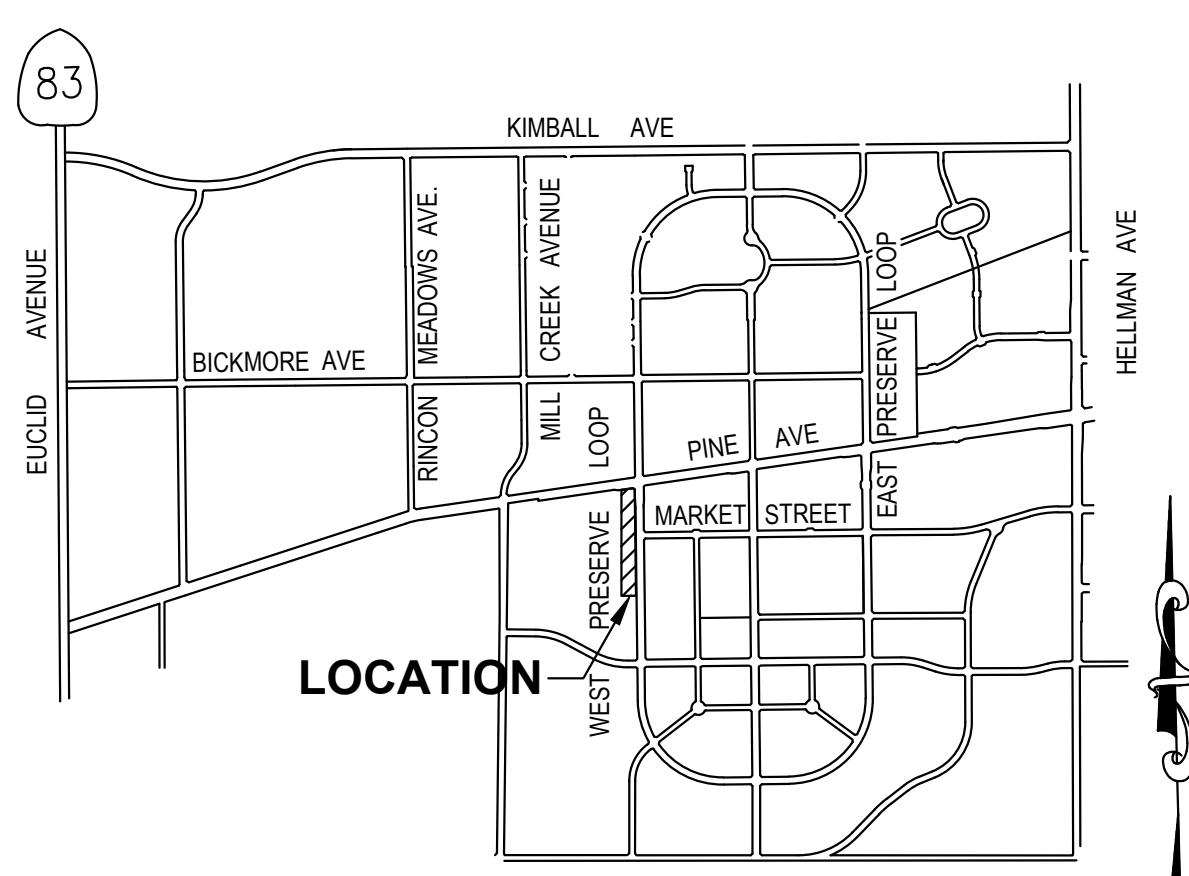
CANNON CORP.

April 2025



LEGEND

- INTERNAL 5' WIDE PEDESTRIAN PATH OF TRAVEL
- INTERNAL PEDESTRIAN STREET CROSSINGS
- PROPOSED DIRECTIONAL RAMP AT INTERSECTION
- PROPOSED MAILBOXES



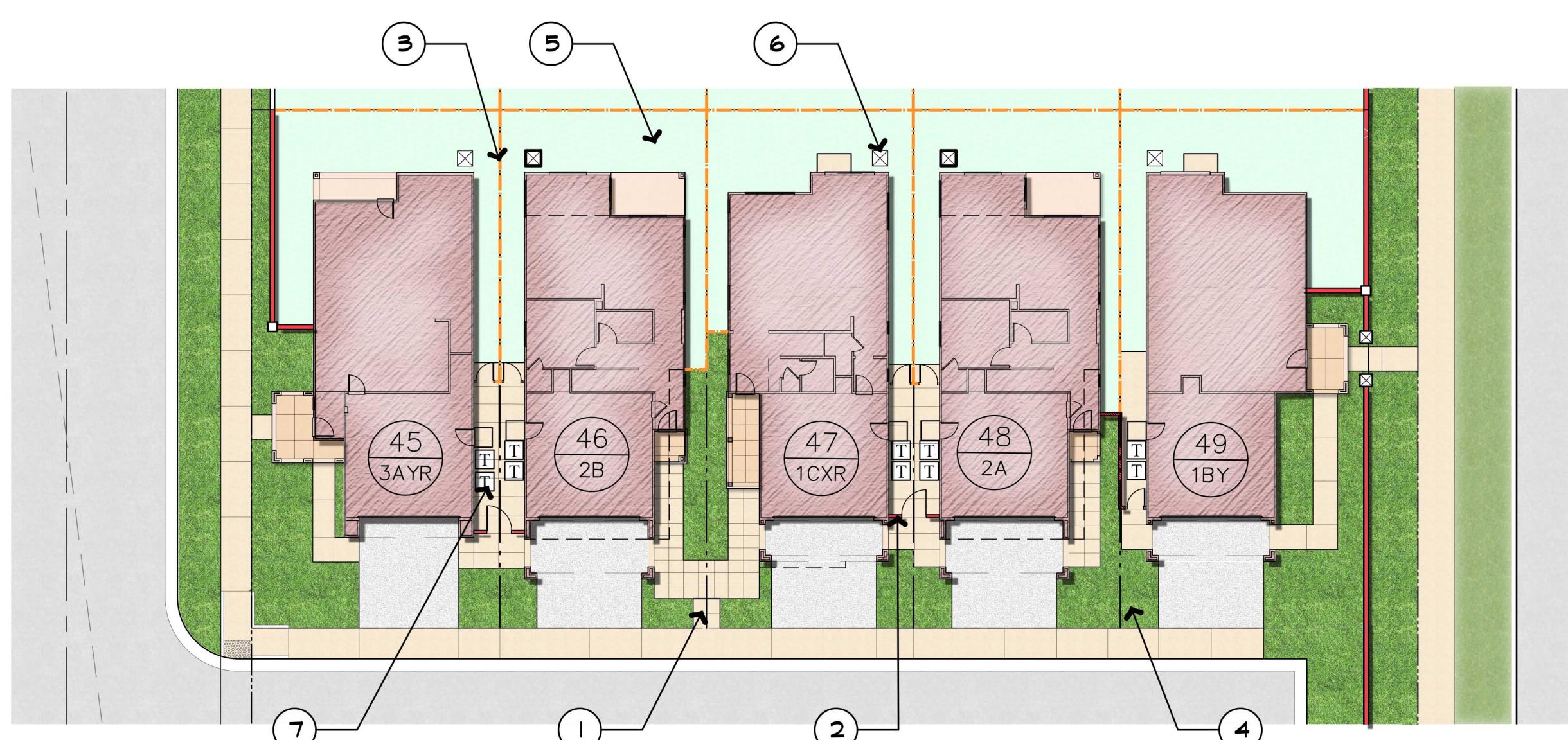
VICINITY MAP

SHEET C-13 OF
C-13

PEDESTRIAN ACCESS PLAN- NORTH
TRACT No. 20633
 LOTS 1-3, A,B,C,D,E,F,G,H,I



MATCHLINE SEE - SEE SHEET L1



TYPICAL ENLARGEMENT

SCALE: 1"=20'

LEGEND

- ① SHARED WALKWAY
- ② SPLITFACE BLOCK WALL
-SEE FENCE AND WALL PLAN
- ③ PRIVACY VINYL FENCE
-SEE FENCE AND WALL PLAN
- ④ H.O.A LANDSCAPE AREA
- ⑤ PRIVATE OPEN SPACE (200 SF. MIN.)
- ⑥ AC PAD
- ⑦ TRASH/RECYCLED CANS

PLANT LIST

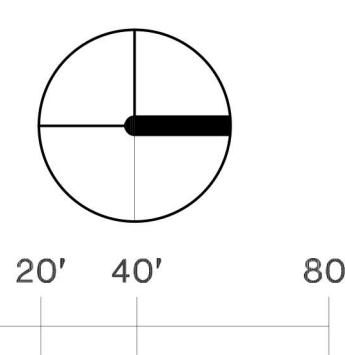
SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE
TREES				
Internal Community Trees				
Street Tree				
	Ulmus parvifolia 'Drake' Pistacia chinensis Arbutus x 'Marina'	Evergreen Elm Chinese Pistache Marina Strawberry Tree	M M M	24" box 24" box 24" box
Community Trees				
	Bauhinia purpurea Geijera parviflora Magnolia grandiflora "Samuel Sommers" Platanus acerifolia 'Bloodgood'	Orchid Tree Australian Willow Southern Magnolia Bloodgood Plane Tree	M L M M	24" box 24" box 24" box 24" box
	Jacaranda mimosifolia Platanus racemosa	Jacaranda California Sycamore	M M	24" box 24" box
	Tabebuia impetiginosa Koelreuteria bipinnata	Pink Trumpet Tree Chinese Flame Tree	M M	24" box 24" box
	Tristania conferta Pyrus calleryana 'Chanticleer'	Brisbane Box Chanticleer Pear	M M	24" box 24" box
Trees per separate plan				
SHRUBS				
BOTANICAL NAME				
ACCENT SHRUBS				
	Strelitzia reginae Rosa f. 'Trumpeter' Dietera grandiflora Podocarpus macrophyllus 'Maki'	Bird-of-Paradise Trumpeter Rose Fortnight Lily Shrubby Yew Pine		
MEDIUM SHRUBS - GENERAL PALETTE				
	Buddleja davidii Callistemon viminalis 'LittleJohn' Chondropetalum tectorum Leymus condensatus 'Canyon Prince' Lomandra longifolia 'LM300' Pittosporum tobira 'Wheeleri'	Butterfly Bush Dwarf Bottlebrush Cape Rush Canyon Prince Wild Rye Breeze Dwarf Mat Rush Wheeler's Dwarf Tobira		
LOW ACCENT SHRUBS				
	Agave 'Blue Flame' Buxus microphylla japonica Dianella tasmanica 'Silver Streak' Dianella revoluta 'DR5000' Salvia greggii	Blue Flame Agave Japanese Boxwood Silver Streak Flax Lily Little Rev Flax Lily Red Salvia		
LOW SHRUBS/GROUNDCOVER - GENERAL PALETTE				
	Senecio mandraliscae Festuca ovina "Glaucia" Myoporum parvifolium 'Pink' Rosa x 'Noare' Sisyrinchium bellum	Blue Chalk Sticks Blue Fescue Prostrate Myoporum Flower Carpet Rose Blue-eyed Grass		
PARKWAY PLANTING				
	Myoporum parvifolium 'Pink' Rosa x 'Noare'	Prostratum Myoporum Flower Carpet Rose		
<small>*The parkway is to be planted in a combination of two plant types. These are to be planted so as 75% is to be one species and 25% is to be the other (75% Myoporum, 25% Rosa)</small>				
VINES & ESPALIERS				
	Clematis armandii Gelsemium sempervirens Pandorea jasminoides Trachelospermum jasminoides Wisteria floribunda	Evergreen Clematis Carolina Jessamine Bower Vine Star Jasmine Japanese Wisteria		
VINE NOTE:				
<small>Vines shall be planted on walls adjacent to open space, walk throughs and alleyways.</small>				

CONCEPTUAL LANDSCAPE SITE PLAN L2

BLOCK I AT THE PRESERVE - LICENSED PRODUCT

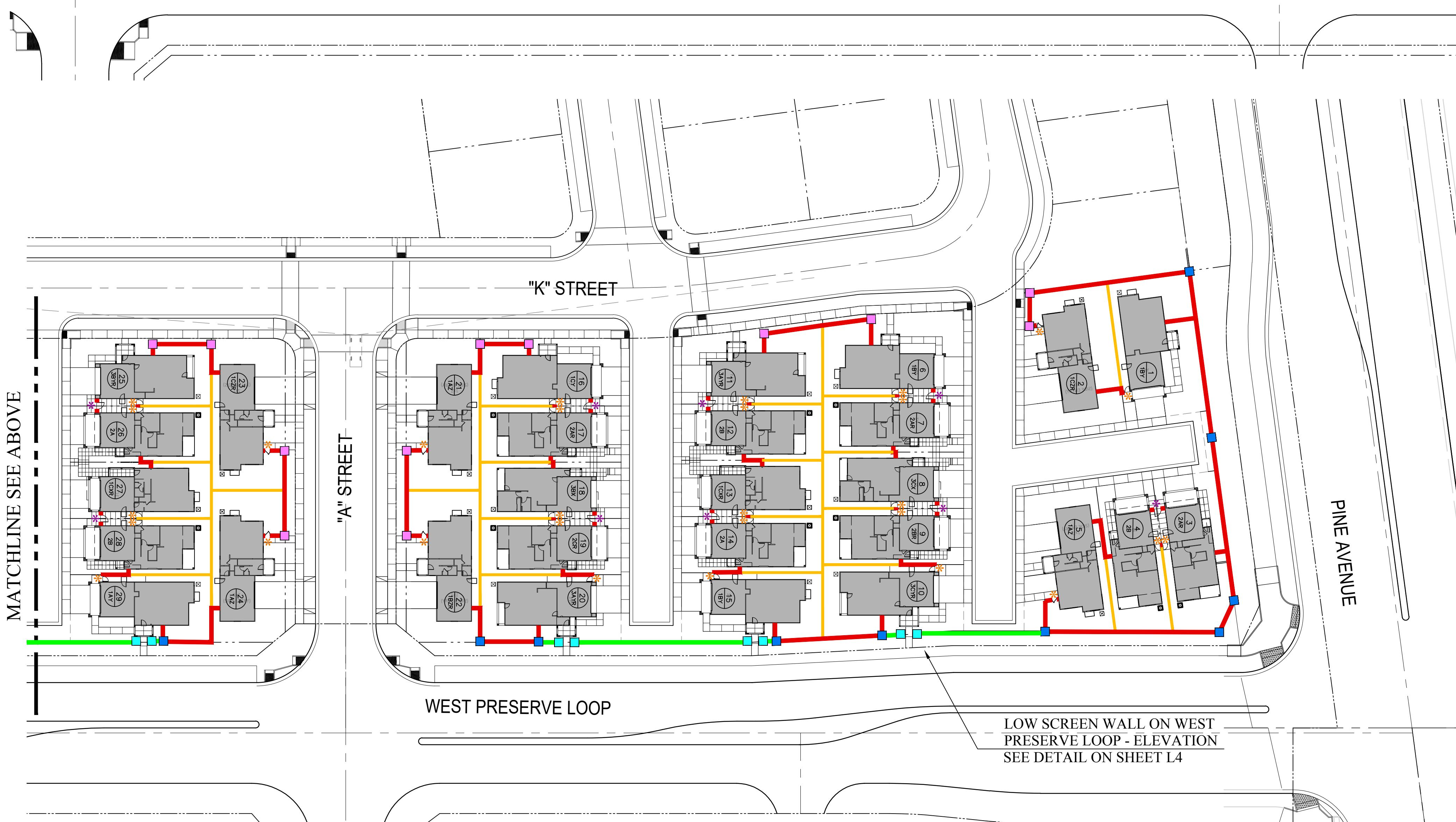
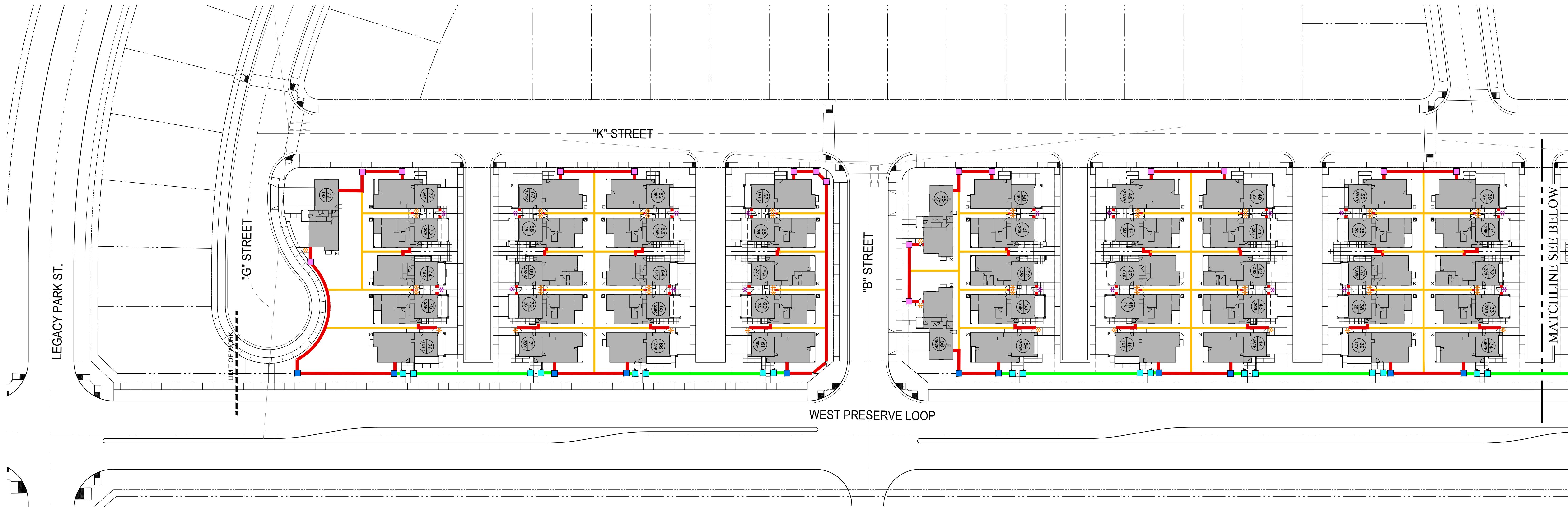
Chino Preserve Development Corp.

1156 North Mountain Avenue
P. O. Box 670
Upland, California 91785
909.946.7523



SITE SCAPE
Landscape Architecture & Planning
3190-B2, Airport Loop Drive
Costa Mesa, CA 92626
Richard Pohomas, License # 2782
(949) 644-9370 FAX (714) 210-3140

JOB# 24-039 DATE: 04-24-25



LEGEND

- 6' HT. SPLIT FACE BLOCK WALL (1-SIDE)
- 6' HT. PRIVACY VINYL FENCE
- 42" HT. SPLIT FACE SCREEN WALL (2-SIDE)
- 24" SQ. PERIMETER PILASTER SPACE (75' O.C. APPROXIMATE)
6'-4" HT. FULL HEIGHT
3'-10" HT. @ WEST PRESERVE LOOP SCREEN WALL
- 24" SQ. INTERNAL PILASTER
- ★ PRIVACY VINYL GATE
* SCREEN GATE

FENCE AND WALL PLAN BLOCK I AT THE PRESERVE - LICENSED PRODUCT

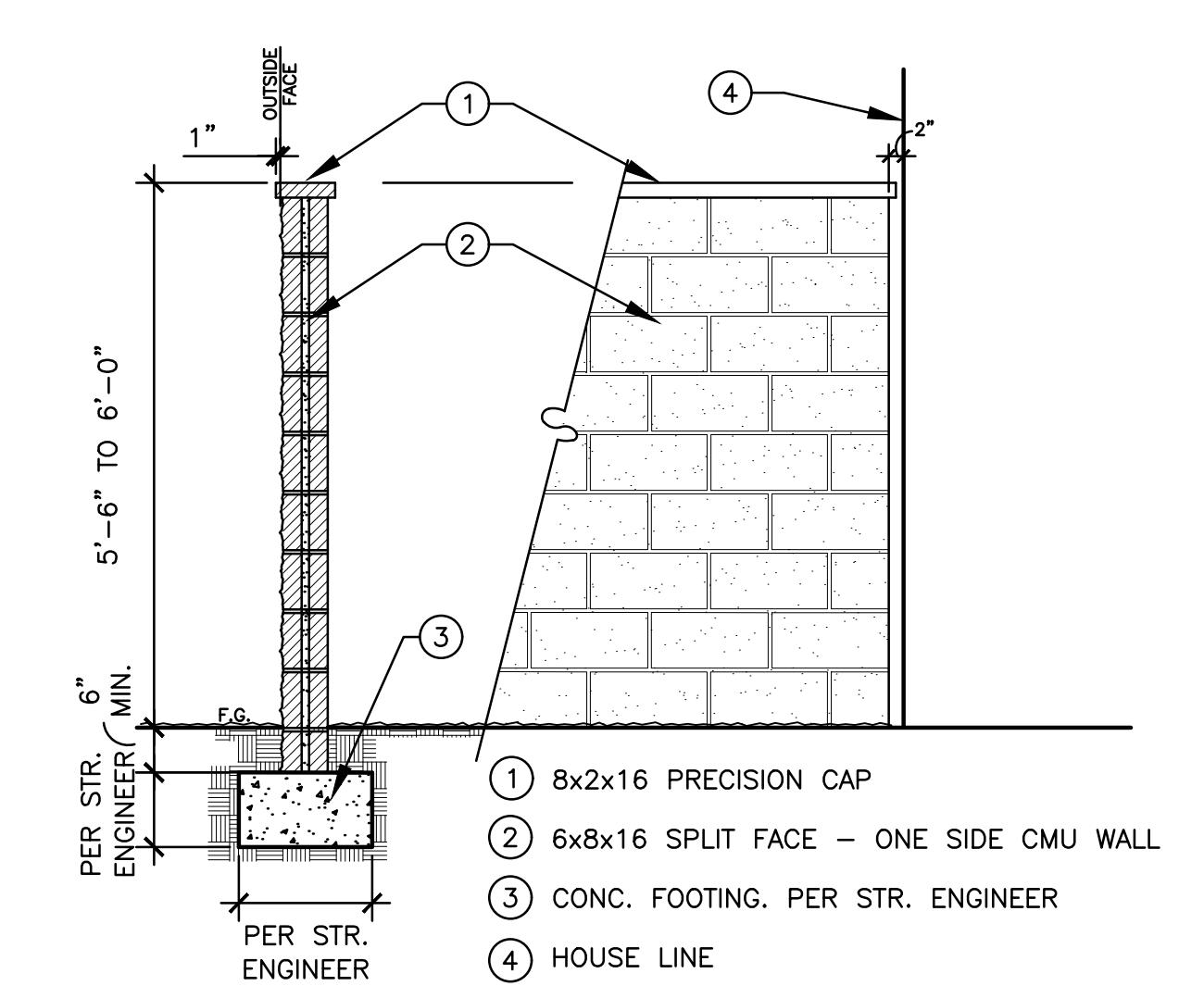
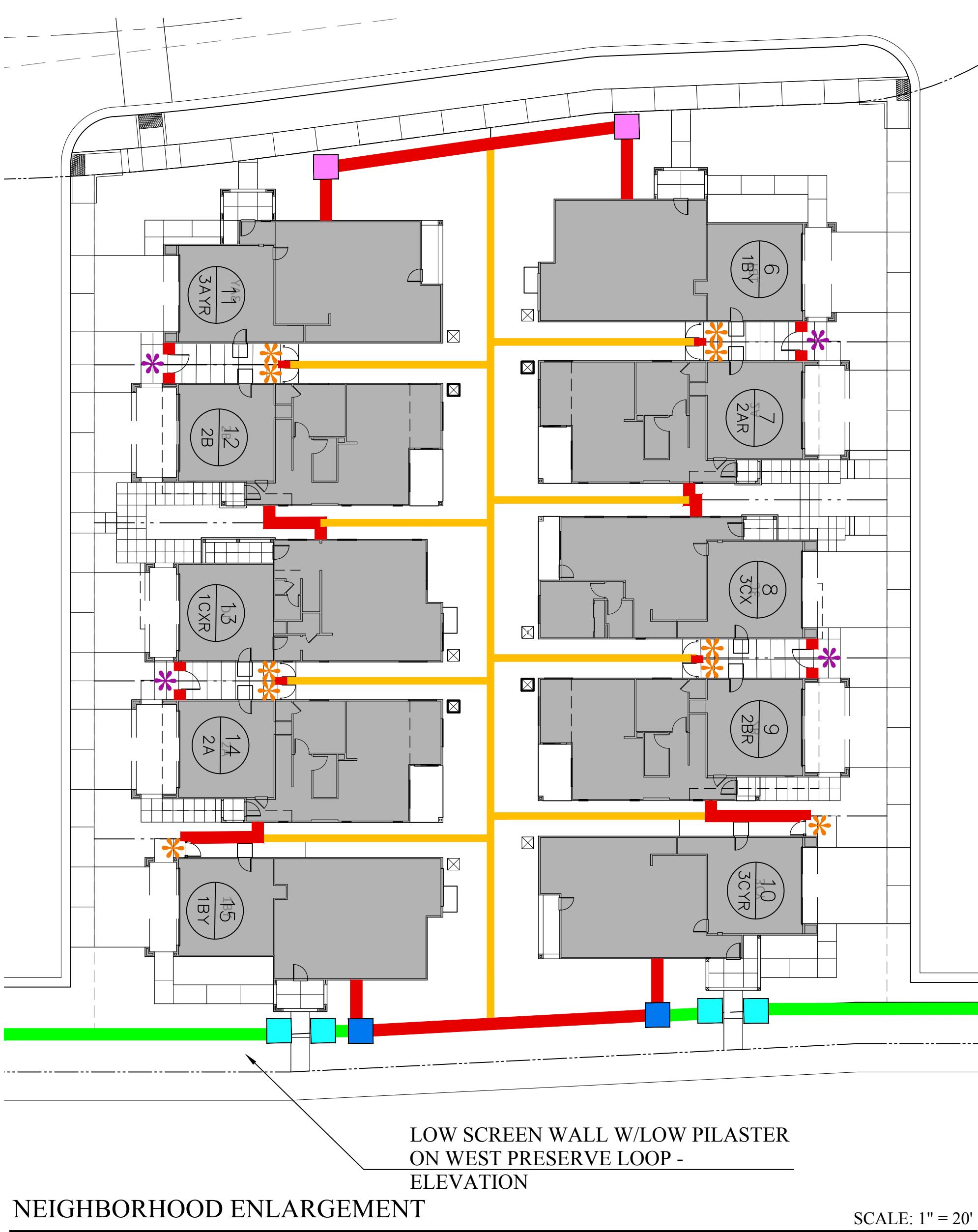
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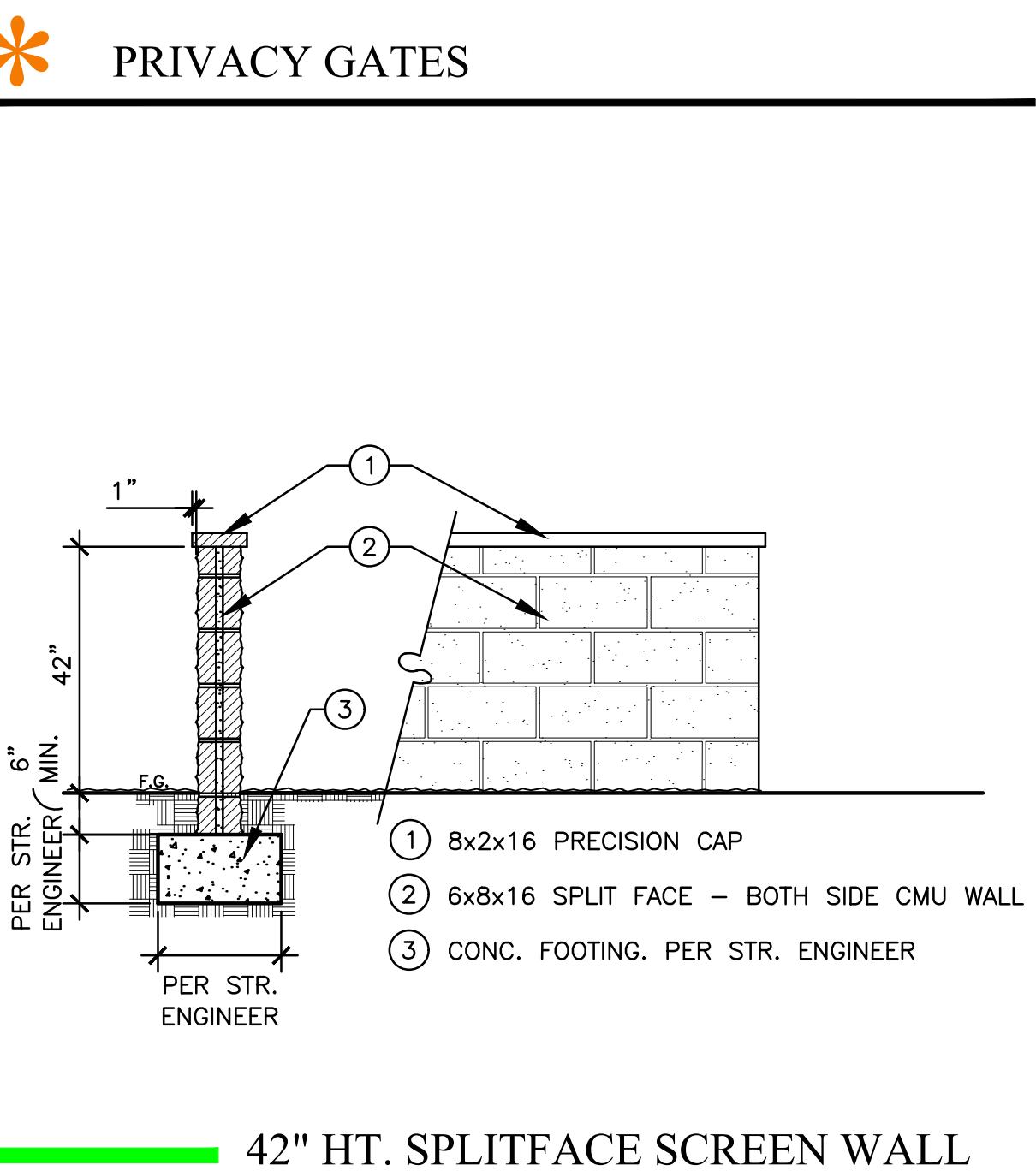
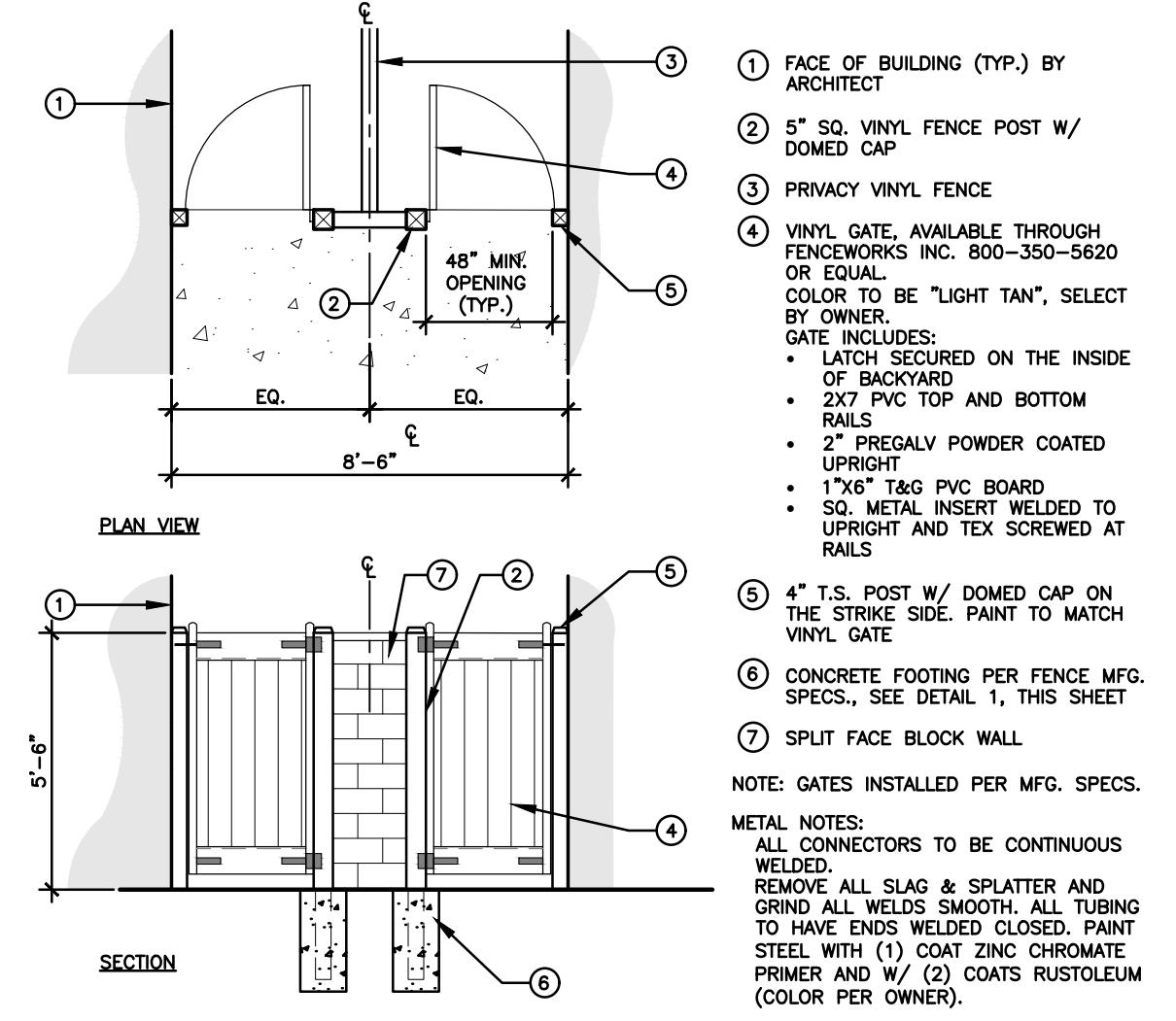
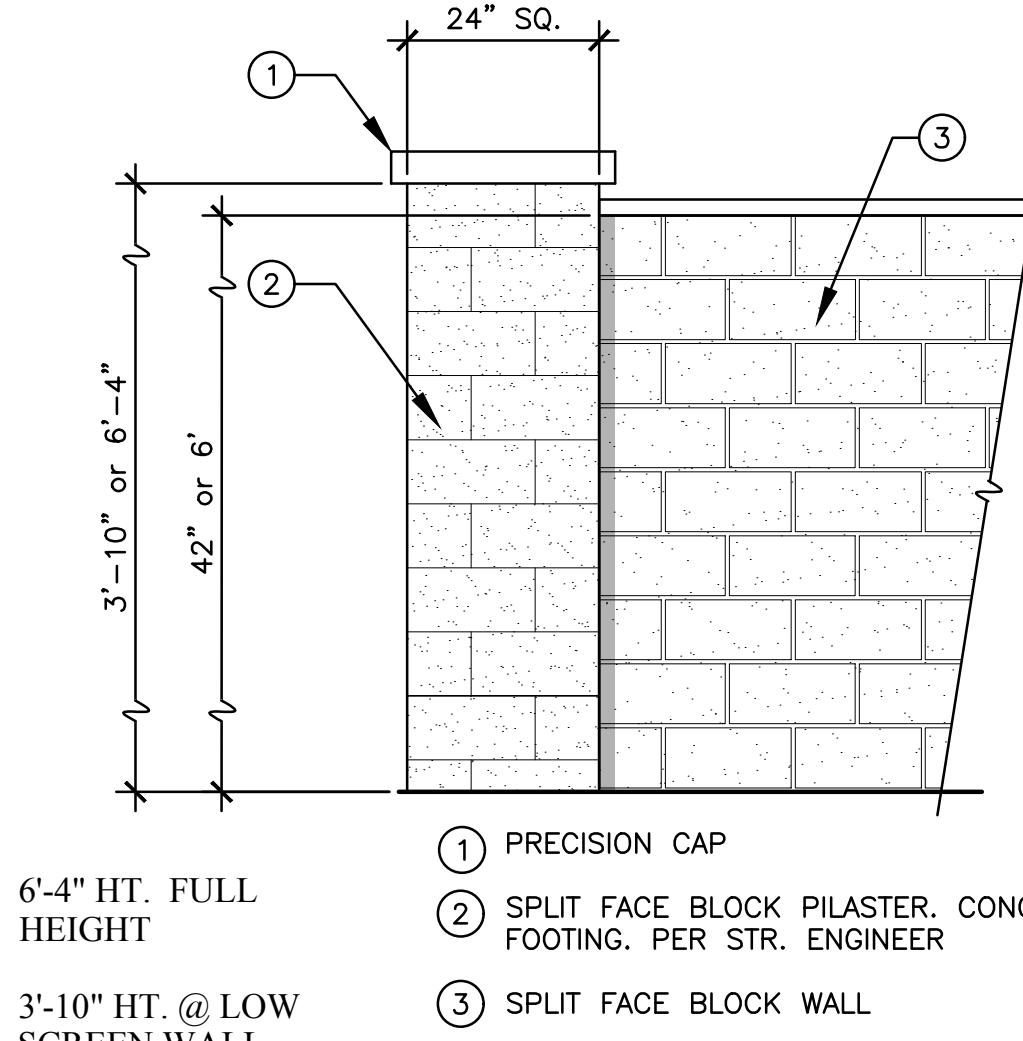
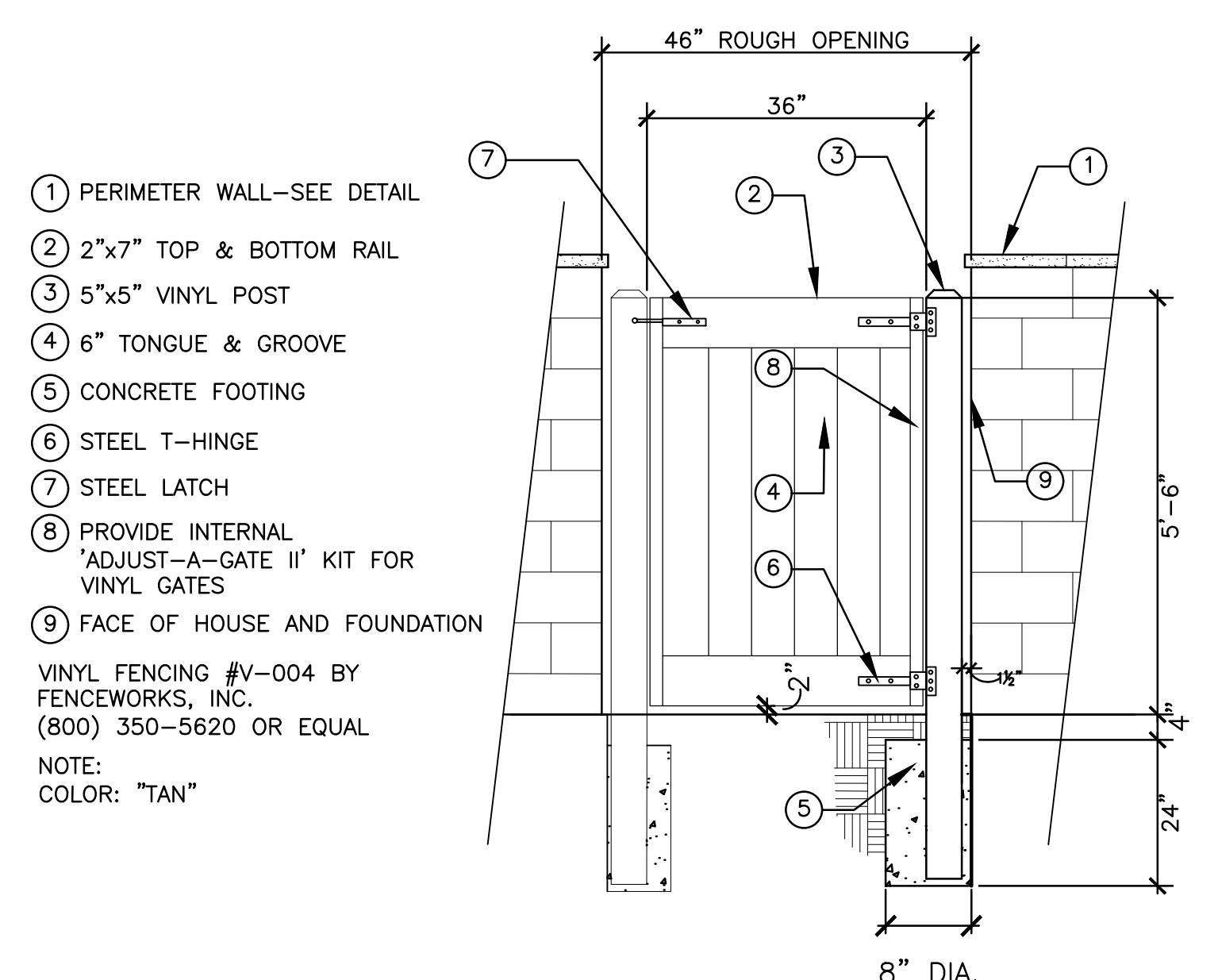
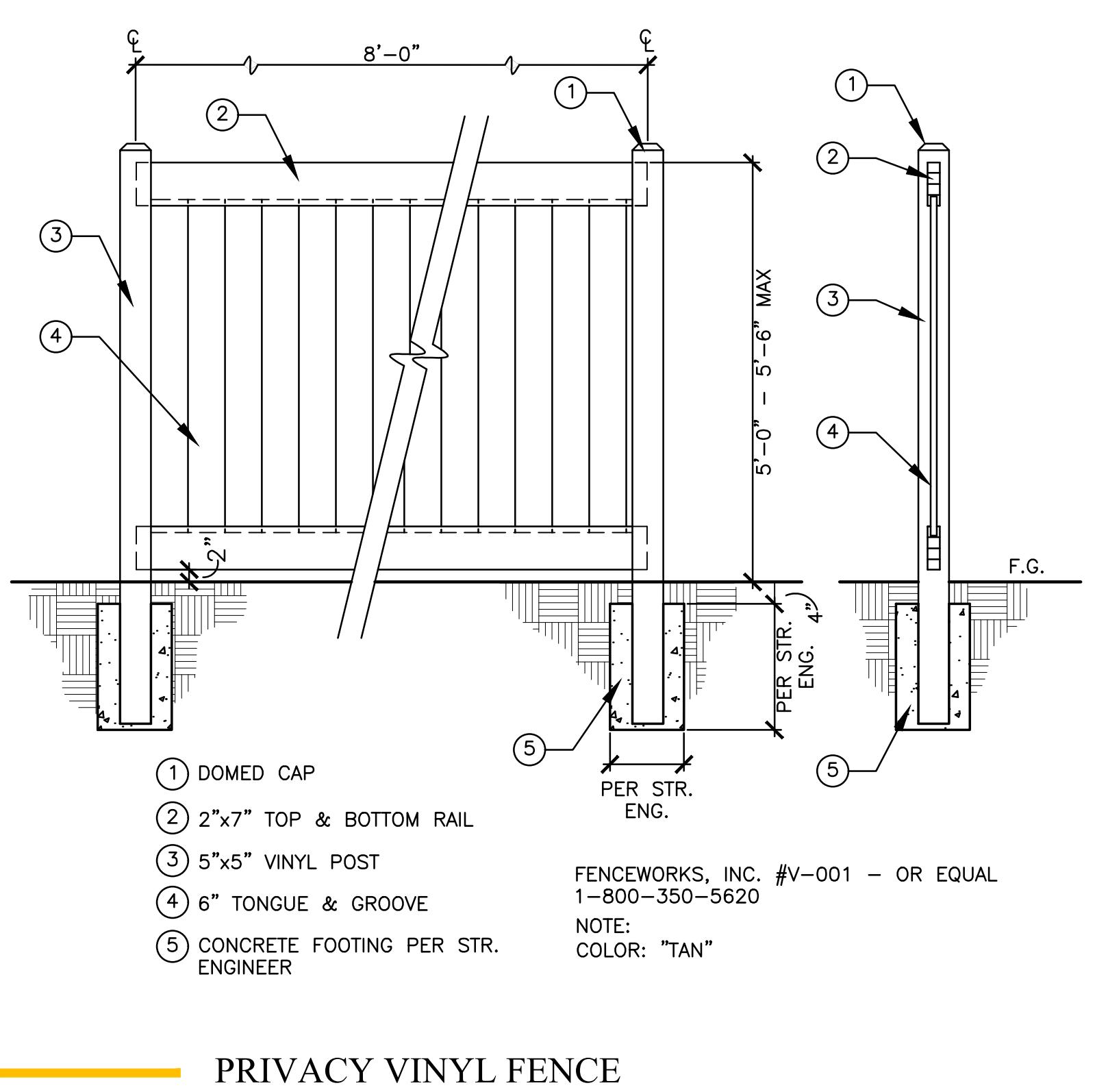


JOB# 24-039 DATE: 04-24-25

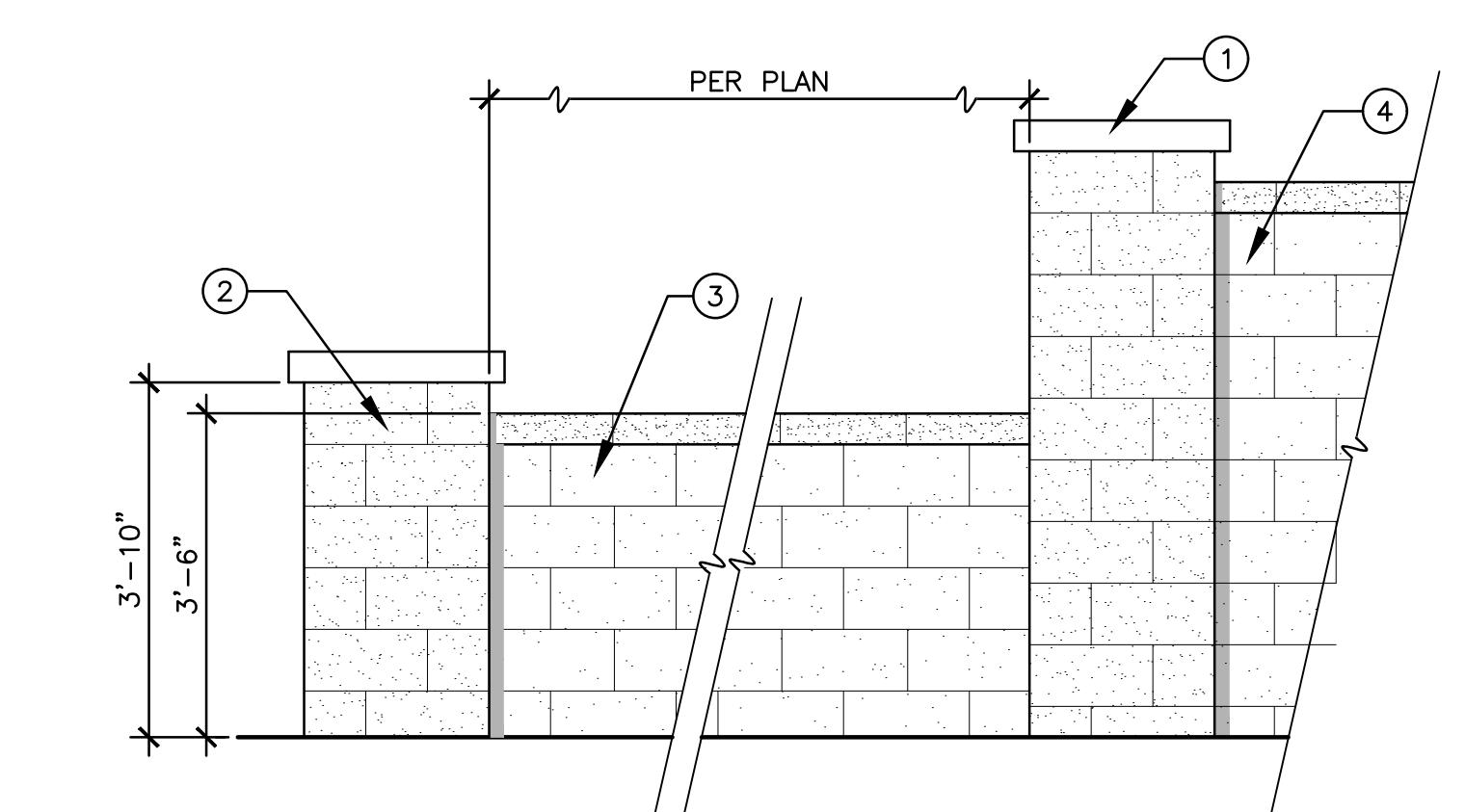
L3



24" SQ. SPLIT FACE PERIMETER PILASTER



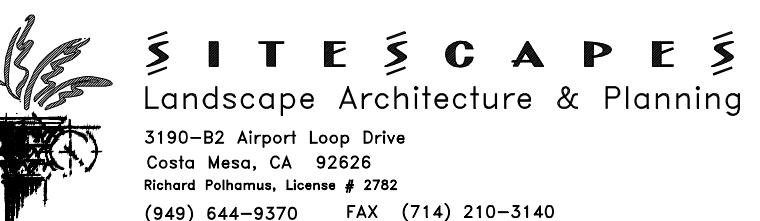
24" SQ. SPLIT FACE INTERNAL PILASTER



FENCE AND WALL DETAILS BLOCK I AT THE PRESERVE - LICENSED PRODUCT

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Costa Mesa, CA 92626
Richard Polhamus, License # 2782
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JOB# 24-039 DATE: 04-24-25

L4



Licensed Product (LOTS 77)

UNIT #	PLAN TYPE	SQ. SF	UNIT #	PLAN TYPE	SQ. SF	UNIT #	PLAN TYPE	SQ. SF
1	1BY	658	30	1AY	433	57	1AYR	322
2	1CZR	1329	31	2BR	338	58	2B	313
3	2AR	627	32	3CX	339	59	3CR	314
4	2B	493	33	2AR	338	60	2A	313
5	1AZ	511	34	3BYR	400	61	3BY	283
6	1BY	733	35	3BYR	369	62	3BY	369
7	2AR	338	36	2C	338	63	2AR	338
8	3CX	338	37	1AXR	394	64	1CX	394
9	2BR	338	38	2B	338	65	2BR	338
10	3CYR	733	39	1CY	474	66	1AYR	473
11	3AYR	783	40	1CY	433	67	1CYR	433
12	2B	338	41	2AR	338	68	2B	338
13	1CXR	394	42	3BX	339	69	3AXR	339
14	2AR	338	43	2CR	338	70	2C	338
15	1BY	466	44	3AYR	400	71	3BY	400
16	1CY	426	45	3AYR	369	72	3AY	363
17	2AR	338	46	2B	338	73	2CR	338
18	3BX	339	47	1CXR	394	74	1BX	394
19	2CR	338	48	2A	338	75	2AR	1315
20	3AYR	400	49	1BY	474	76	1CYR	2258
21	1AZ	700	50	1BY	427	77	1BZ	2443
22	1BZR	828	51	2CR	338	TOTAL PRIVATE OPEN SPACE: 16980		
23	1CZR	700	52	3AX	338			
24	1AZ	828	53	2BR	338			
25	3BYR	362	54	3CYR	392			
26	2A	338	55	1AZ	698			
27	1CXR	393	56	1BZR	827			
28	2B	338						
29	1AY	465						

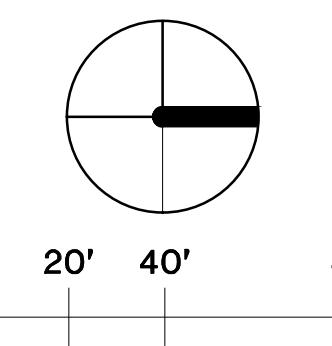
LEGEND

	PLAN 1
	PLAN 2
	PLAN 3

PRIVATE OPEN SPACE EXHIBIT BLOCK I AT THE PRESERVE - LICENSED PRODUCT

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P. O. Box 670
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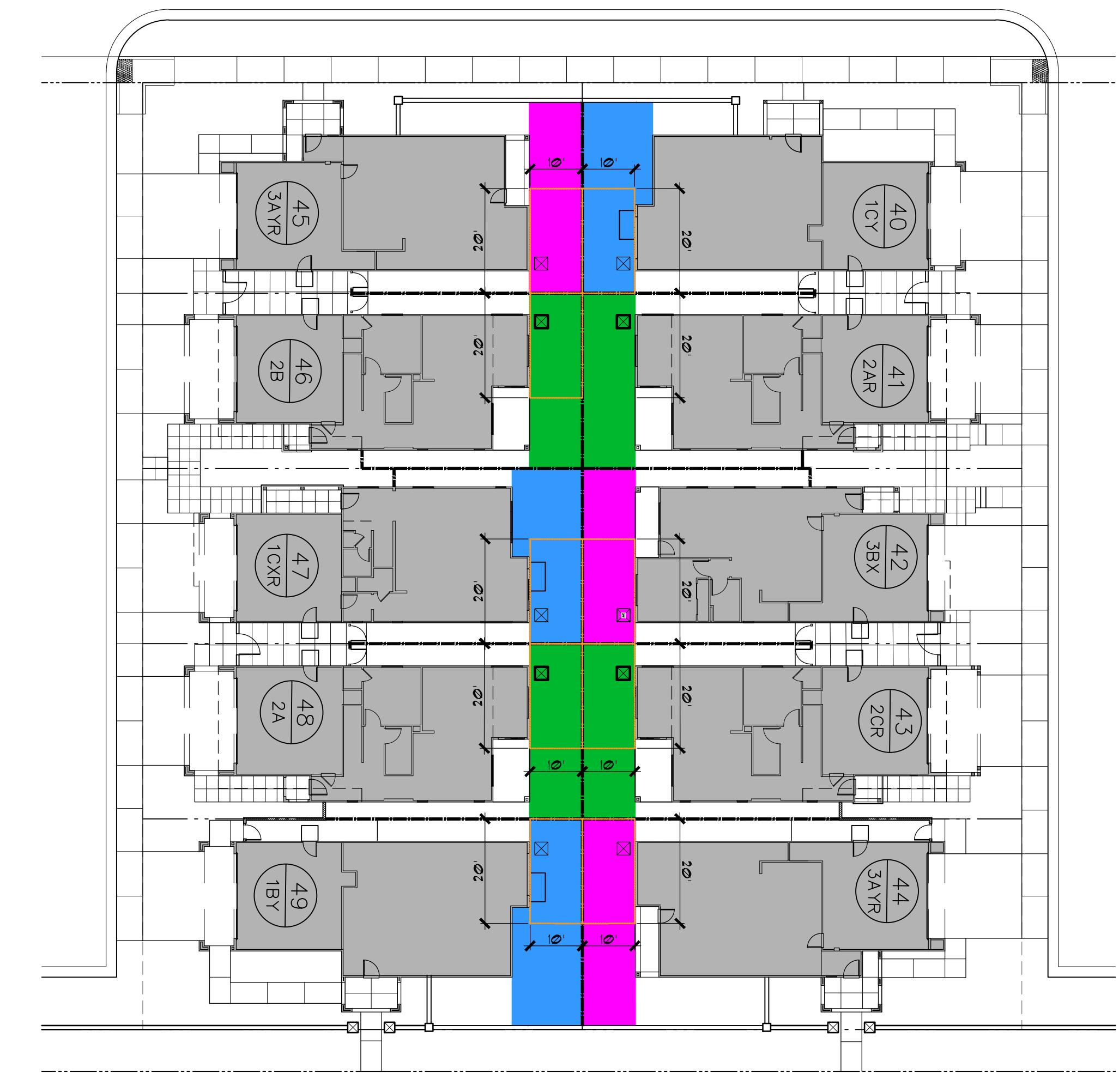
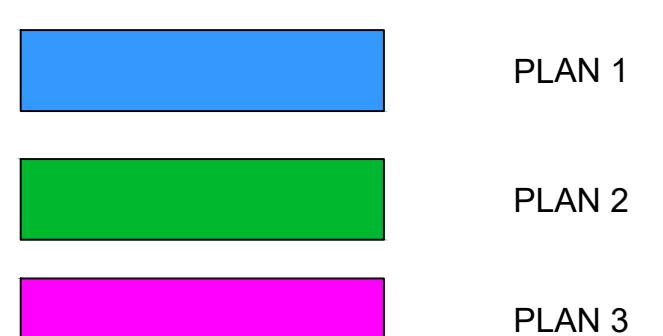
JOB# 24-039 DATE: 04-24-25

L5

MATCHLINE SEE - SEE SHEET L5



LEGEND

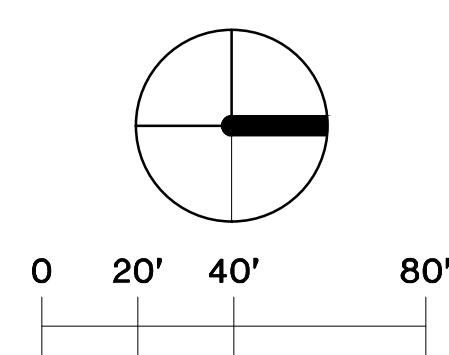


PRIVATE OPEN SPACE EXHIBIT
BLOCK I AT THE PRESERVE - LICENSED PRODUCT

Chino Preserve Development Corp.

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P. O. Box 670
Upland, California 91785

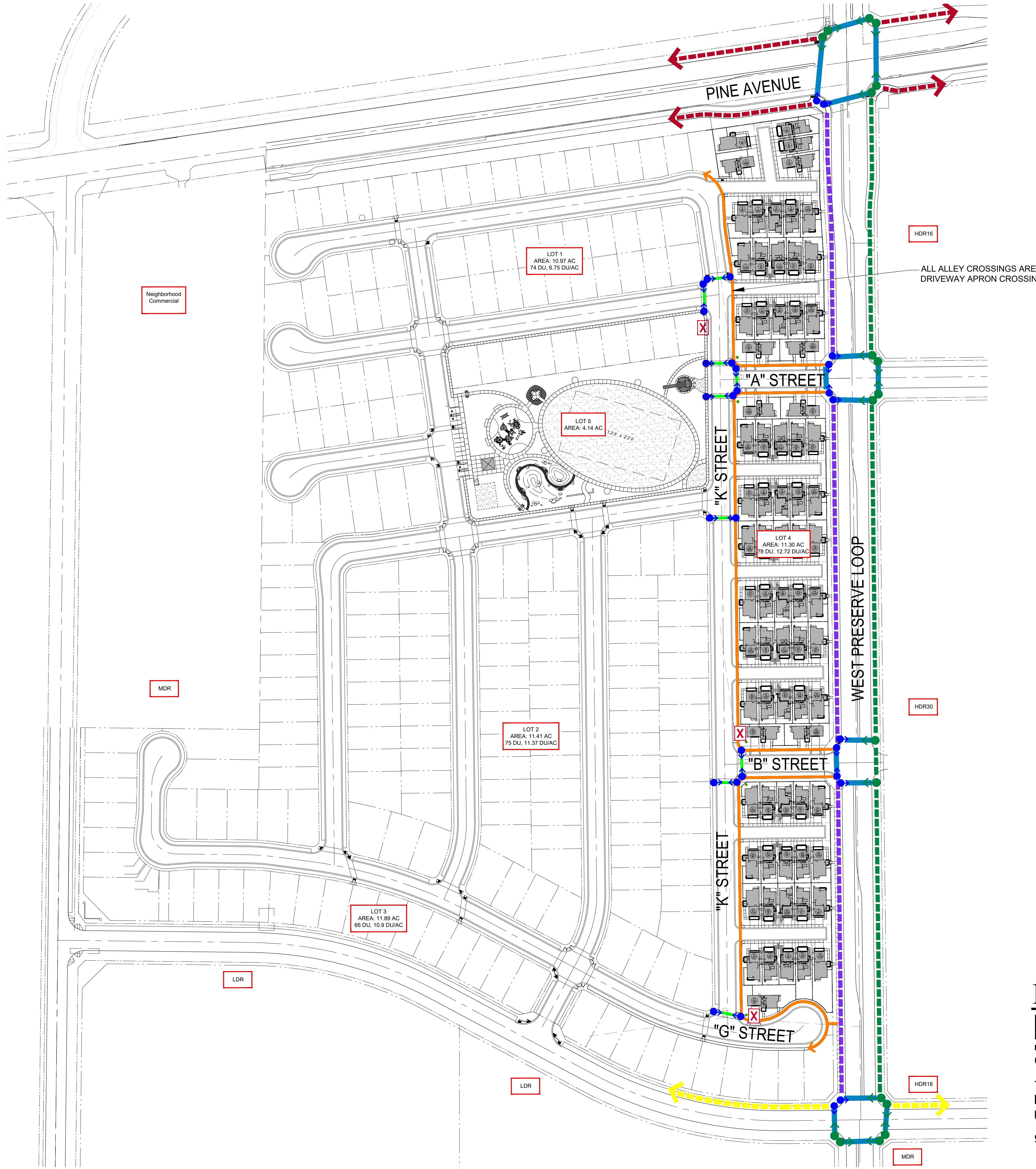
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JOB# 24-039 DATE: 04-24-25

L6

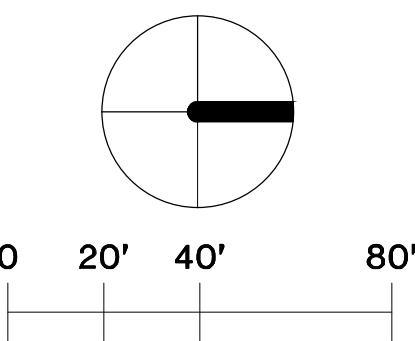


PEDESTRIAN ACCESS PLAN BLOCK I AT THE PRESERVE - LICENSED PRODUCT

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1156 North Mountain Avenue
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Upland, California 91785

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Richard Polomus, License # 2782
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JOB# 24-039 DATE: 04-24-25

L7



UNIT 3
PLAN 2AR
A - ADAPTIVE SPANISH

UNIT 1
PLAN 1BY
B - ADAPTIVE ITALIAN

STREET SCENE A - PINE AVENUE



UNIT 29
PLAN 1AY
A - ADAPTIVE SPANISH

UNIT 24
PLAN 1AZ
A - ADAPTIVE SPANISH

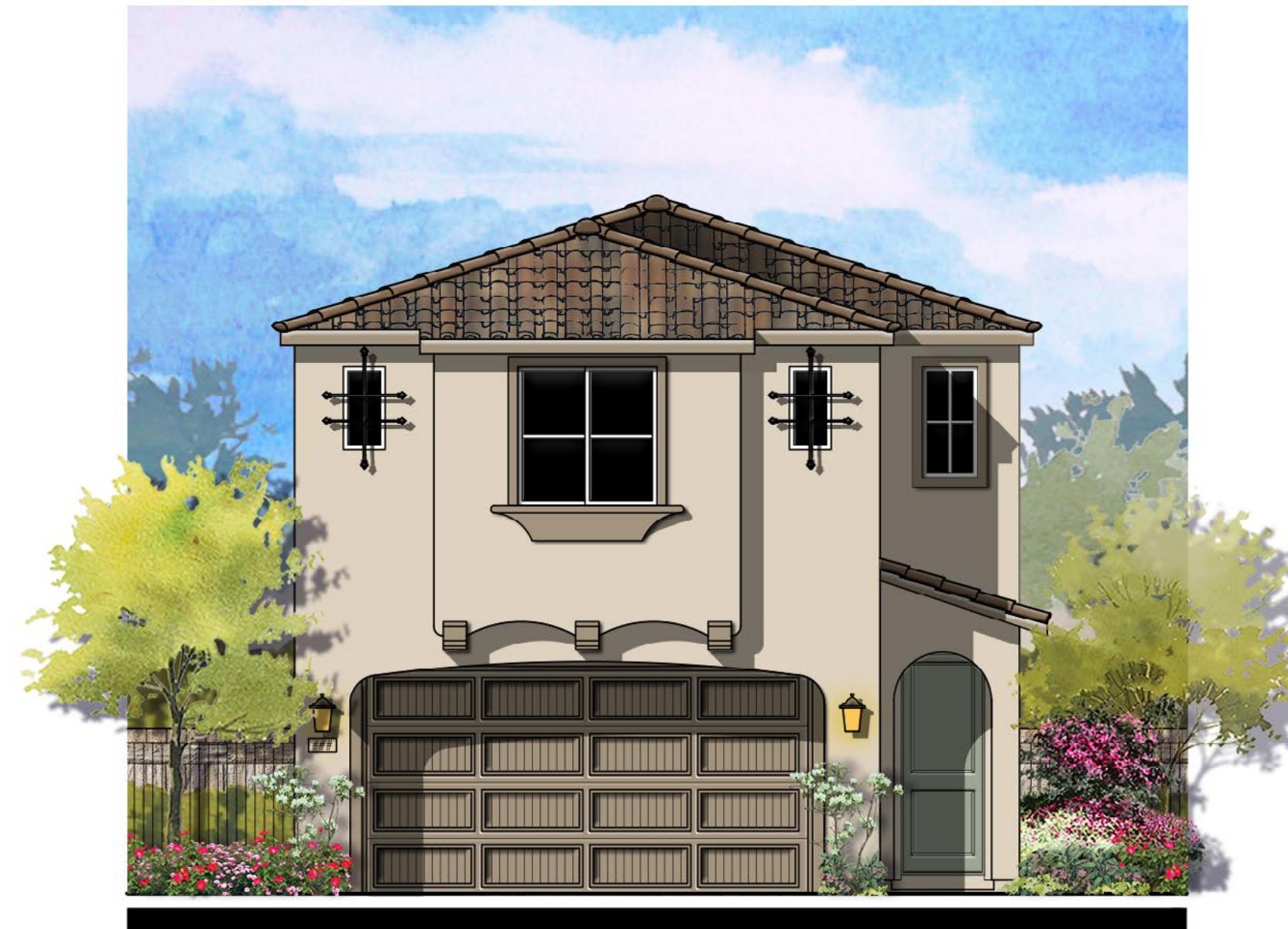
MARKET STREET

UNIT 22
PLAN 1BZR
B - ADAPTIVE ITALIAN

UNIT 20
PLAN 3AYR
A - ADAPTIVE SPANISH

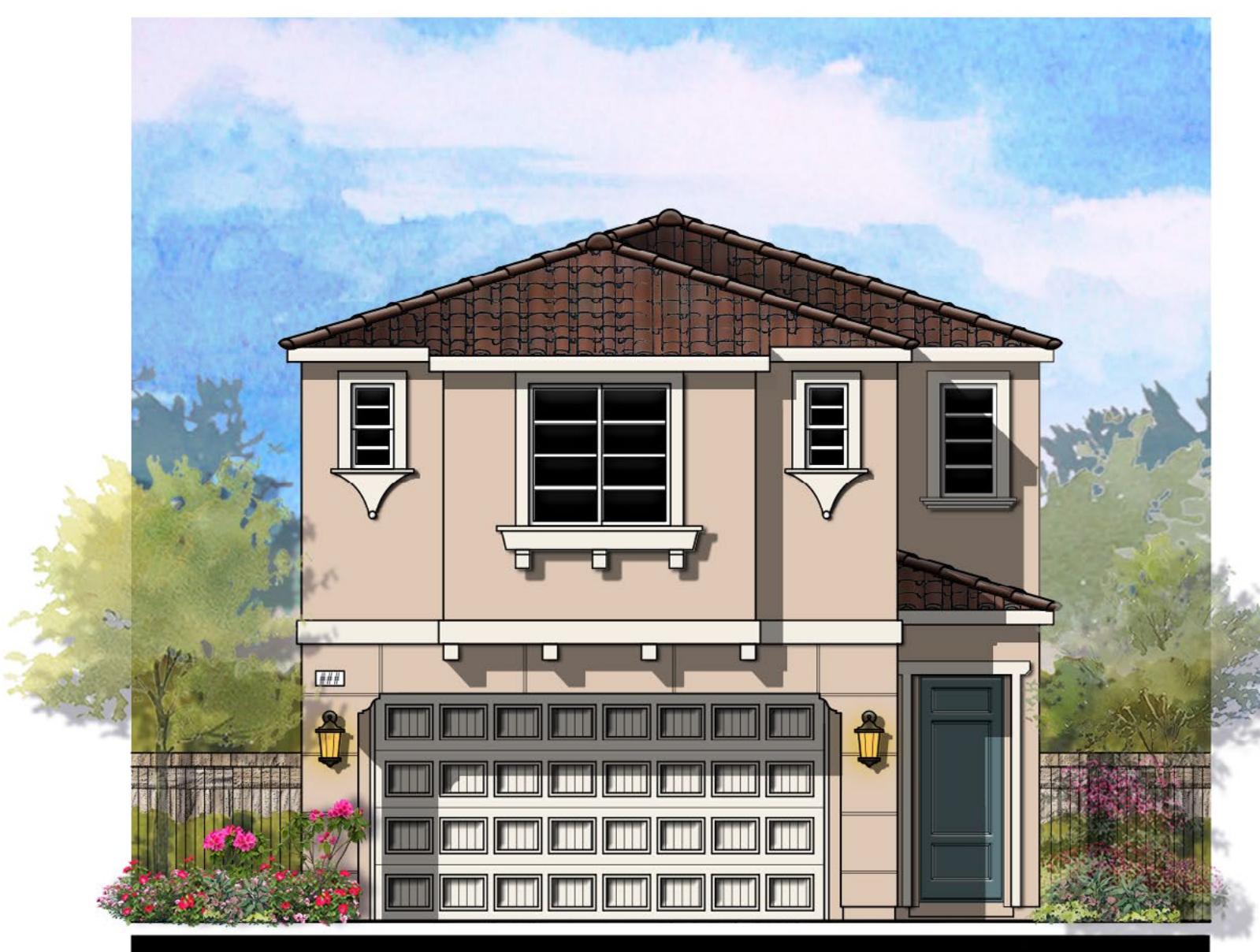
STREET SCENE B - WEST PRESERVE LOOP

STREET SCENES



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A - ADAPTIVE SPANISH



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B - ADAPTIVE ITALIAN

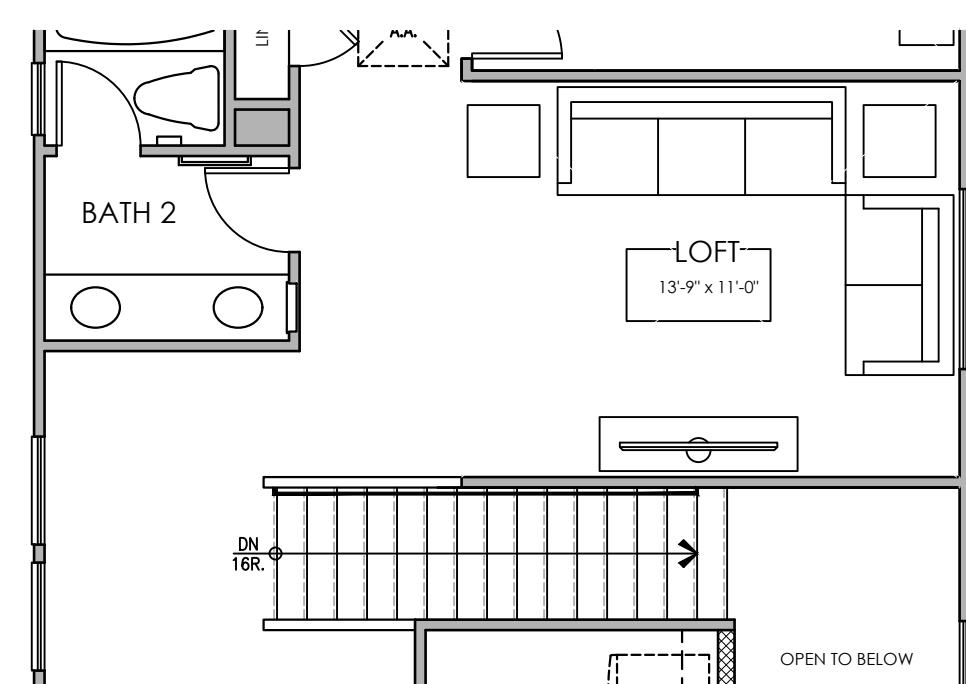


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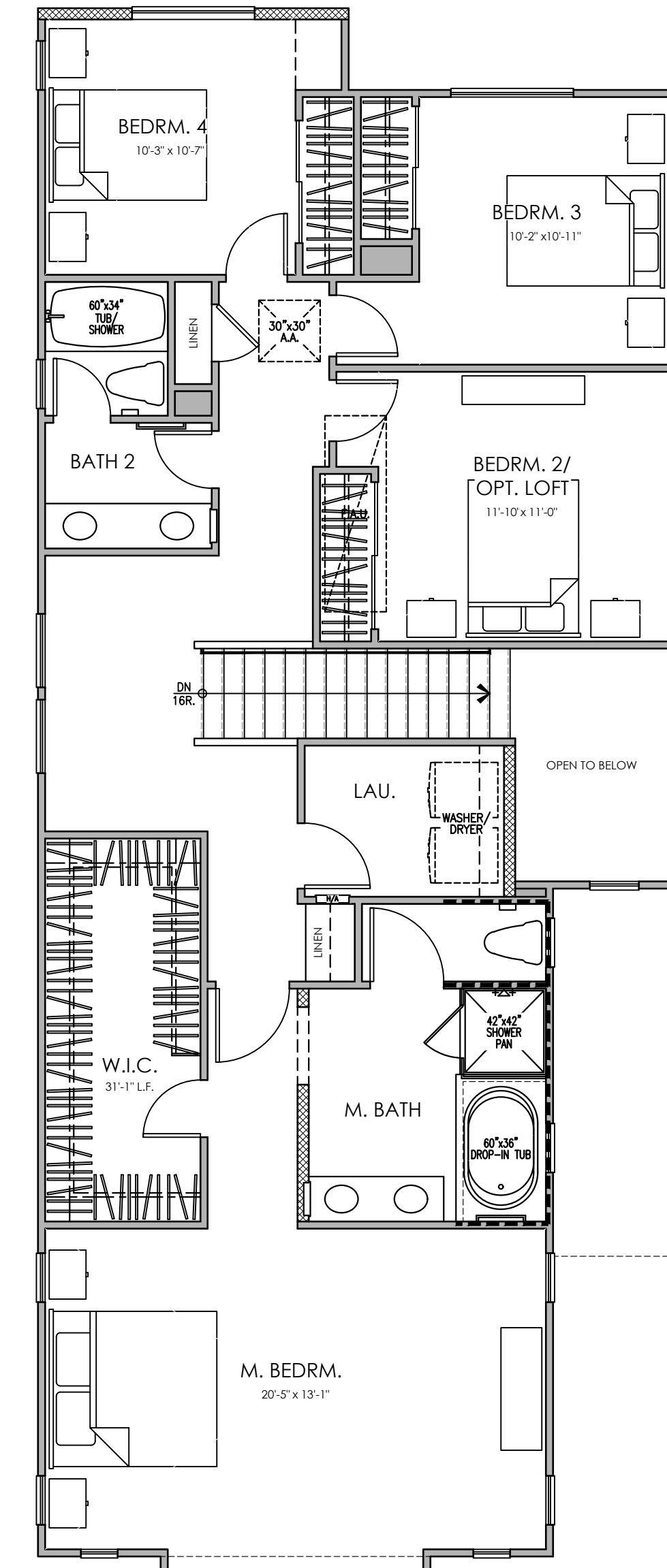
C - ADAPTIVE FARMHOUSE

PLAN 1 (2244)
FRONT ELEVATIONS

0 2 4 8 12

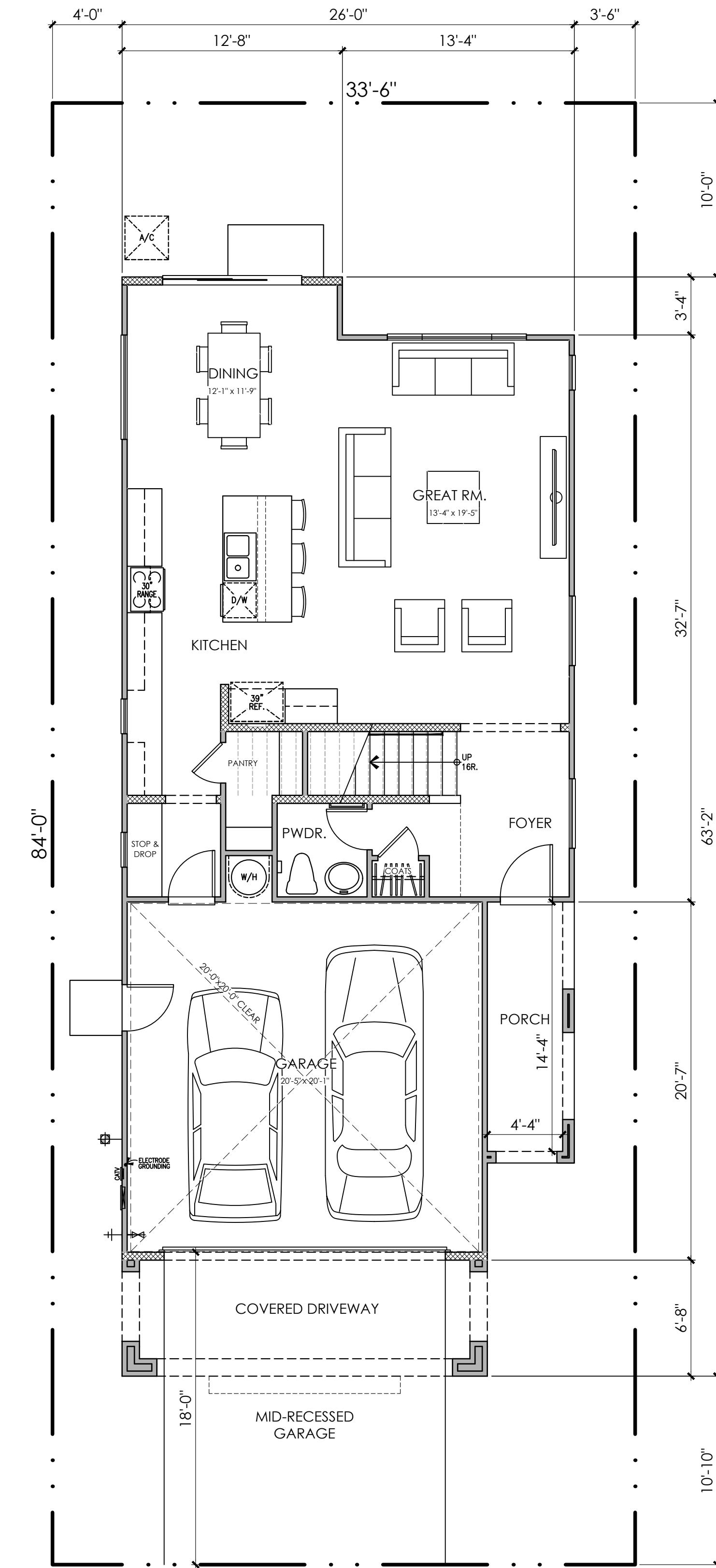


OPT. LOFT



SECOND FLOOR

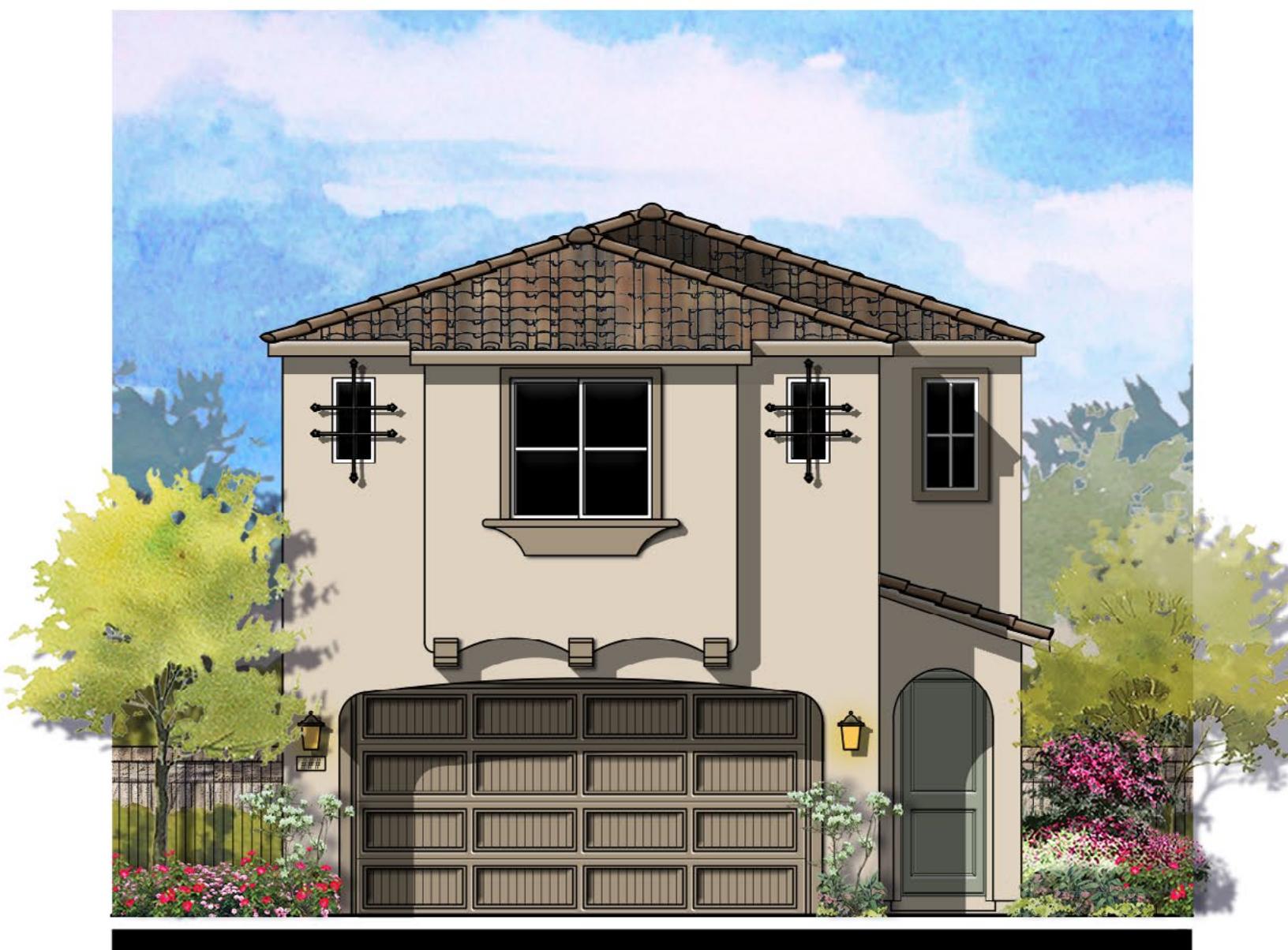
PLAN 1A (2244)
4 BEDROOM, 2.5 BATH, OPT. LOFT
FLOOR PLAN



FIRST FLOOR

PLAN 1 AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	882 SQ. FT.
SECOND FLOOR AREA	1,362 SQ. FT.
TOTAL DWELLING	2,244 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	439 SQ. FT.
PORCH "A"	75 SQ. FT.
PORCH "B"	75 SQ. FT.
PORCH "C"	75 SQ. FT.

0 2 4 8 12



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FRONT



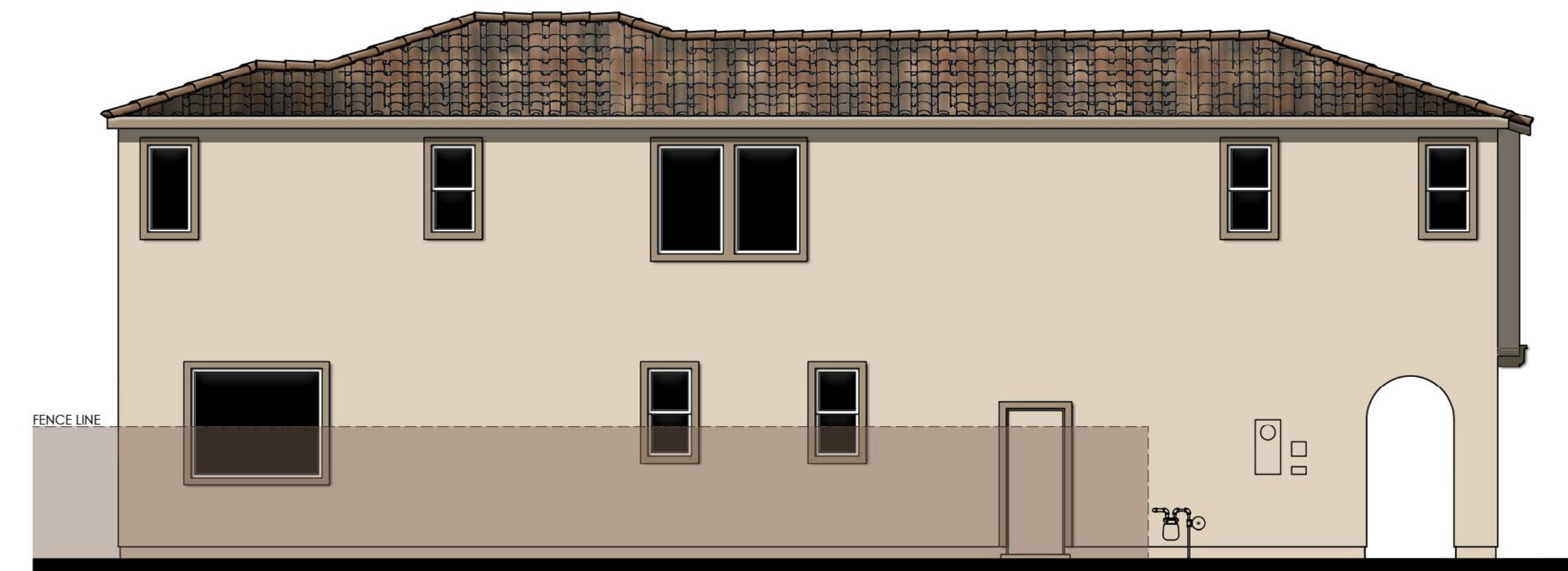
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MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
WINDOW BOX:	SIMULATED WOOD
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



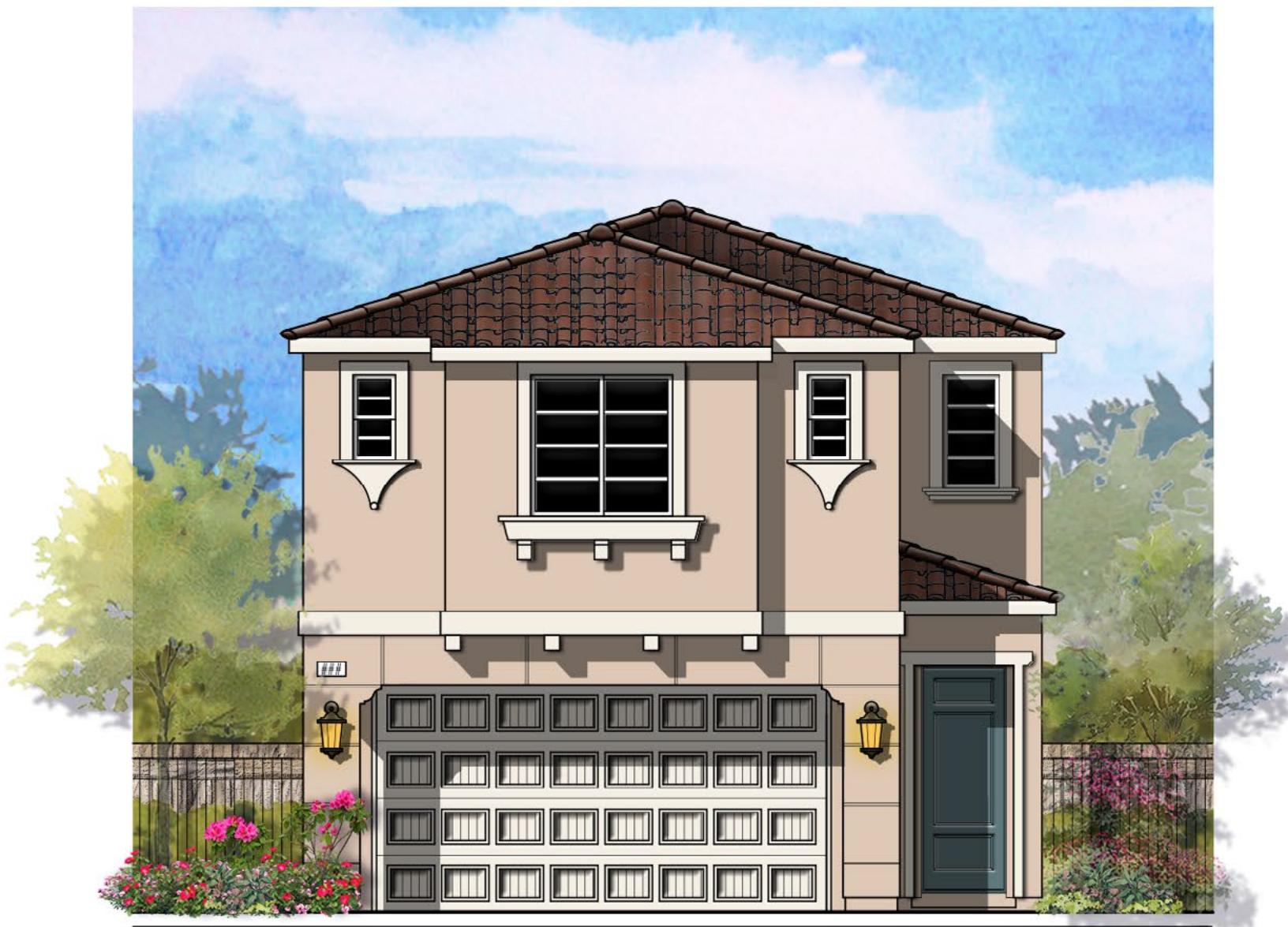
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COLOR SCHEME 1
PLAN 1A (2244)
ADAPTIVE SPANISH ELEVATIONS

PRESERVE BLOCK 1 - LICENSED
CHINO, CA

03/25/2025
A-4

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FRONT



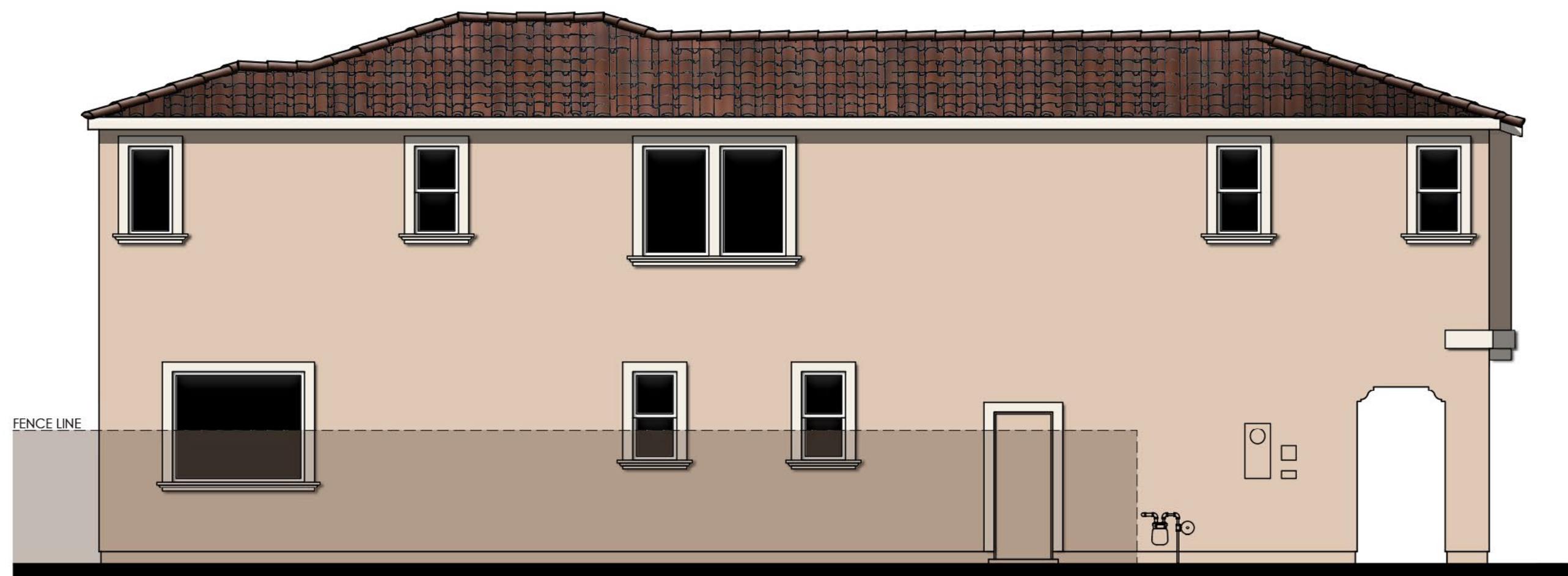
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MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ REGLET DETAIL
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 4
PLAN 1B (2244)
ADAPTIVE ITALIAN ELEVATIONS

PRESERVE BLOCK 1 - LICENSED
CHINO, CA

03/25/2025
A-5

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FRONT

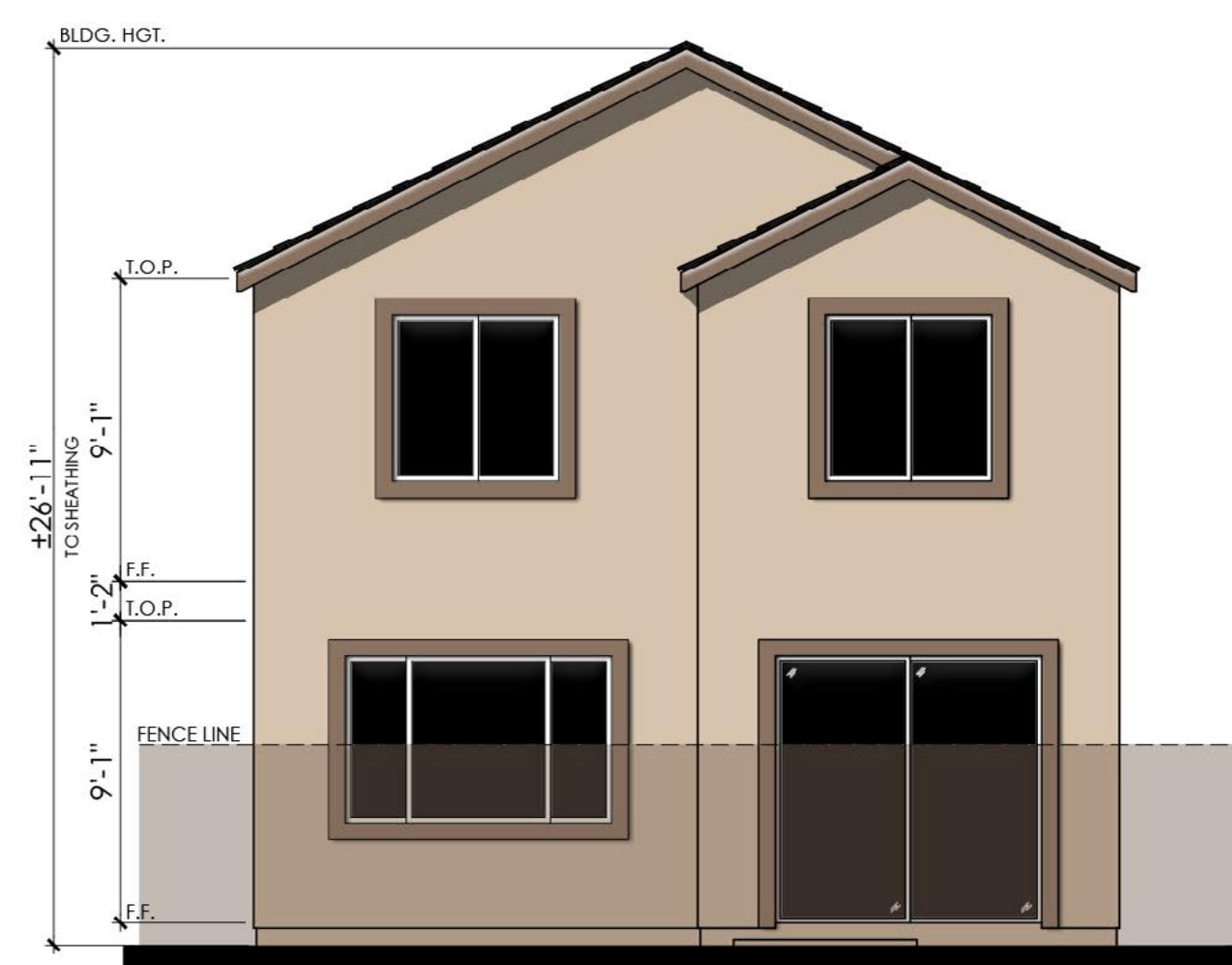


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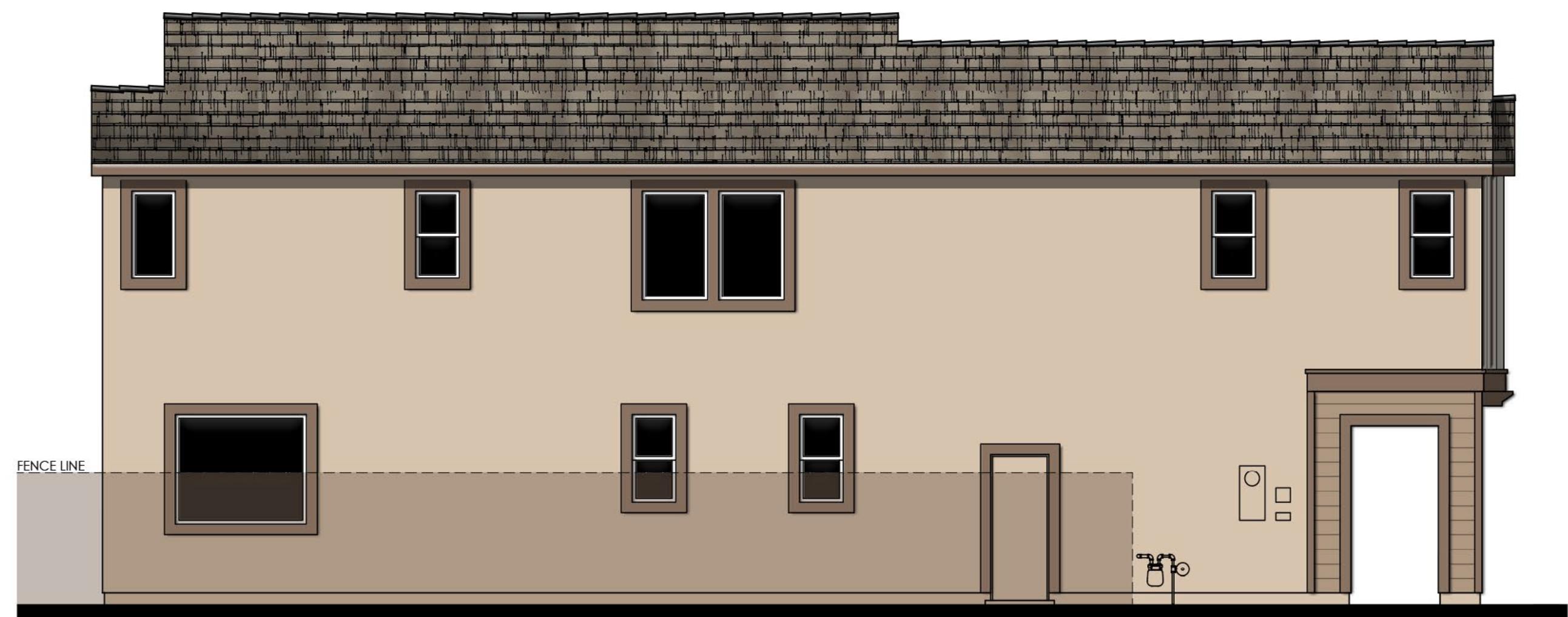
MATERIALS LEGEND

(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE VENT
WALL:	STUCCO/ LAP SIDING/ BOARD AND BATTEN EXPANSION JOINT DETAIL SIMULATED WOOD
POT SHELF:	STUCCO OVER RIGID FOAM
TRIM:	WOOD POST AND BEAM
PORCH:	



REAR



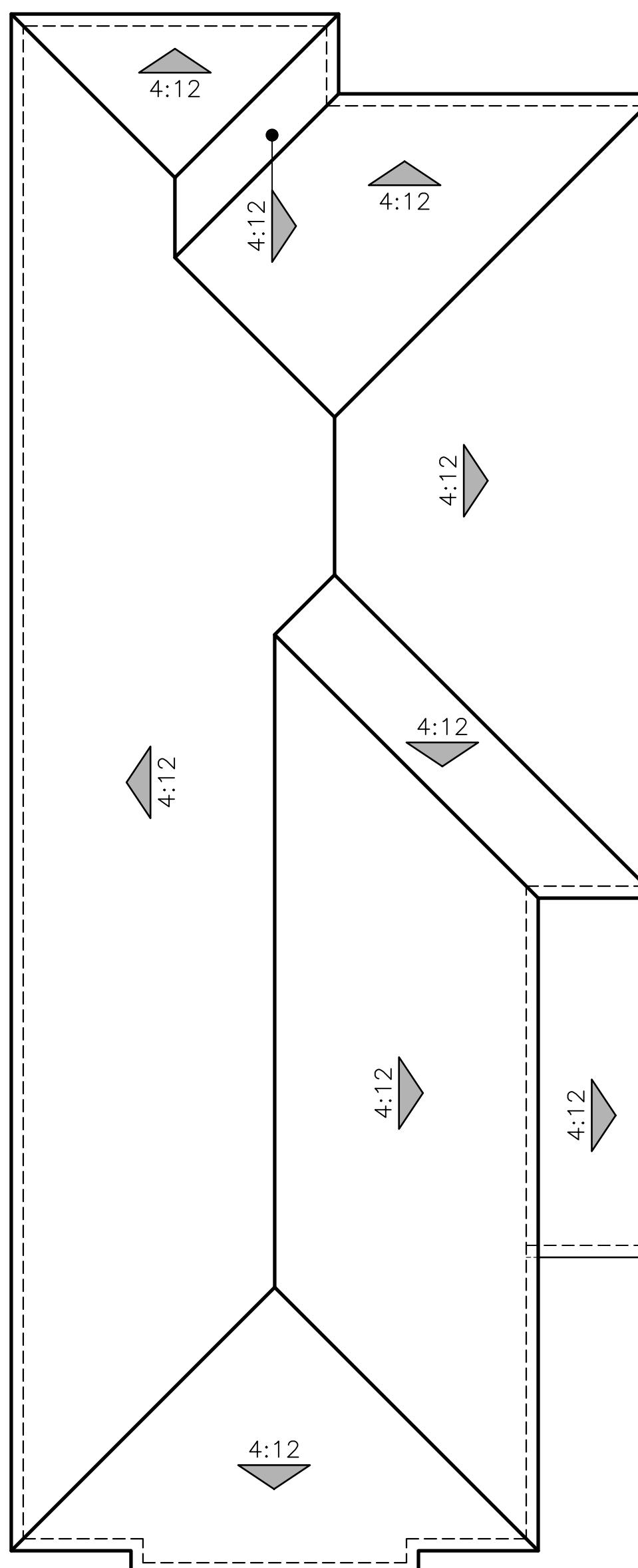
LEFT

COLOR SCHEME 7
PLAN 1C (2244)
ADAPTIVE FARMHOUSE ELEVATIONS

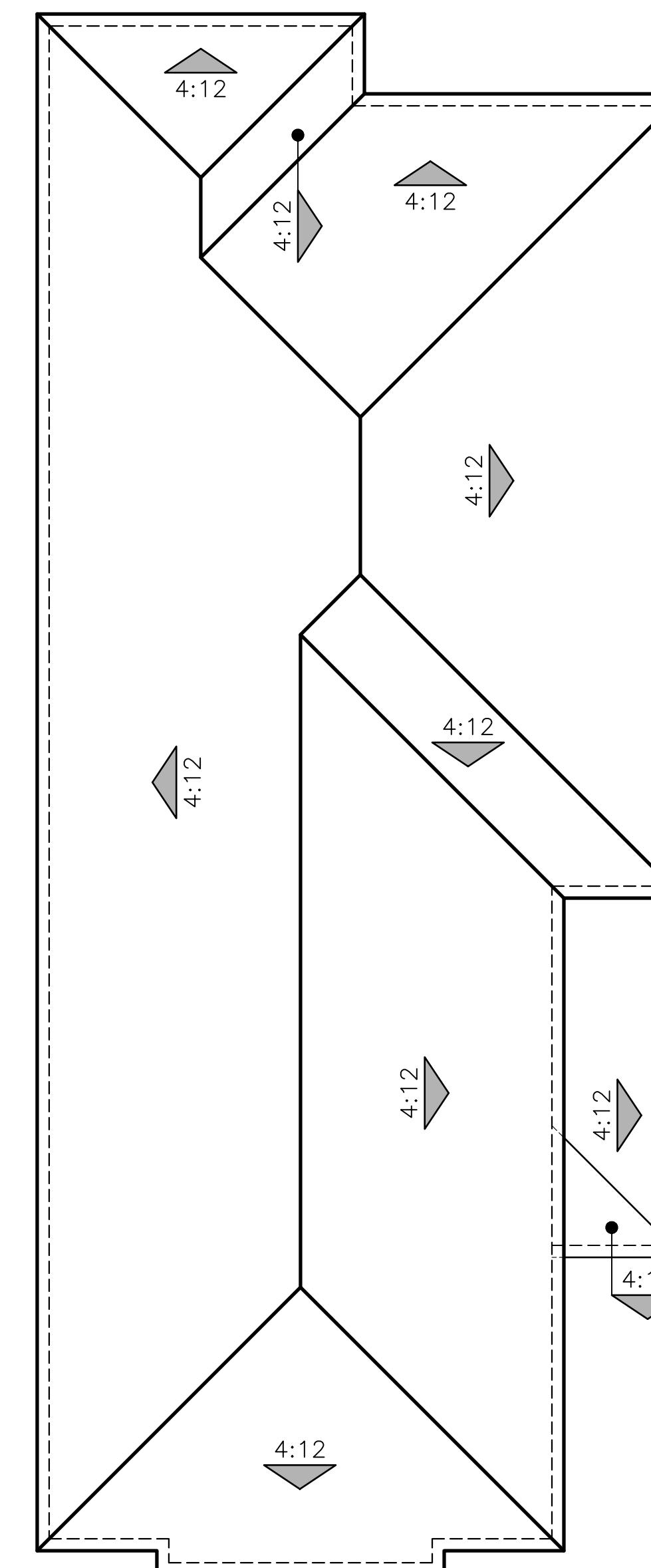
PRESERVE BLOCK 1 - LICENSED
CHINO, CA

03/25/2025
A-6

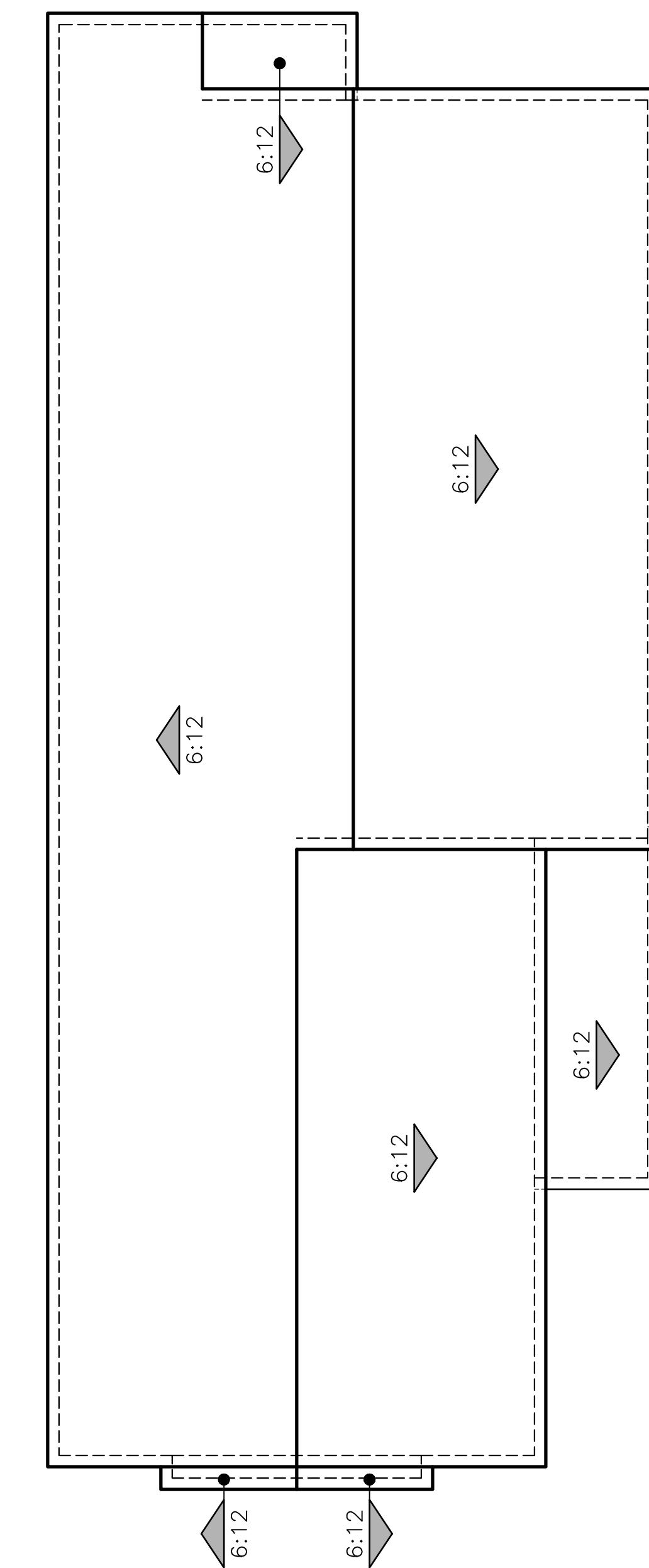
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A - ADAPTIVE SPANISH



B - ADAPTIVE ITALIAN



C - ADAPTIVE FARMHOUSE

PLAN 1 (2244)
ROOF PLANS

PRESERVE BLOCK 1 - LICENSED
CHINO, CA

0 2 4 8 12



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A - ADAPTIVE SPANISH



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B - ADAPTIVE ITALIAN



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C - ADAPTIVE FARMHOUSE

PLAN 1X (3005) - 3 STORY OPTION
FRONT ELEVATIONS

0 2 4 8 12



THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

PLAN 1X (3005) - 3 STORY OPTION
5 BEDROOM, 3.5 BATH, LOFT
FLOOR PLAN

PLAN 1 AREA TABULATION

CONDITIONED SPACE

CONDITIONED SPACE			
FIRST FLOOR AREA	882	SQ. FT.	
SECOND FLOOR AREA	1,427	SQ. FT.	
THIRD FLOOR AREA	696	SQ. FT.	

TOTAL DWELLING

UNCONDITIONED SPACE



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FRONT



MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
WINDOW BOX:	SIMULATED WOOD
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

RIGHT



REAR

COLOR SCHEME 1

PLAN 1AX (3005) - 3 STORY OPTION
ADAPTIVE SPANISH ELEVATIONS - UNIT 37

PRESERVE BLOCK 1 - LICENSED
CHINO, CA

LEFT

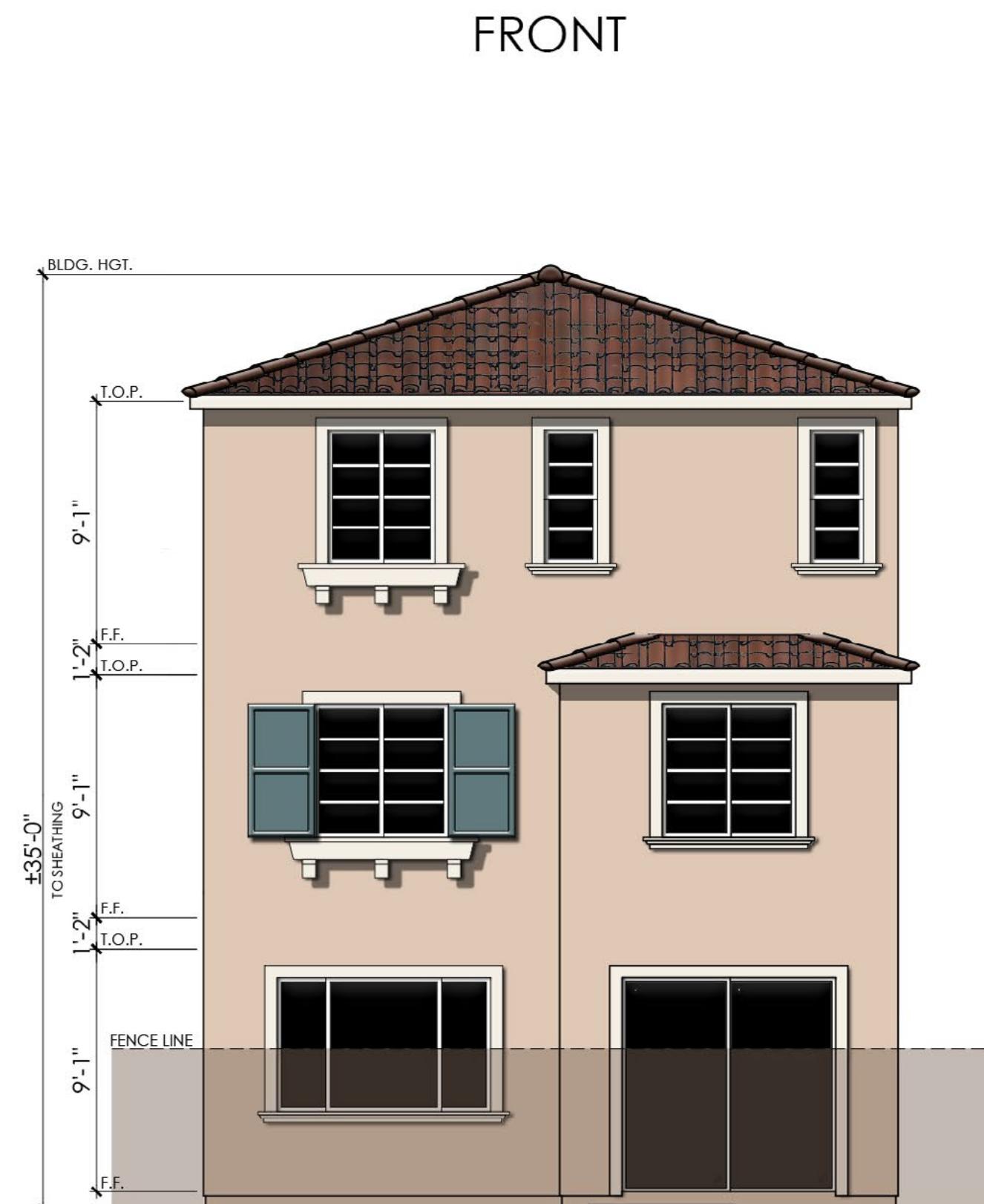
0 2 4 8 12

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A-10

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REAR



LEFT

COLOR SCHEME 4
PLAN 1BX (3005) - 3 STORY OPTION
ADAPTIVE ITALIAN ELEVATIONS - UNIT 74

PRESERVE BLOCK 1 - LICENSED

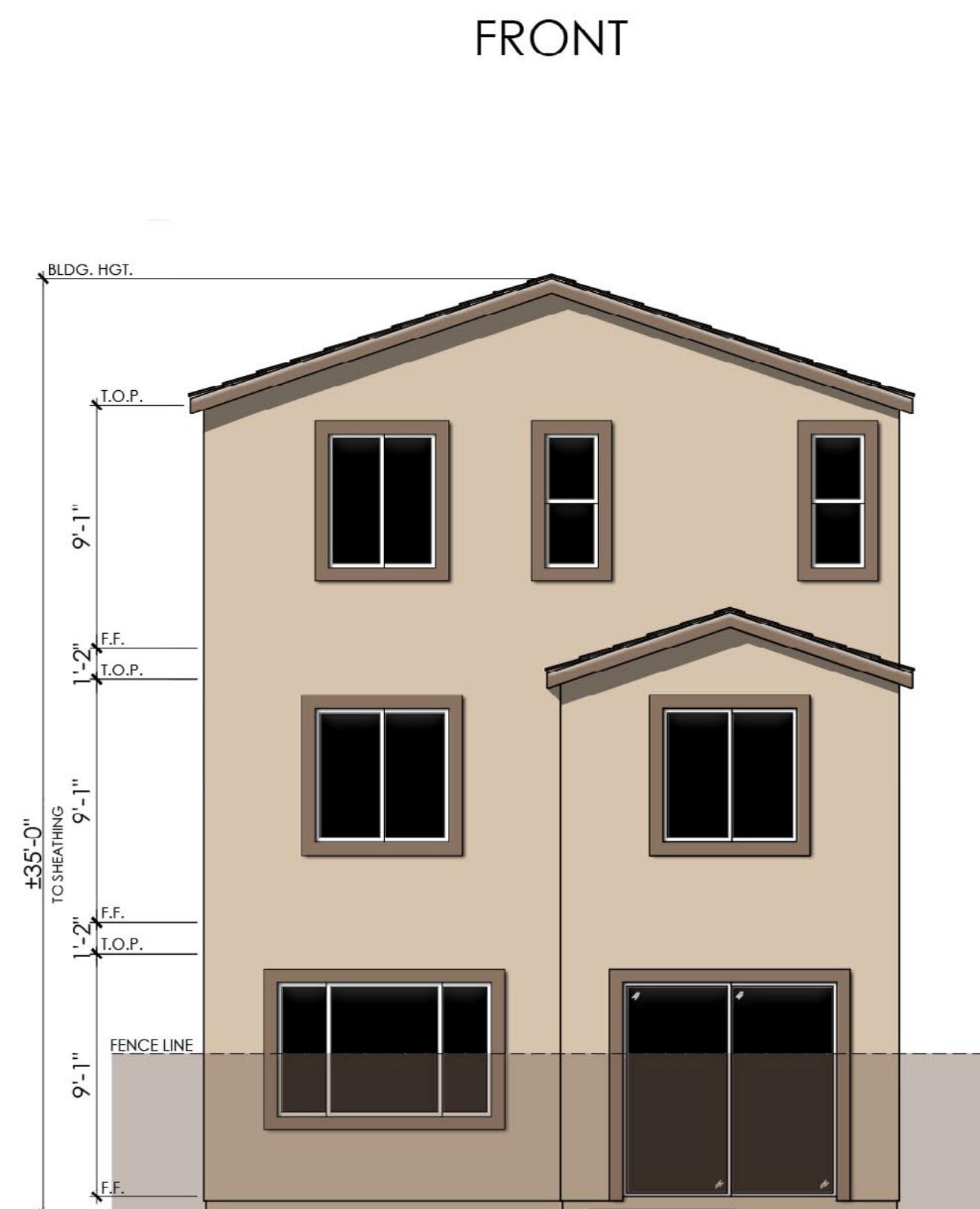
03/25/2025
A-11



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FRONT

MATERIALS LEGEND

(WHERE OCCURS)

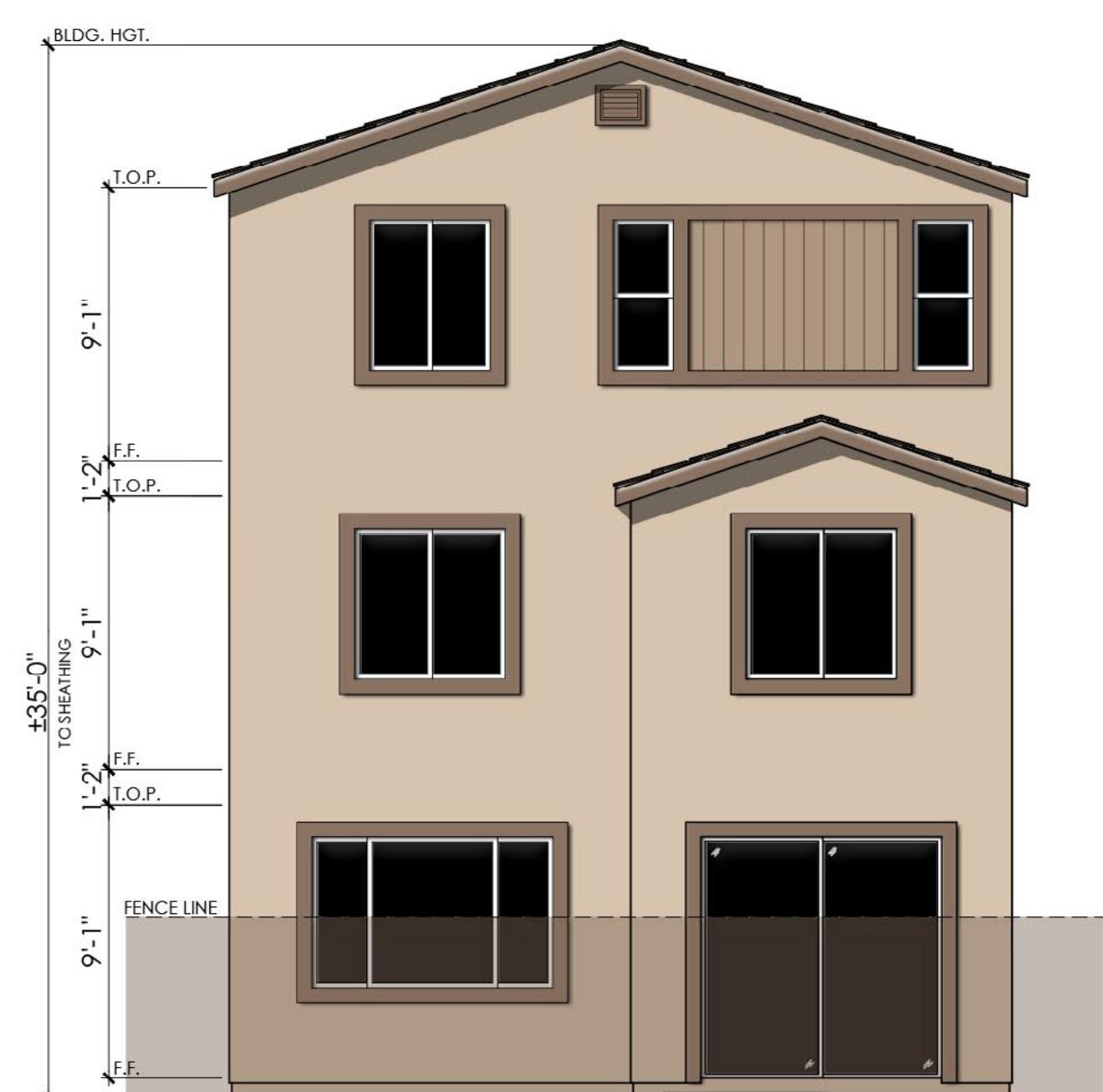
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE VENT
WALL:	STUCCO/ LAP SIDING/ BOARD AND BATTEN EXPANSION JOINT DETAIL
POT SHELF:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	WOOD POST AND BEAM



RIGHT

COLOR SCHEME 7
PLAN 1CX (3005) - 3 STORY OPTION
ADAPTIVE FARMHOUSE ELEVATIONS - UNIT 13, 47 & 64

LEFT



MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE VENT
WALL:	STUCCO/ LAP SIDING/ BOARD AND BATTEN EXPANSION JOINT DETAIL
POT SHELF	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	WOOD POST AND BEAM

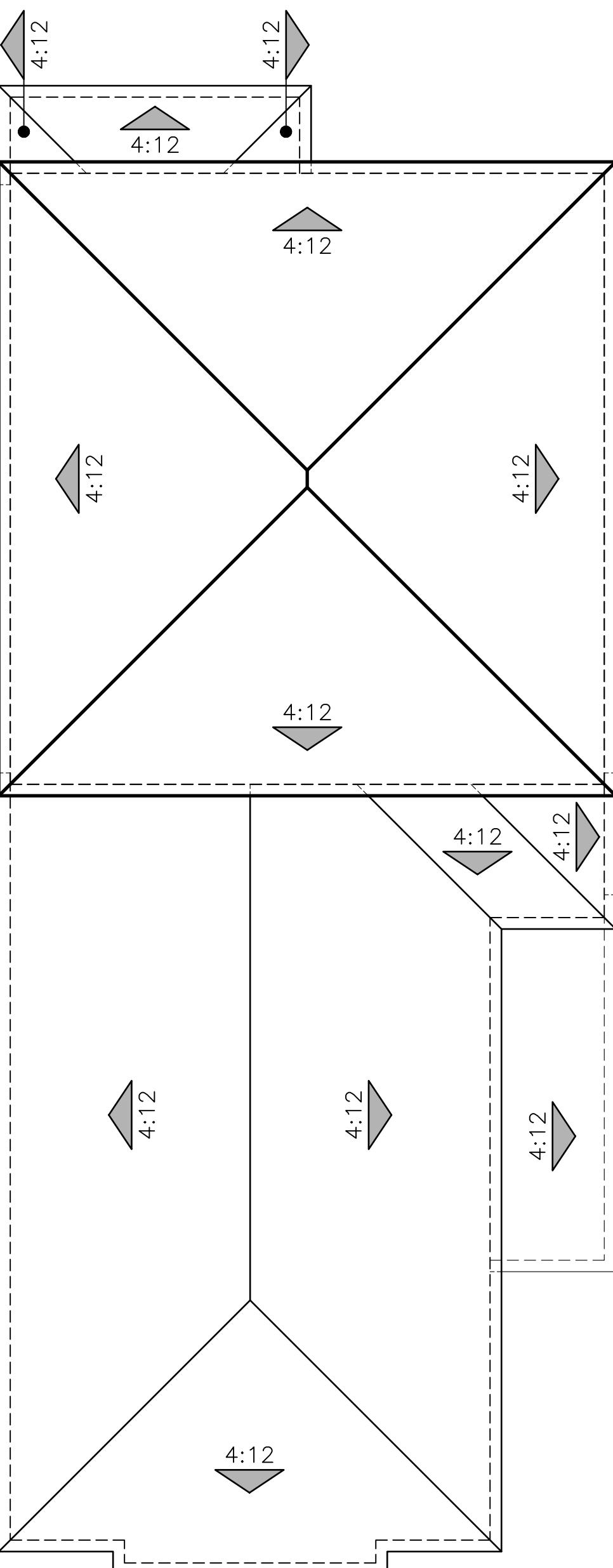
REAR
COLOR SCHEME 7
PLAN 1CX (3005) - 3 STORY OPTION
ADAPTIVE FARMHOUSE ENHANCED ELEVATIONS - UNIT 27

0 2 4 8 12

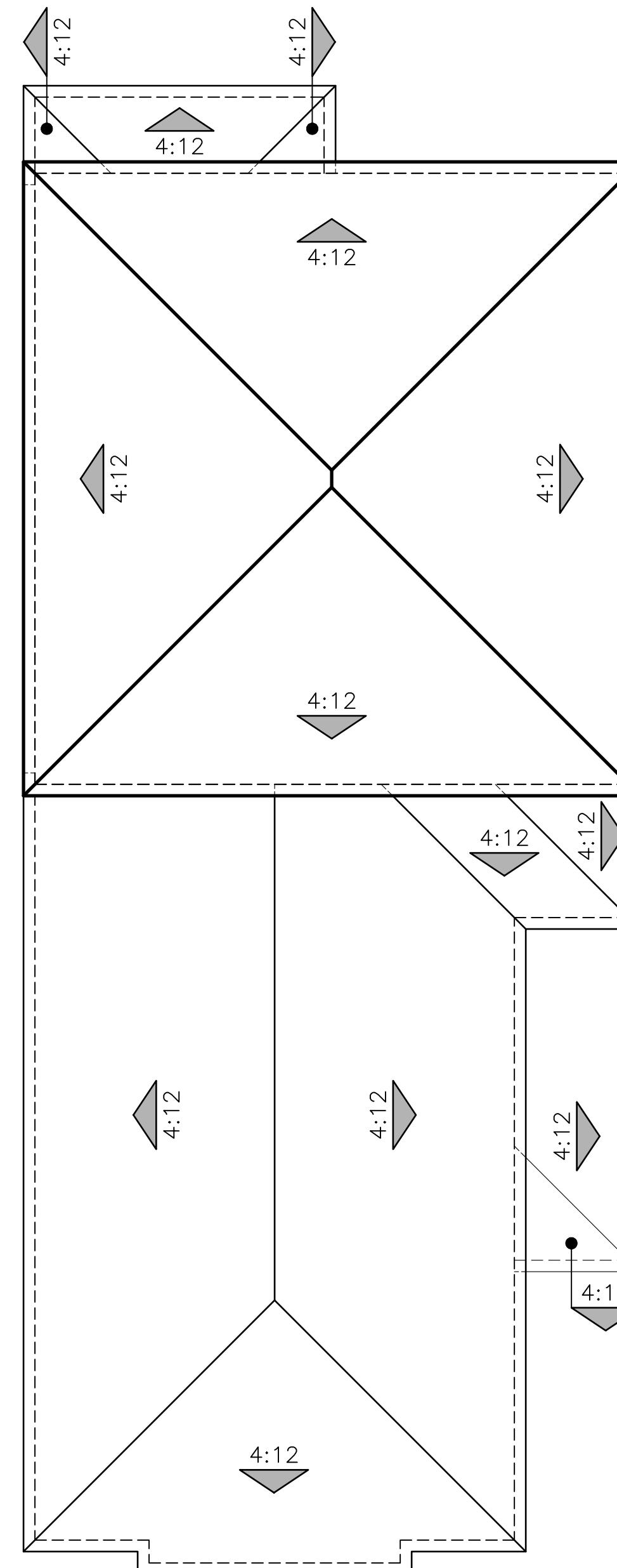
PRESERVE BLOCK 1 - LICENSED
CHINO, CA

03/25/2025
A-13

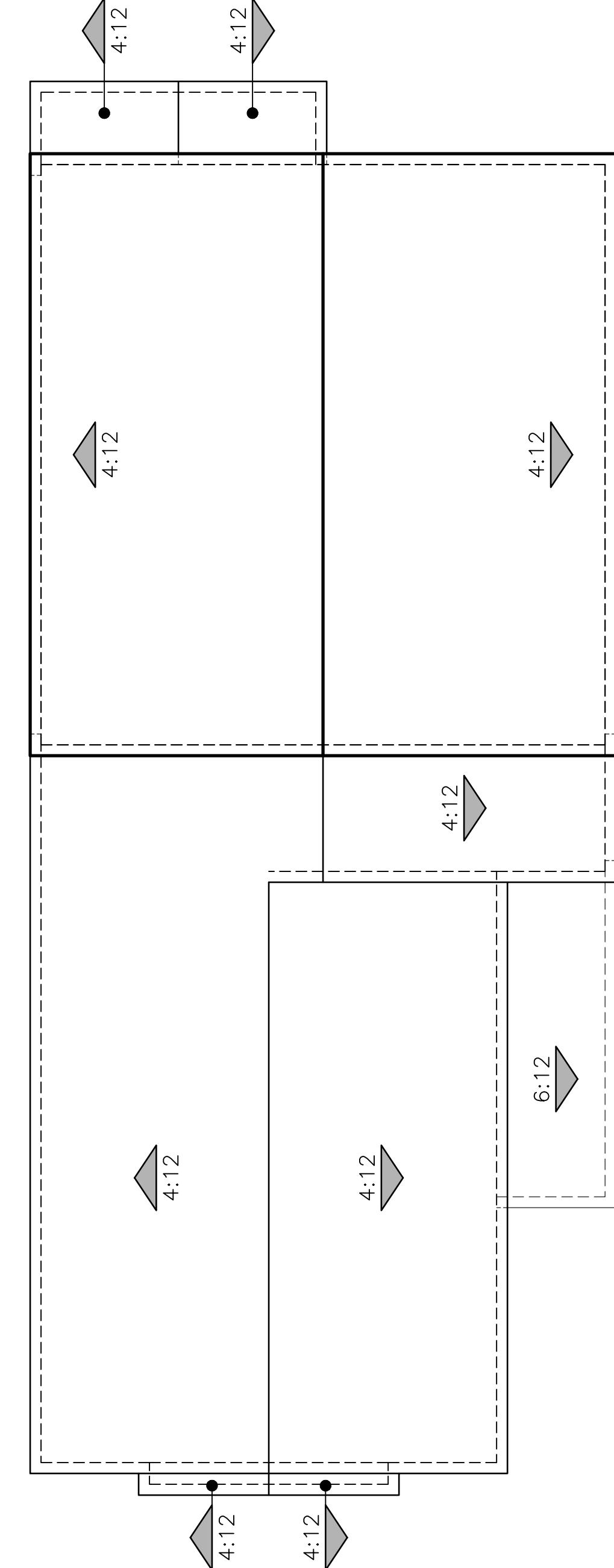
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A - ADAPTIVE SPANISH



B - ADAPTIVE ITALIAN



C - ADAPTIVE FARMHOUSE

PLAN 1X (3005) - 3 STORY OPTION
ROOF PLAN



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A - ADAPTIVE SPANISH



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B - ADAPTIVE ITALIAN

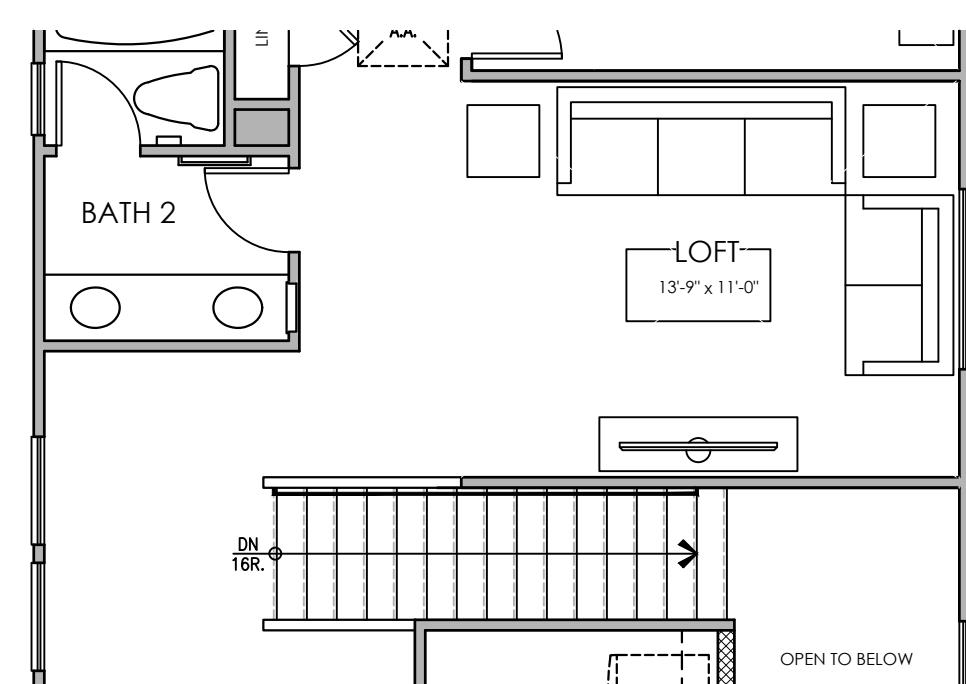


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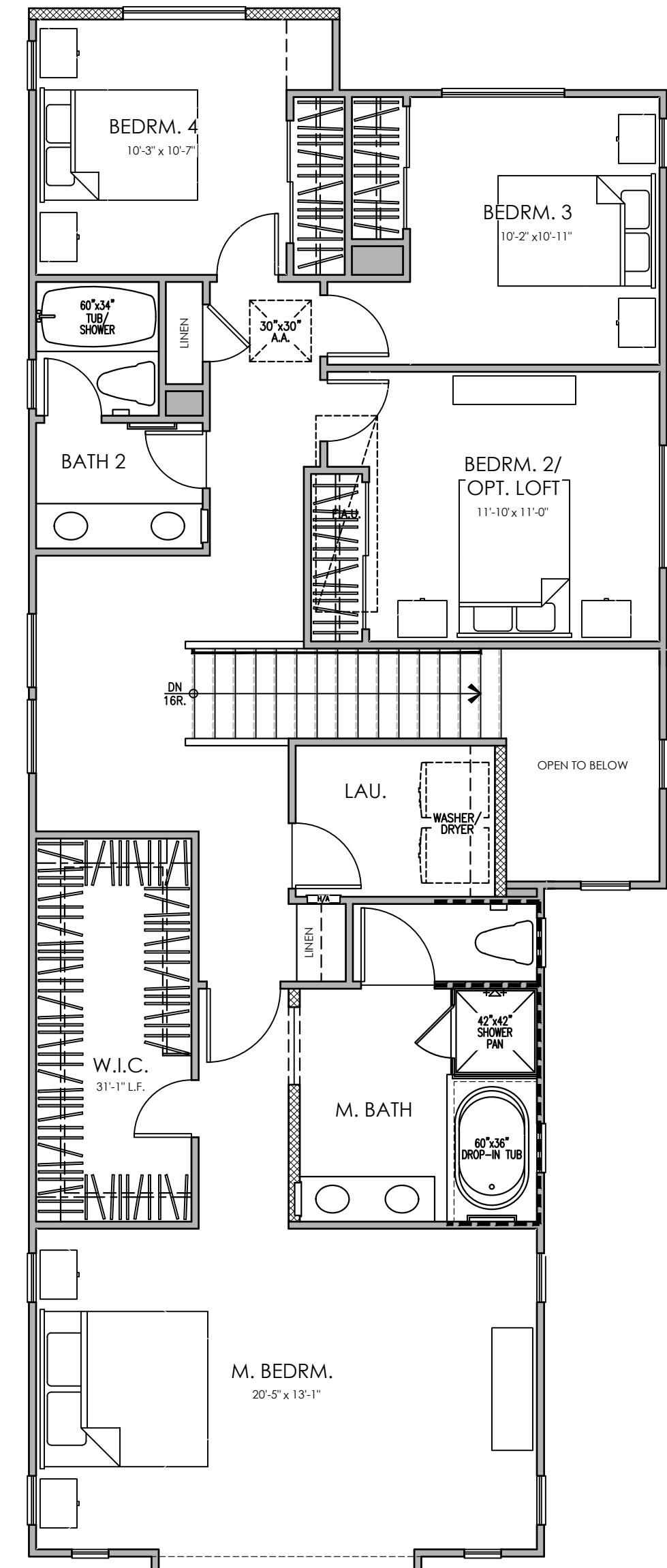
C - ADAPTIVE FARMHOUSE

PLAN 1Y (2244)
FRONT ELEVATIONS

0 2 4 8 12



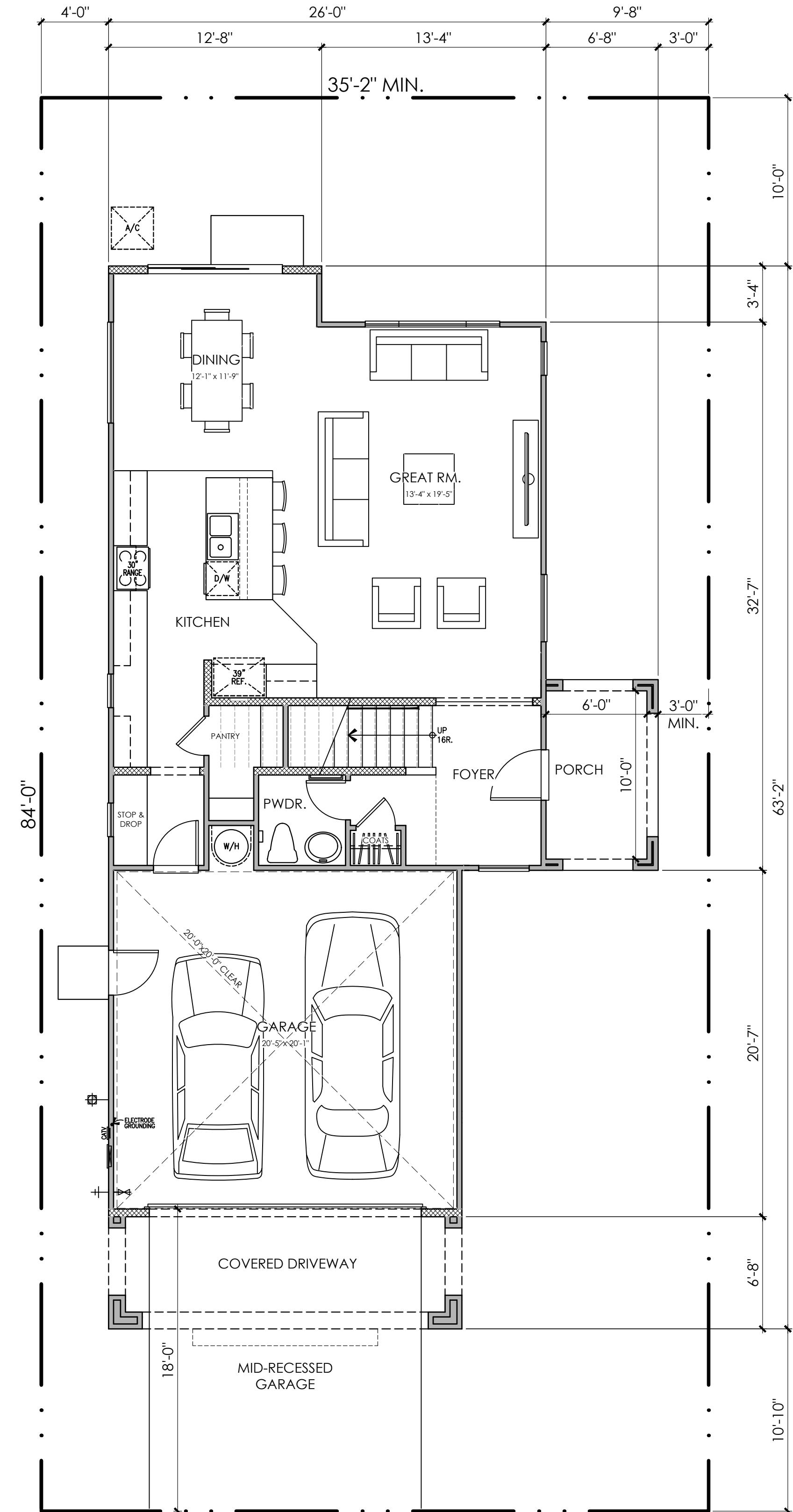
OPT. LOFT



SECOND FLOOR

PLAN 1AY (2244)

4 BEDROOM, 2.5 BATH, OPT. LOFT FLOOR PLAN



FIRST FLOOR

PLAN 1 AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	882 SQ. FT.
SECOND FLOOR AREA	1,762 SQ. FT.

SECOND FLOOR AREA

TOTAL DWELLING 2,244 SQ. FT.
UNCONDITIONED SPACE

UNCONDITIONED SPACE

GARAGE	439	SQ. FT.
PORCH "A"	101	SQ. FT.

PORCH "B" 101 SQ. FT.
PORCH "C" 101 SQ. FT.

101 SQ. 111.

— 1 —

0 2 4 8



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FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
WINDOW BOX:	SIMULATED WOOD
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 1

PLAN 1AY (2244)

ADAPTIVE SPANISH ENHANCED ELEVATIONS - UNIT 29,30,57 & 66

0 2 4 8 12

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CHINO, CA

03/25/2025
A-17

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FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ REGLET DETAIL
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 4

PLAN 1BY (2244)

ADAPTIVE ITALIAN ENHANCED ELEVATIONS - UNIT 6,15,49 & 50

0 2 4 8 12

PRESERVE BLOCK 1 - LICENSED
CHINO, CA

03/25/2025
A-18

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FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE VENT
WALL:	STUCCO/ LAP SIDING/ BOARD AND BATTEN EXPANSION JOINT DETAIL
POT SHELF:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	WOOD POST AND BEAM



REAR

COLOR SCHEME 7

PLAN 1CY (2244)

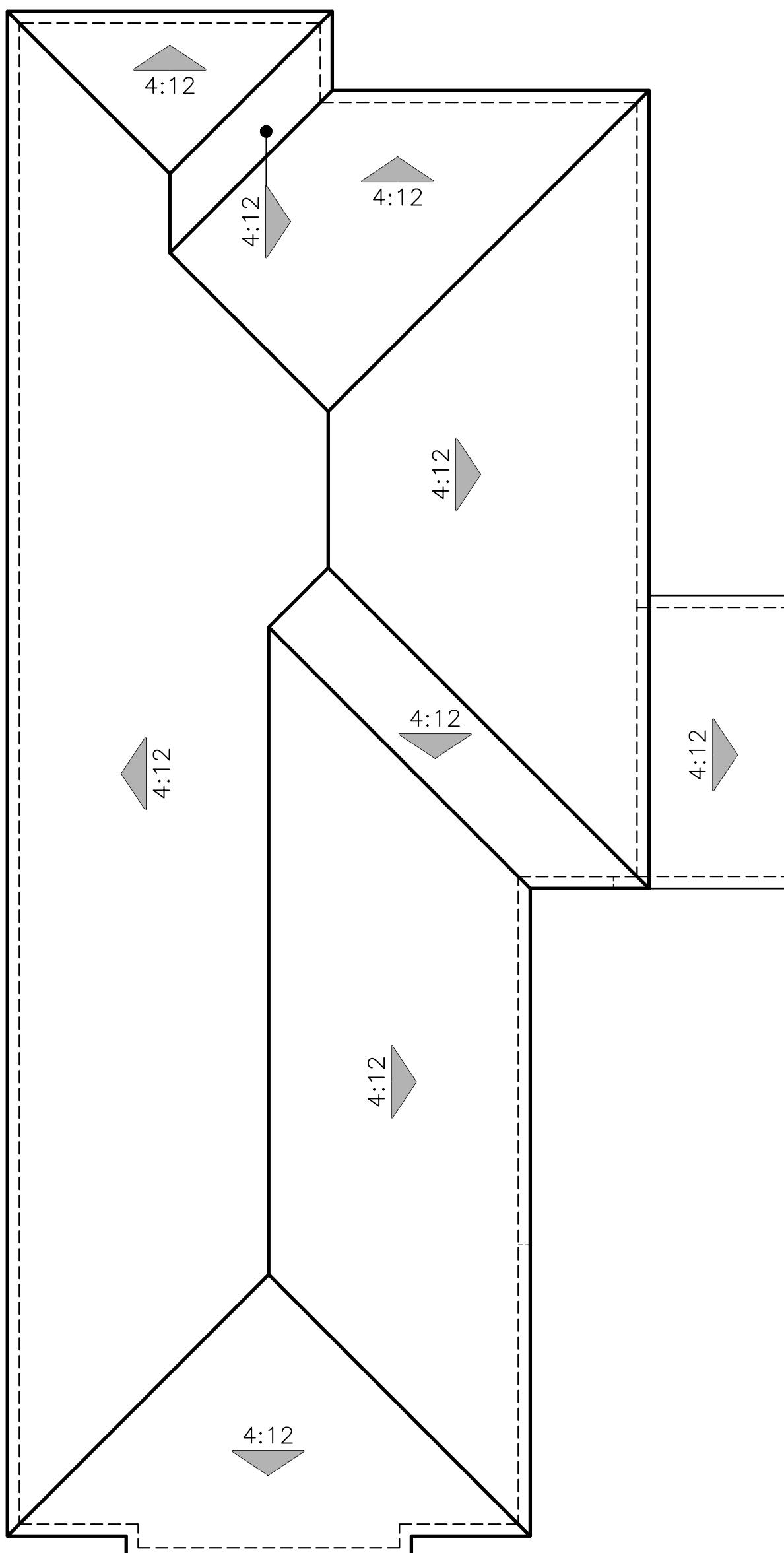
ADAPTIVE FARMHOUSE ENHANCED ELEVATIONS - UNIT 3,16,39,40,67 & 76

0 2 4 8 12

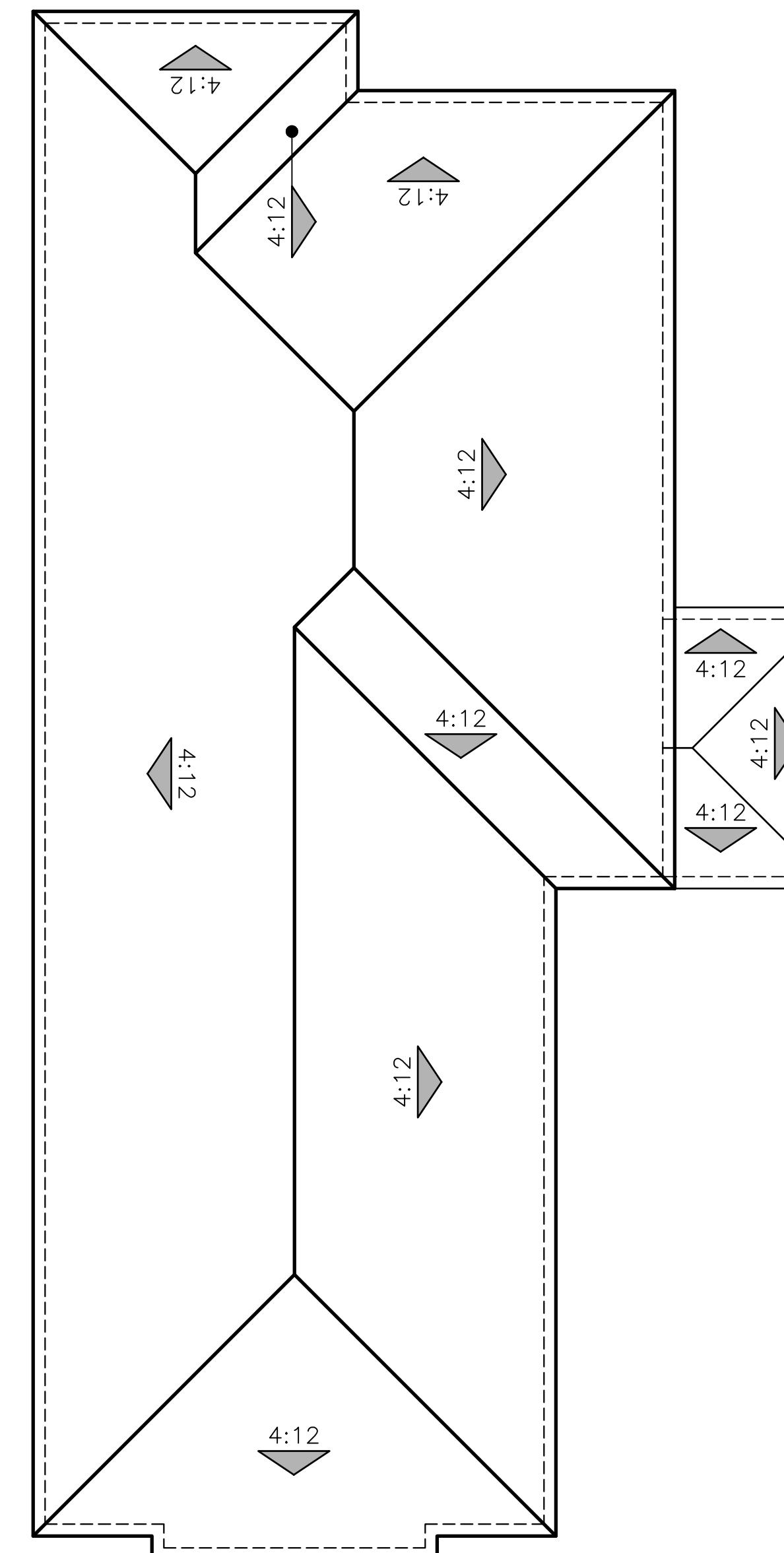
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CHINO, CA

03/25/2025
A-19

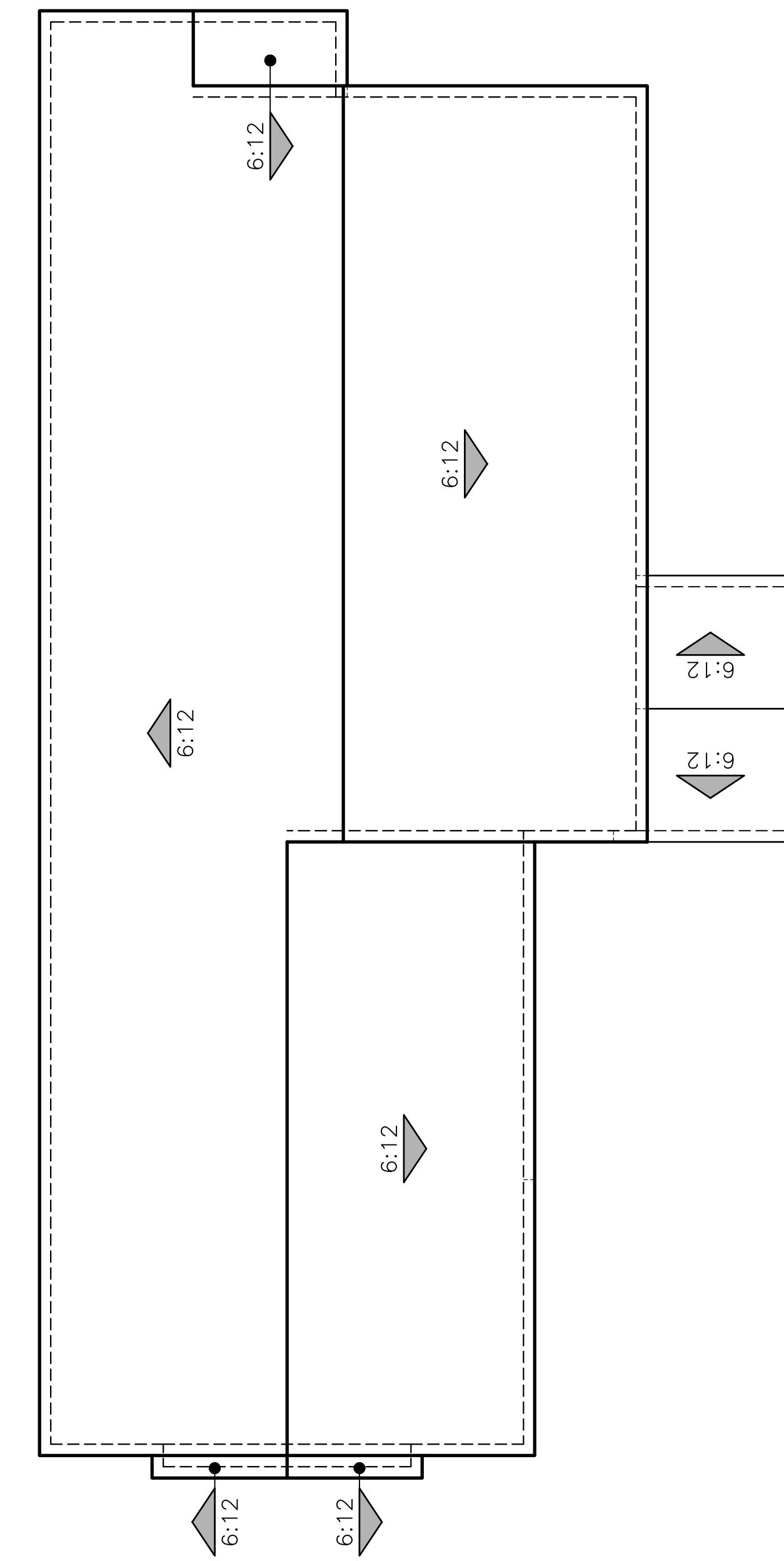
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A - ADAPTIVE SPANISH



B - ADAPTIVE ITALIAN



C - ADAPTIVE FARMHOUSE

PLAN 1Y (2244)
ROOF PLANS

PRESERVE BLOCK 1 - LICENSED
CHINO, CA

03/25/2025
A-20

0 2 4 8 12
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#23073



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A - ADAPTIVE SPANISH



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Refer to landscape drawings for wall, tree, and shrub locations

B - ADAPTIVE ITALIAN



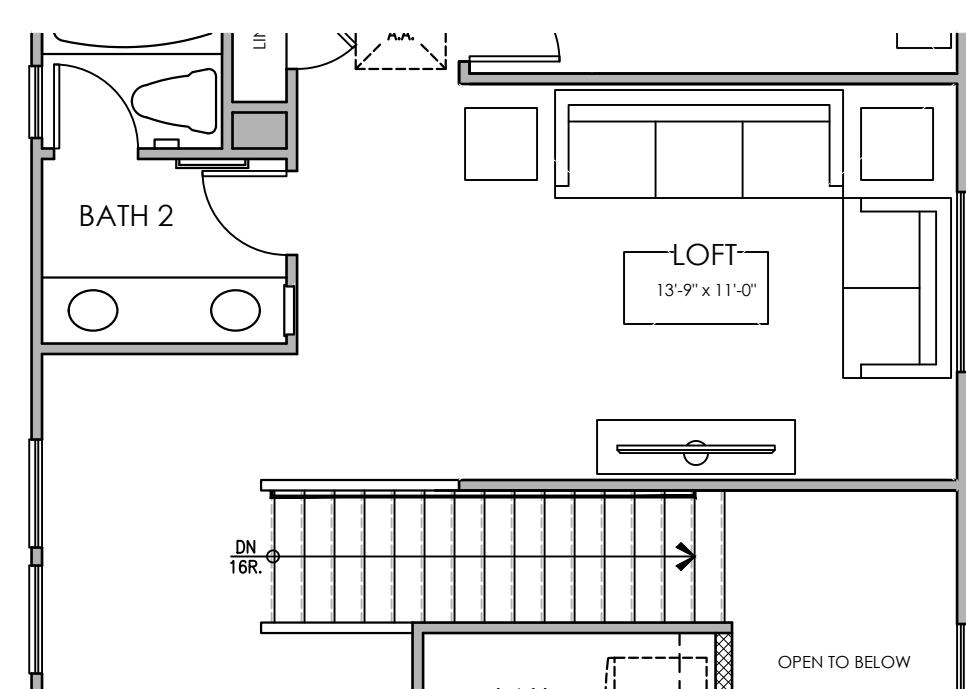
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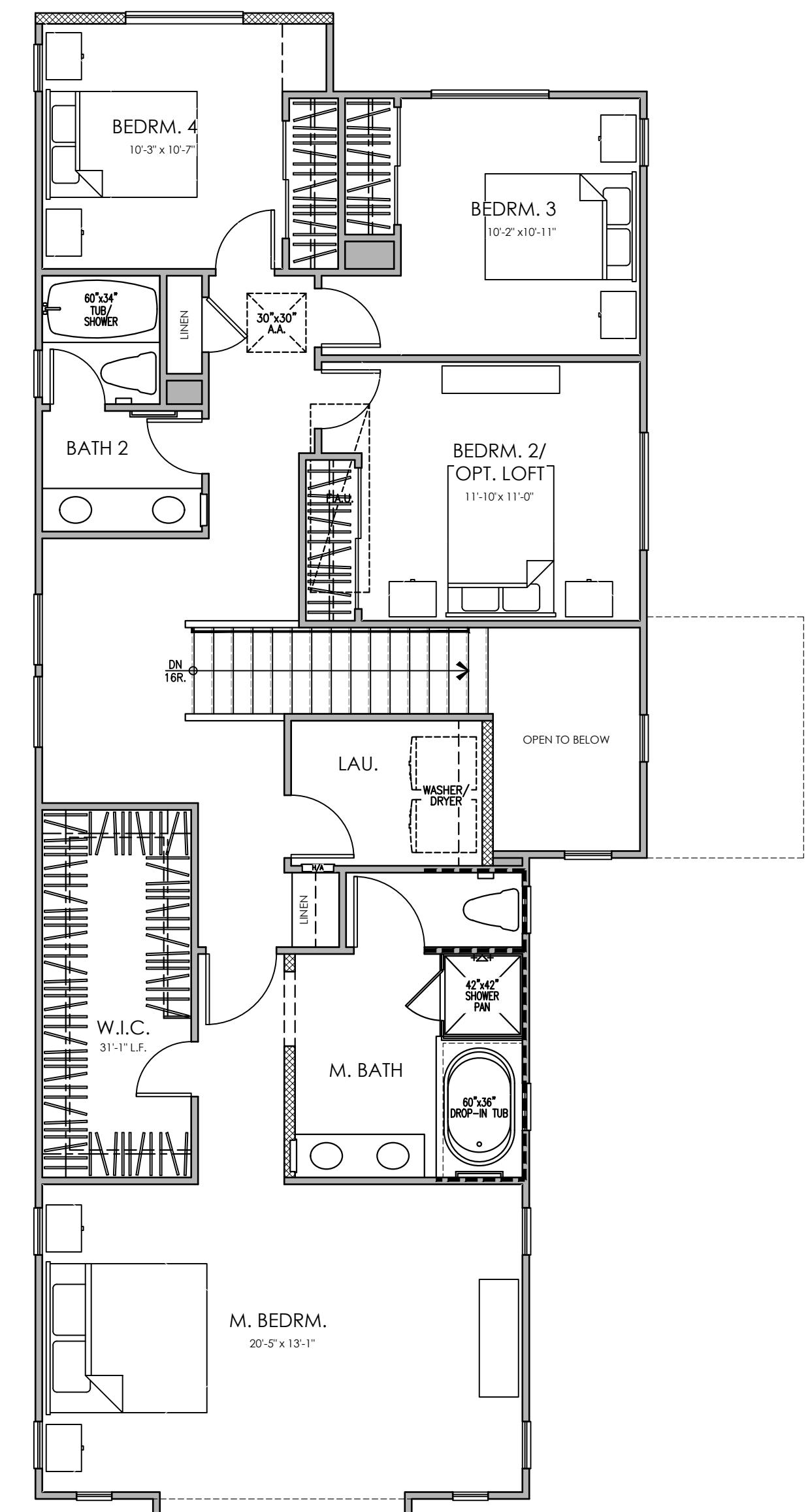
C - ADAPTIVE FARMHOUSE

PLAN 1Z (2244) - SIDE-ENTRY GARAGE
FRONT ELEVATIONS

0 2 4 8 12

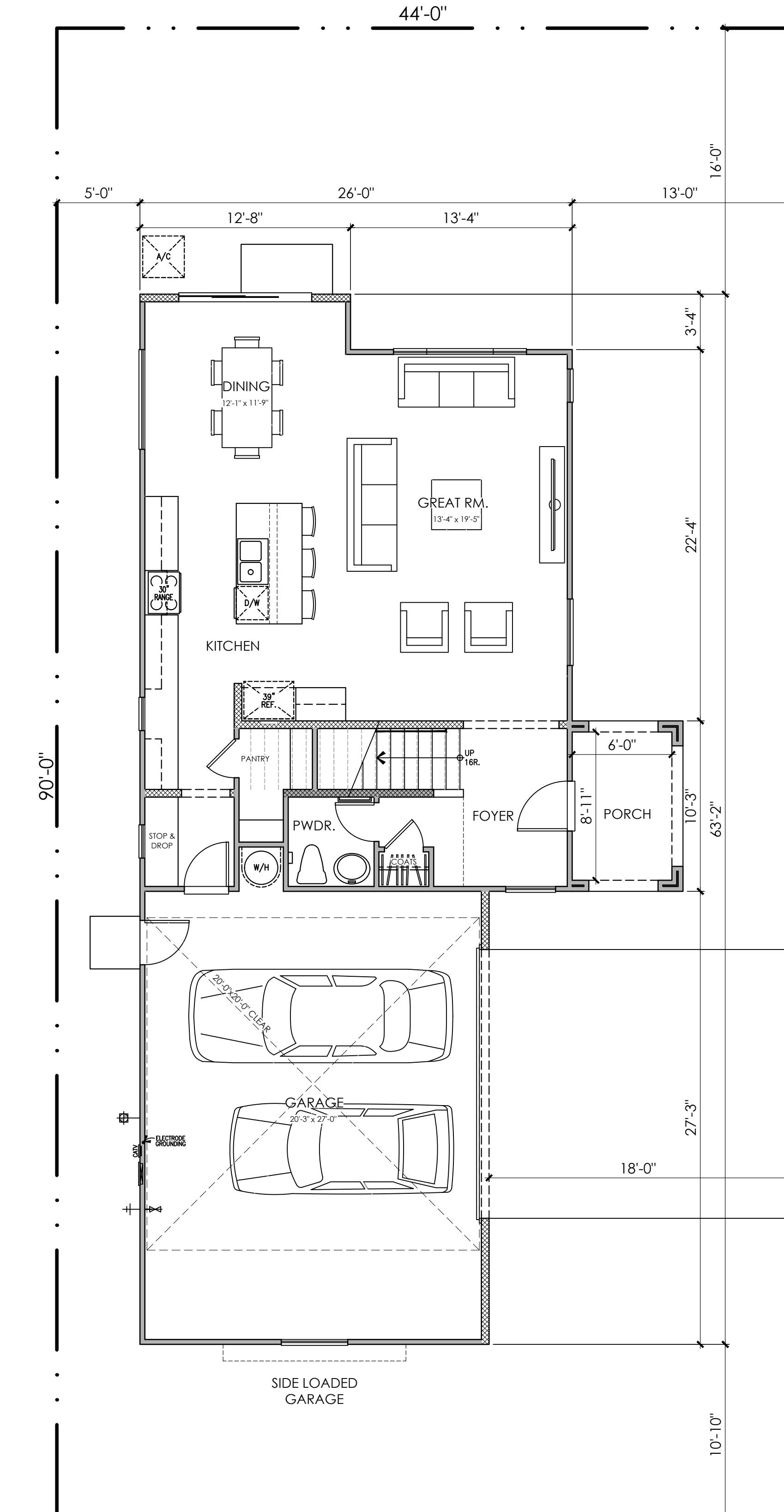


OPT. LOFT



SECOND FLOOR

PLAN 1AZ (2244) - SIDE-ENTRY GARAGE
4 BEDROOM, 2.5 BATH, OPT. LOFT
FLOOR PLAN



FIRST FLOOR

PLAN 1 AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	882 SQ. FT.
SECOND FLOOR AREA	1,362 SQ. FT.
TOTAL DWELLING	2,244 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	579 SQ. FT.
PORCH "A"	68 SQ. FT.
PORCH "B"	68 SQ. FT.
PORCH "C"	68 SQ. FT.

0 2 4 8 12



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FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
WINDOW BOX:	SIMULATED WOOD
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 1
PLAN 1AZ (2244) - SIDE-ENTRY GARAGE
ADAPTIVE SPANISH ENHANCED ELEVATIONS - UNIT 5, 21, 24 & 55



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FRONT



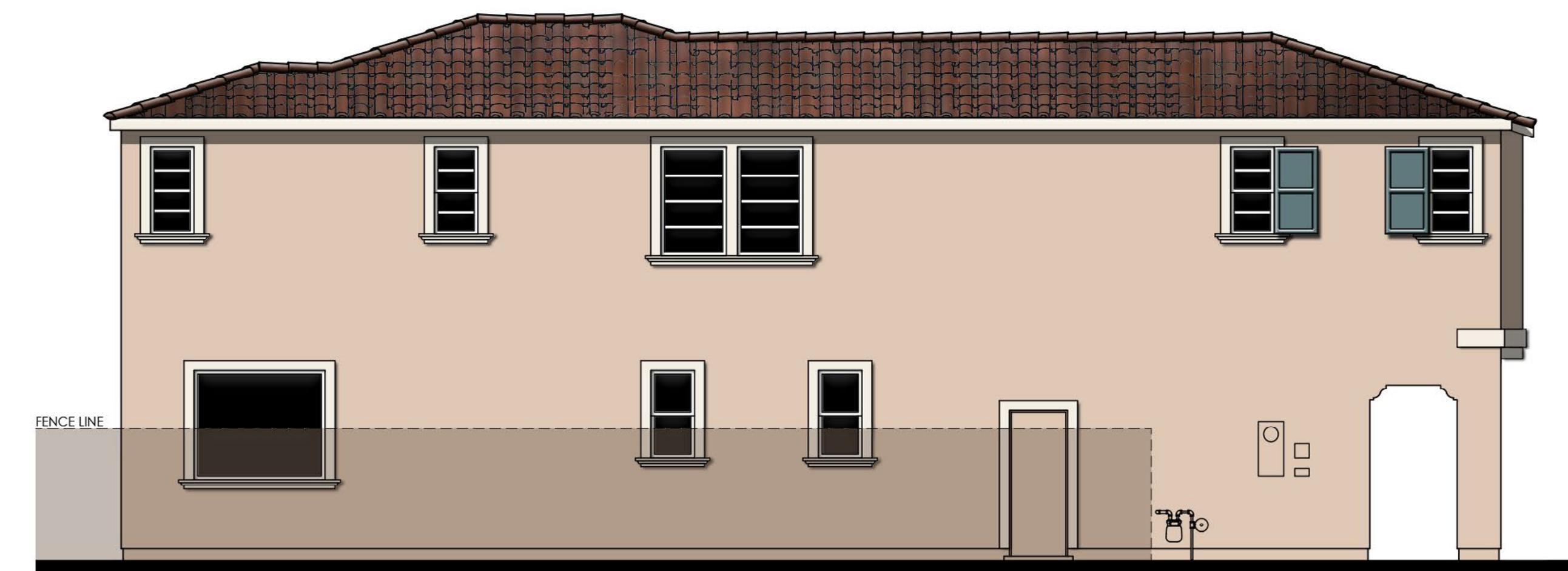
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ REGLET DETAIL
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 4
PLAN 1BZ (2244) - SIDE-ENTRY GARAGE
ADAPTIVE ITALIAN ENHANCED ELEVATIONS - UNIT 22, 56 & 77



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FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE VENT
WALL:	STUCCO/ LAP SIDING/ BOARD AND BATTEN EXPANSION JOINT DETAIL
POT SHELF:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	WOOD POST AND BEAM

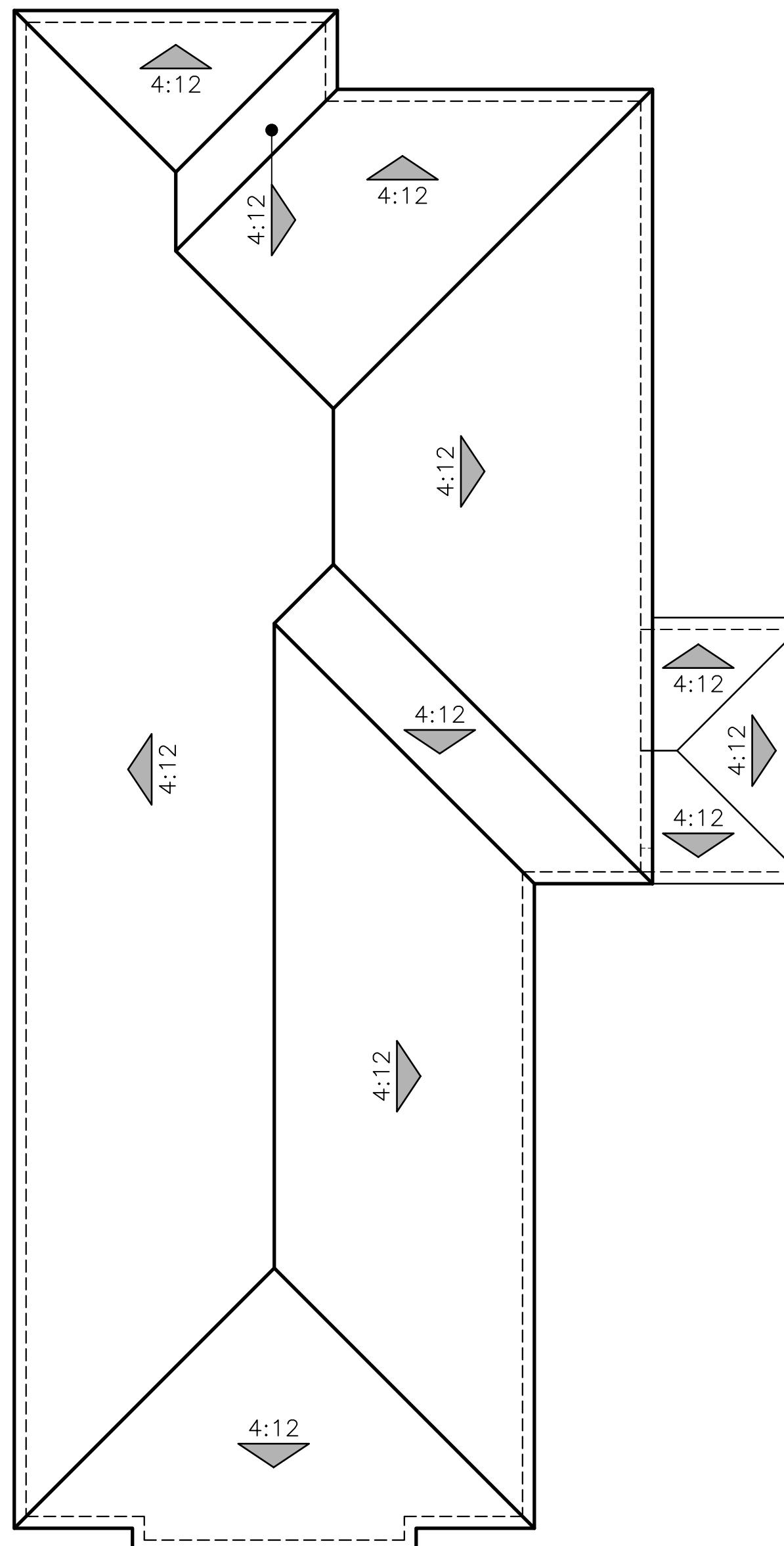


REAR

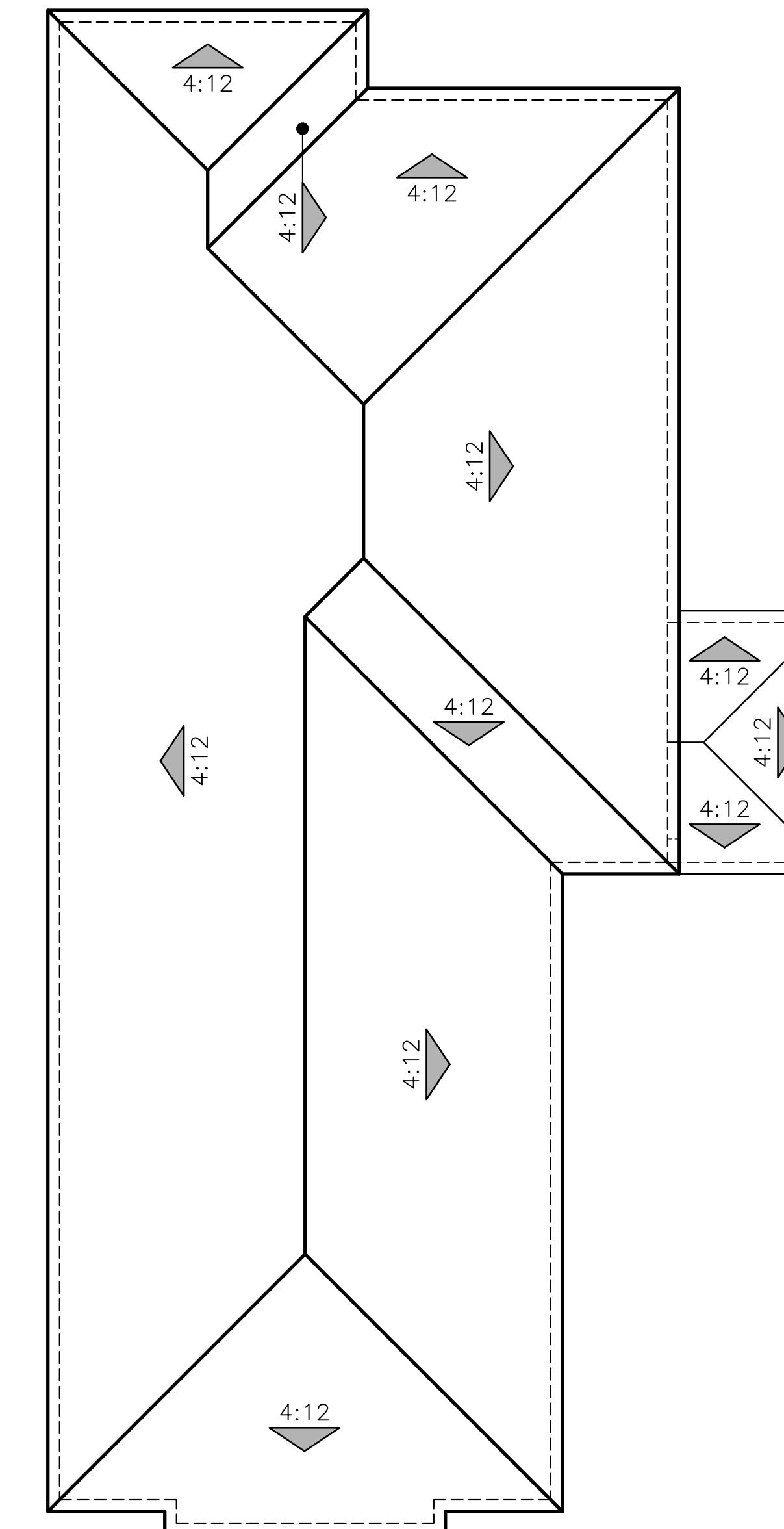


LEFT

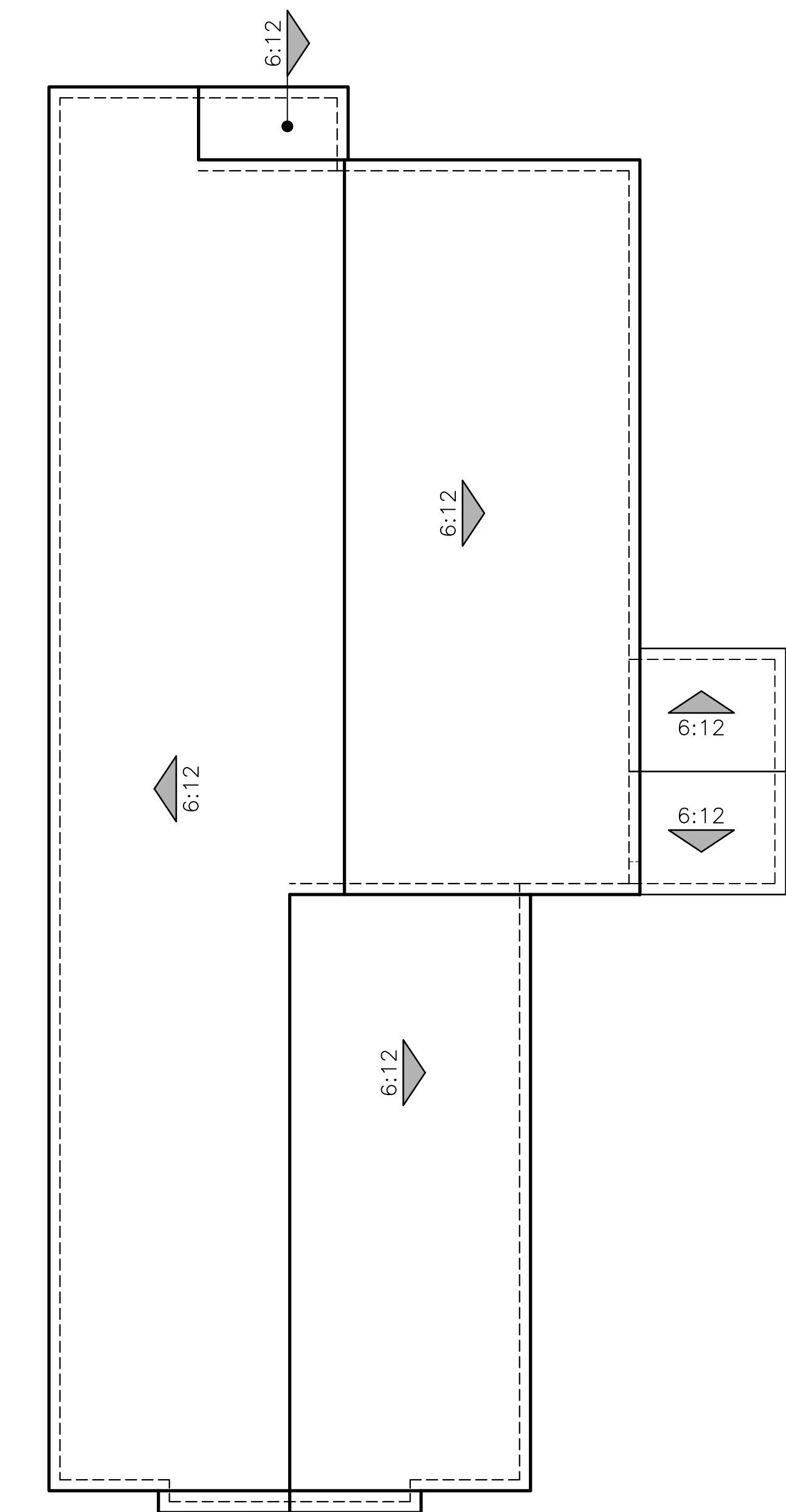
COLOR SCHEME 7
PLAN 1CZ (2244) - SIDE-ENTRY GARAGE
ADAPTIVE FARMHOUSE ENHANCED ELEVATIONS - UNIT 2 & 23



A - ADAPTIVE SPANISH



B - ADAPTIVE ITALIAN



C - ADAPTIVE FARMHOUSE

PLAN 1Z (2244) - SIDE-ENTRY GARAGE
ROOF PLANS



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A - ADAPTIVE SPANISH



© 2025 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - ADAPTIVE ITALIAN

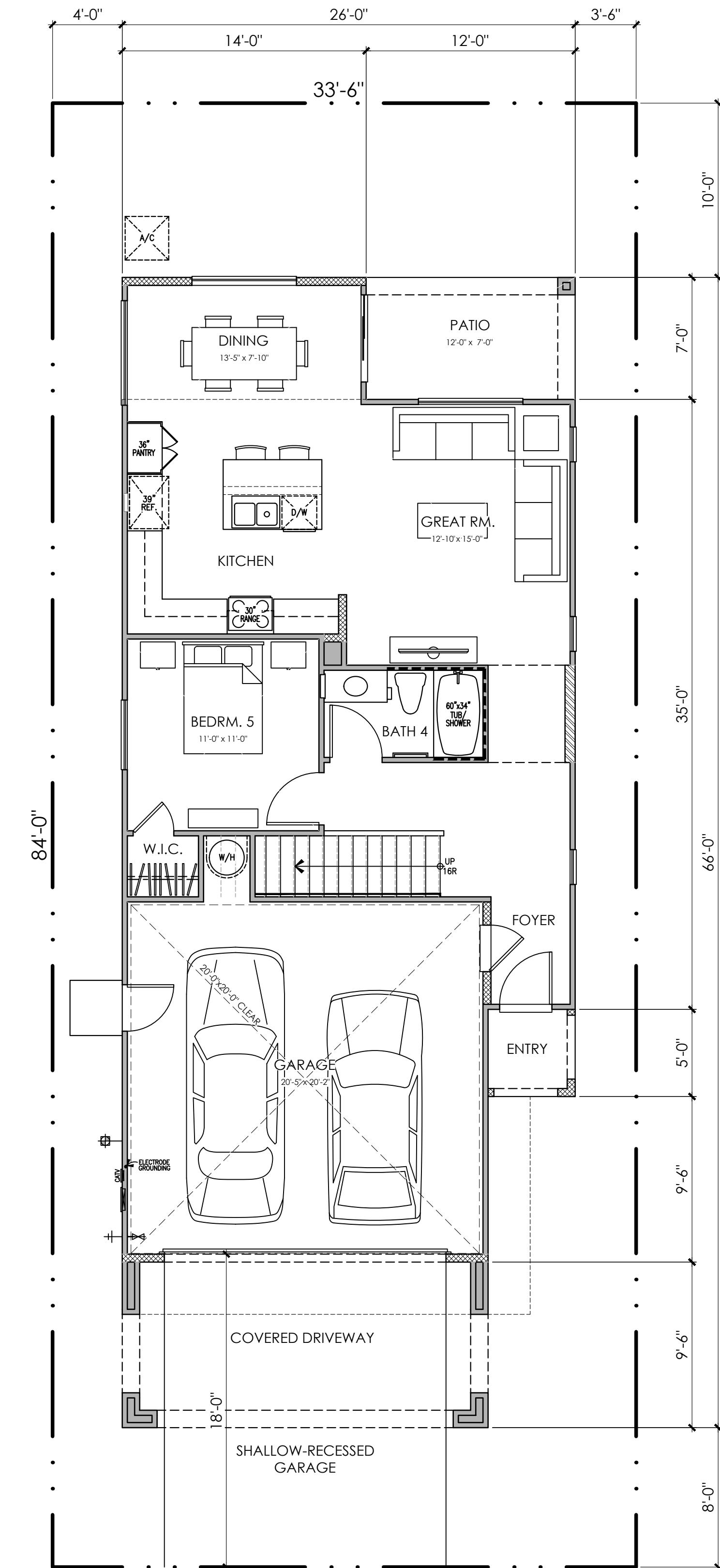
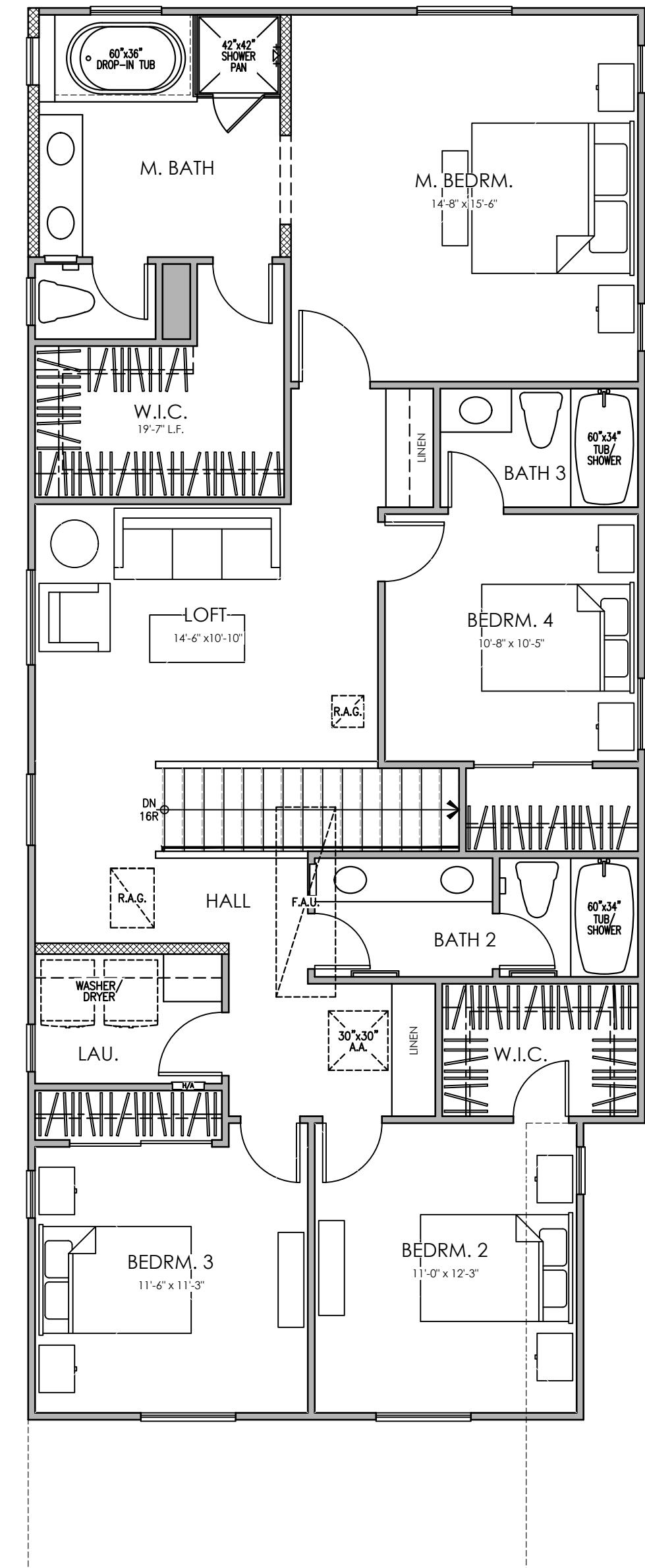


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C - ADAPTIVE FARMHOUSE

PLAN 2 (2341)
FRONT ELEVATIONS

0 2 4 8 12



PLAN 2A (2341)
5 BEDROOM, 4 BATH, LOFT
FLOOR PLAN

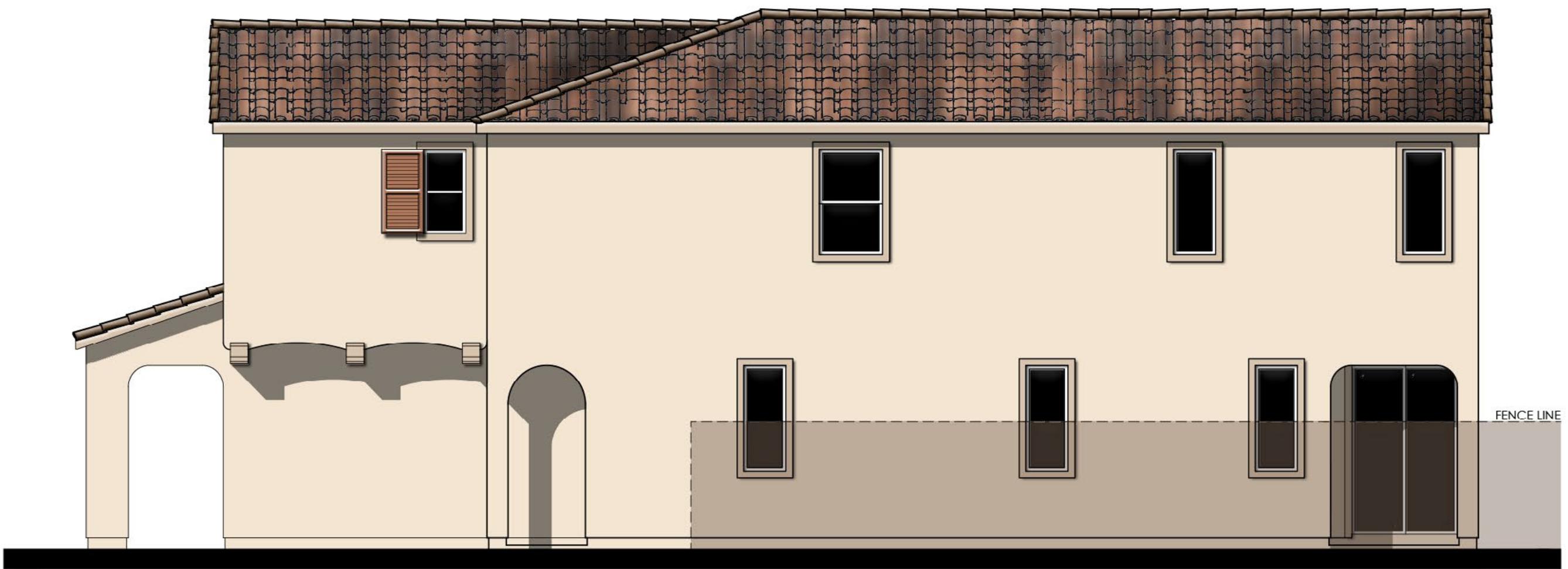
PLAN 2 AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	870 SQ. FT.
SECOND FLOOR AREA	1,471 SQ. FT.
TOTAL DWELLING	2,341 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	442 SQ. FT.
PATIO	84 SQ. FT.
PORCH "A"	25 SQ. FT.
PORCH "B"	25 SQ. FT.
PORCH "C"	25 SQ. FT.

0 2 4 8 12



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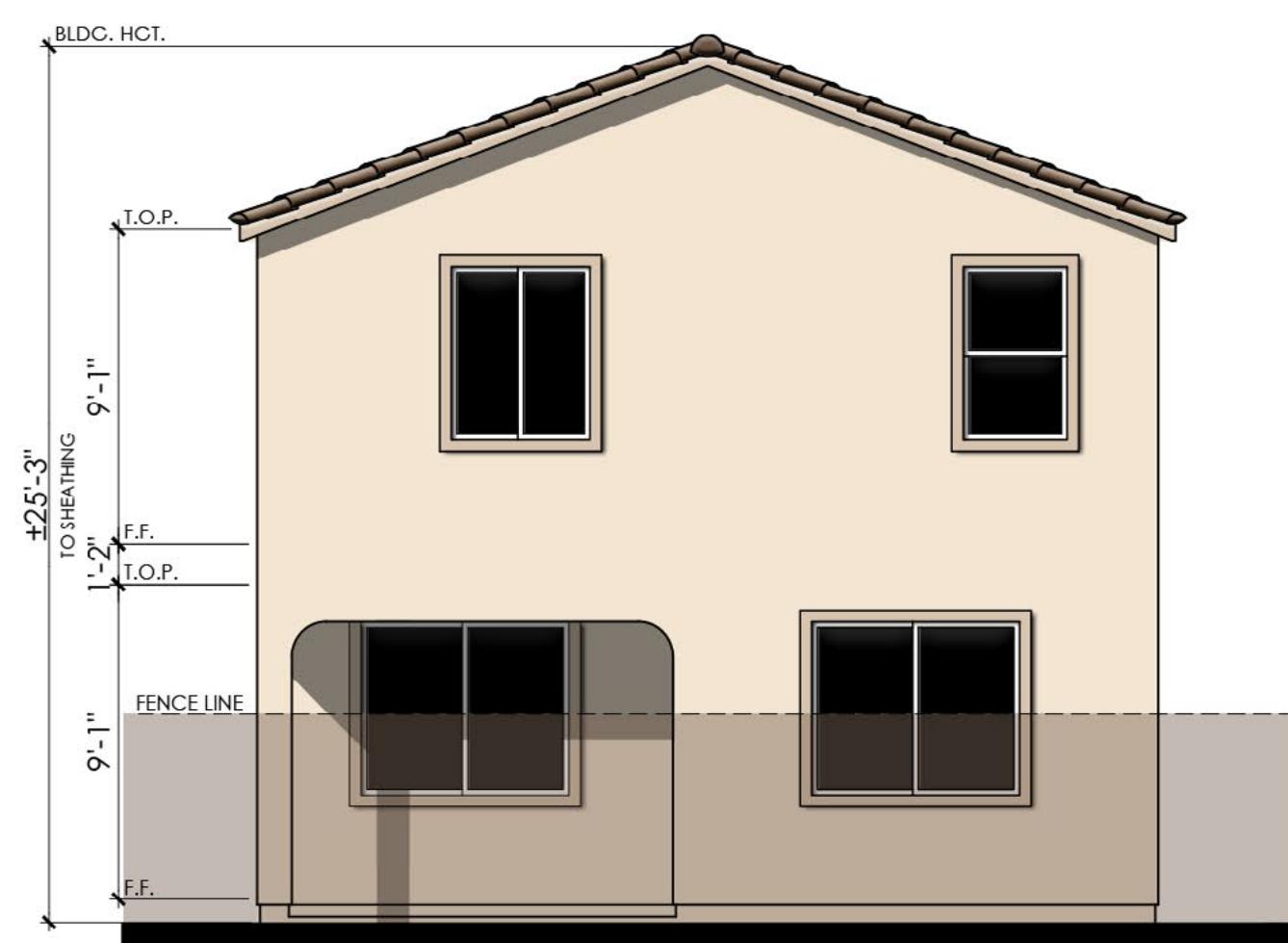
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
WINDOW BOX:	SIMULATED WOOD
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 2
PLAN 2A (2341)
ADAPTIVE SPANISH ELEVATIONS

PRESERVE BLOCK 1 - LICENSED
CHINO, CA

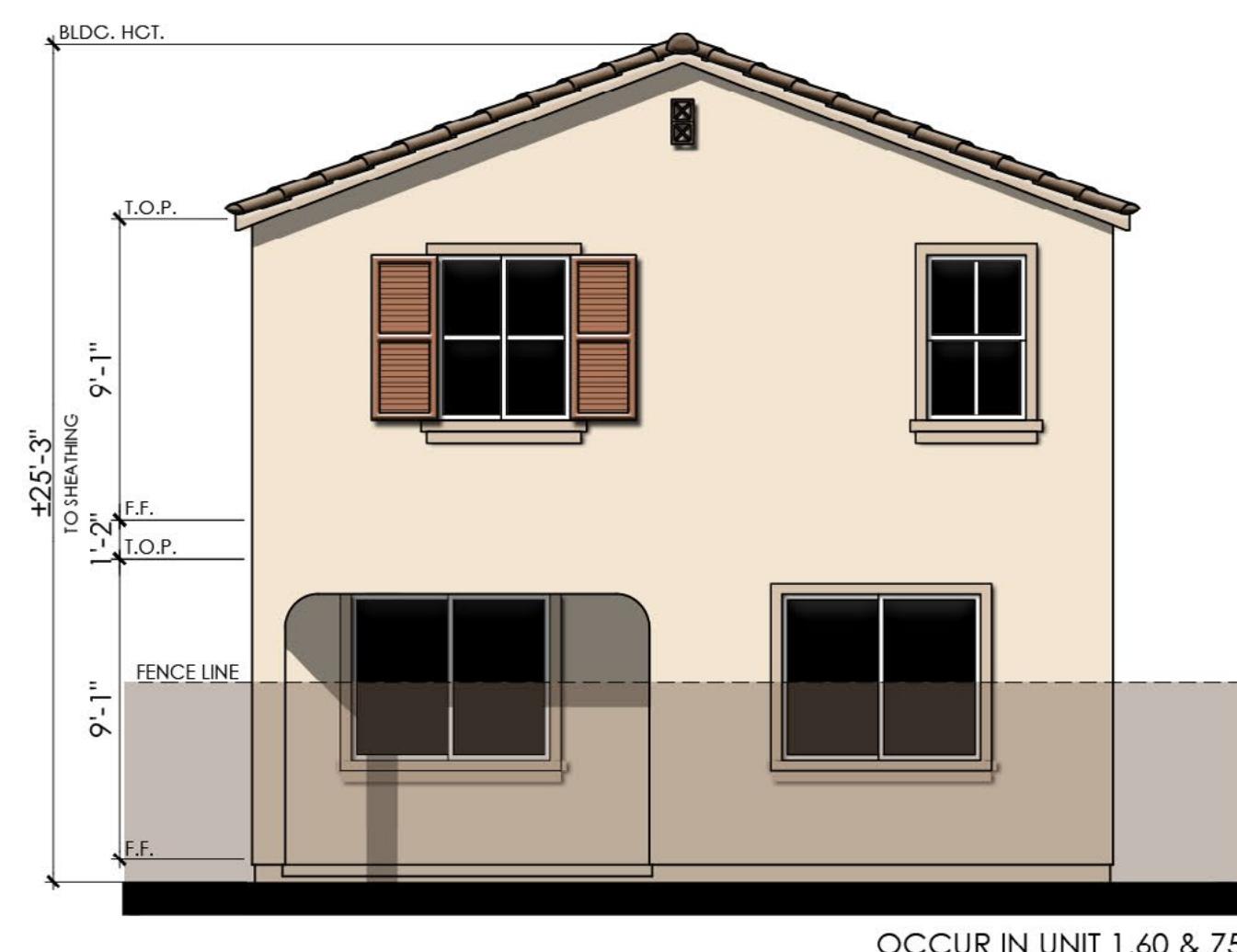
03/25/2025
A-29



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
WINDOW BOX:	SIMULATED WOOD
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 2

PLAN 2A (2341)

ADAPTIVE SPANISH ENHANCED ELEVATIONS - UNIT 1,60 & 75

0 2 4 8 12

PRESERVE BLOCK 1 - LICENSED
CHINO, CA

03/25/2025
A-30

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Architect
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PLANNING + ARCHITECTURE



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FRONT

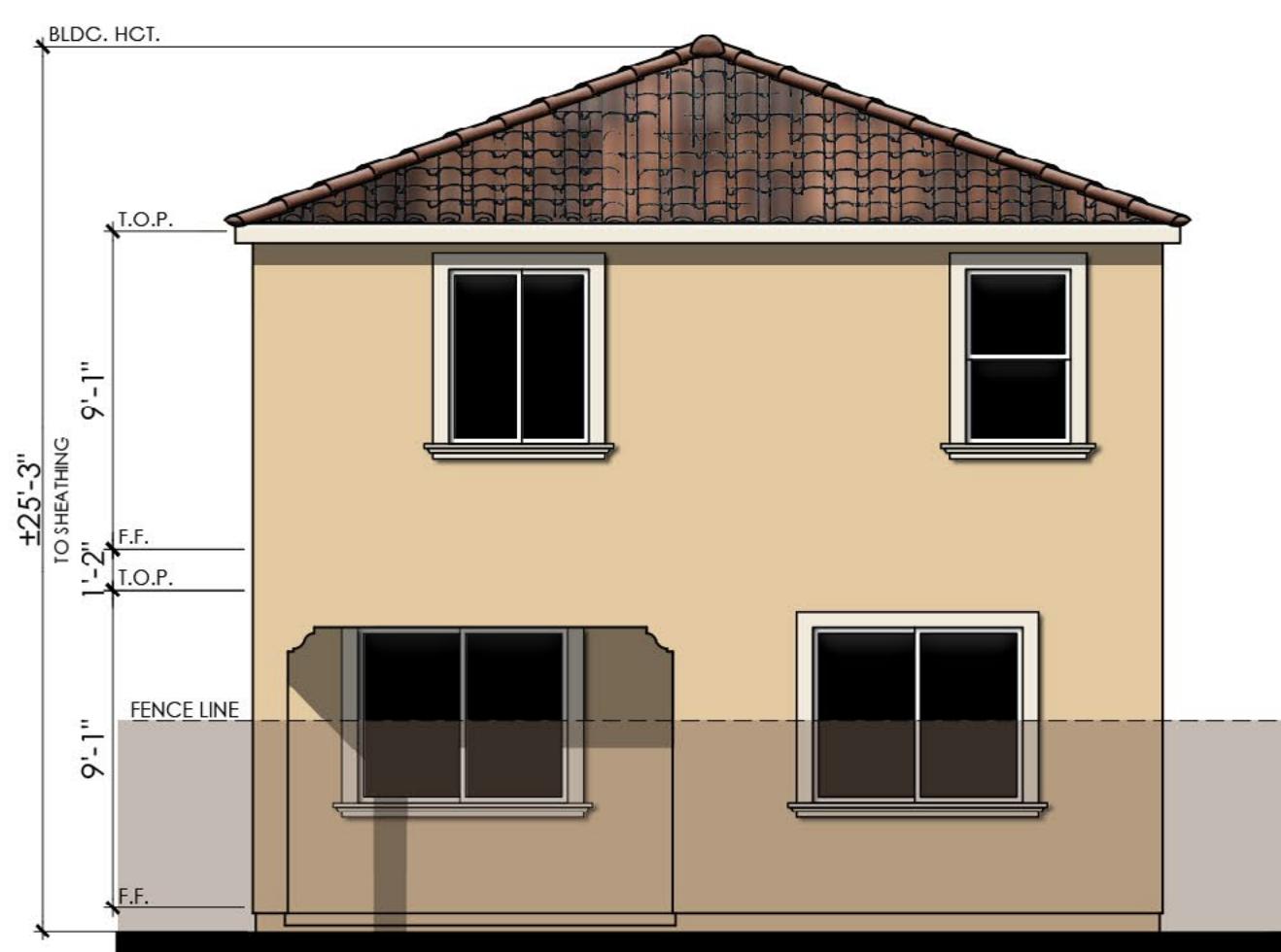


RIGHT

MATERIALS LEGEND

(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ REGLET DETAIL
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 5
PLAN 2B (2341)
ADAPTIVE ITALIAN ELEVATIONS

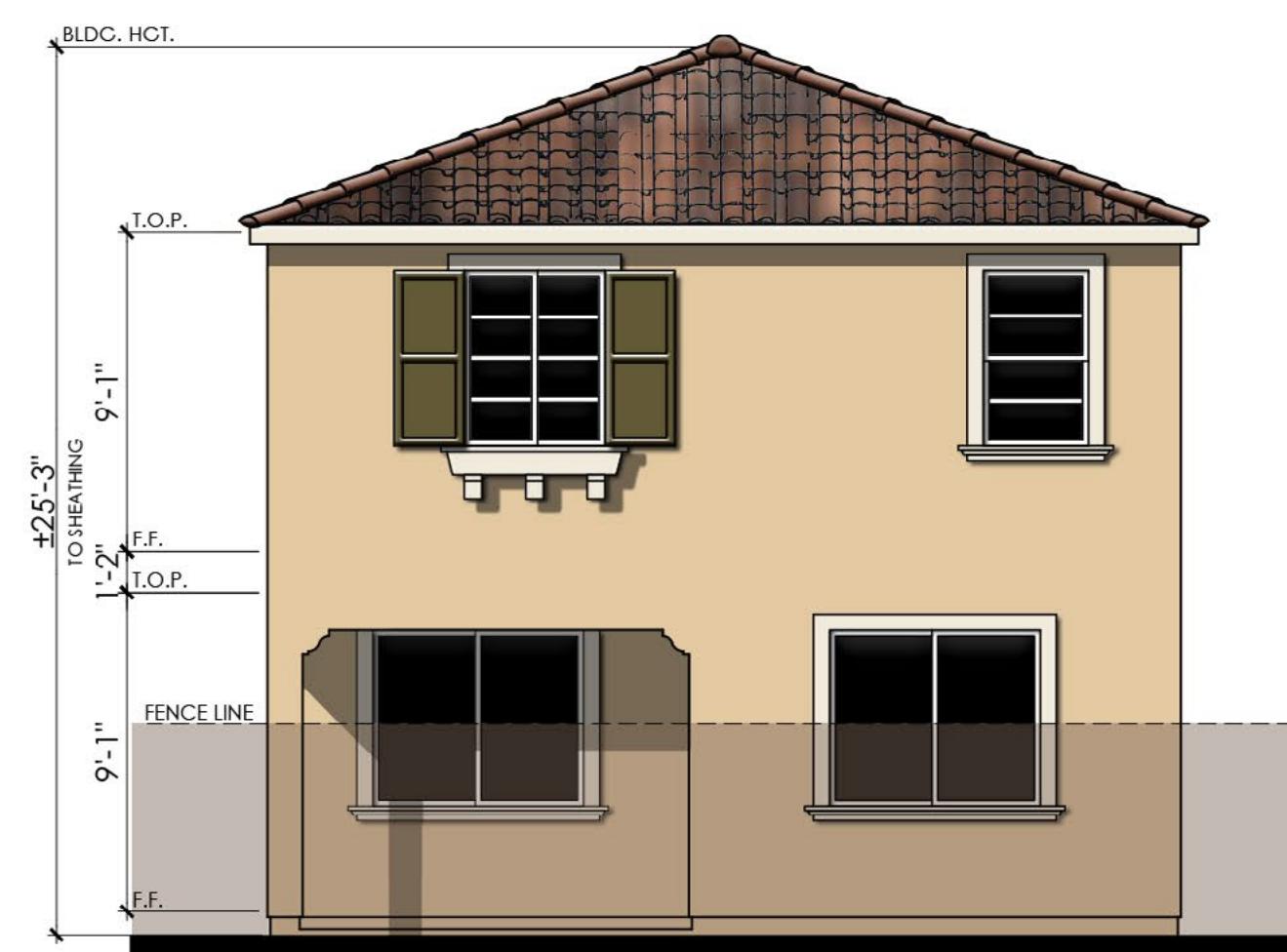
PRESERVE BLOCK 1 - LICENSED
CHINO, CA

03/25/2025
A-31

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Architect
Inc
#23073
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MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ REGLET DETAIL
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 5

PLAN 2B (2341)

ADAPTIVE ITALIAN ENHANCED ELEVATIONS - UNIT 4 & 58

0 2 4 8 12



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FRONT

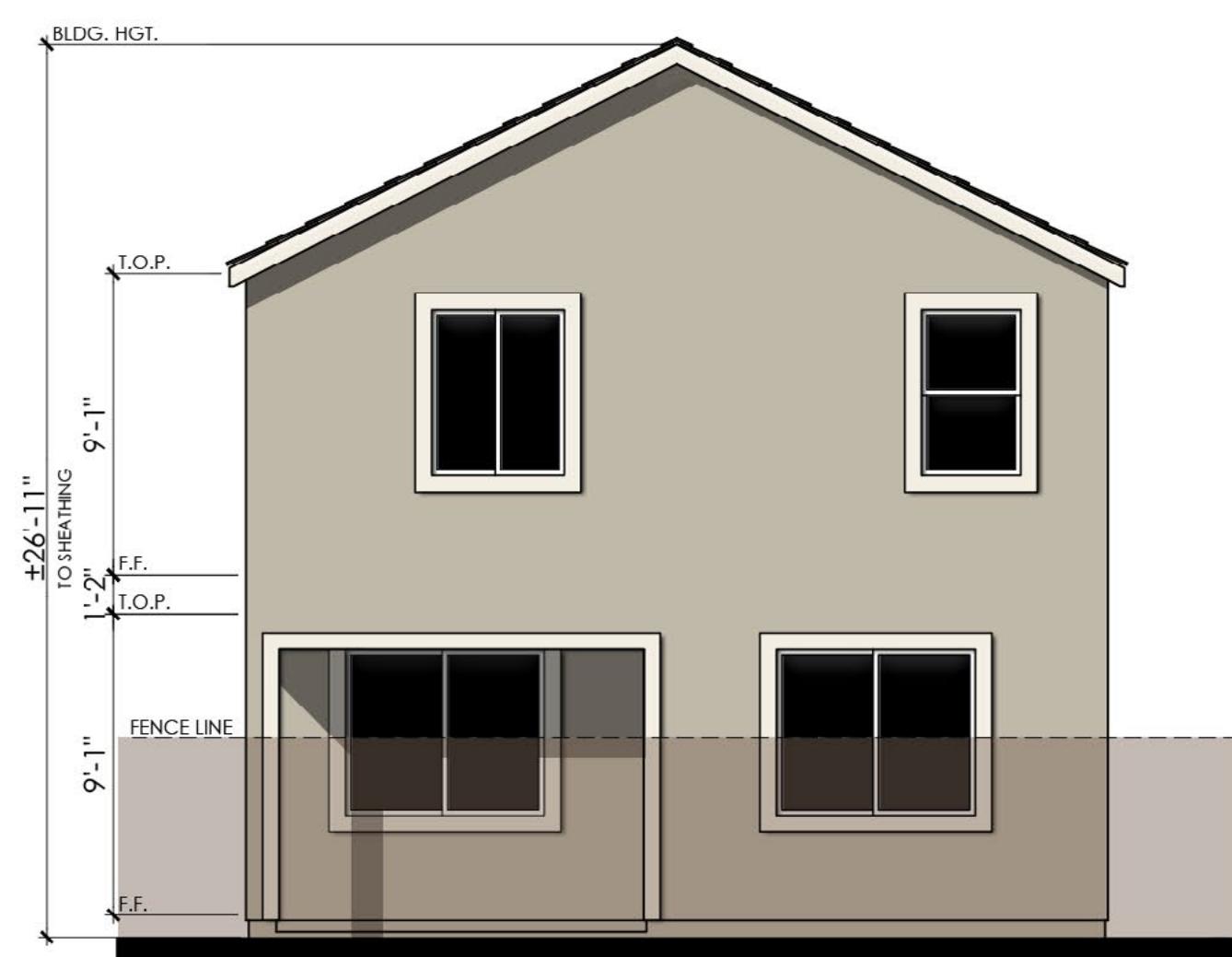


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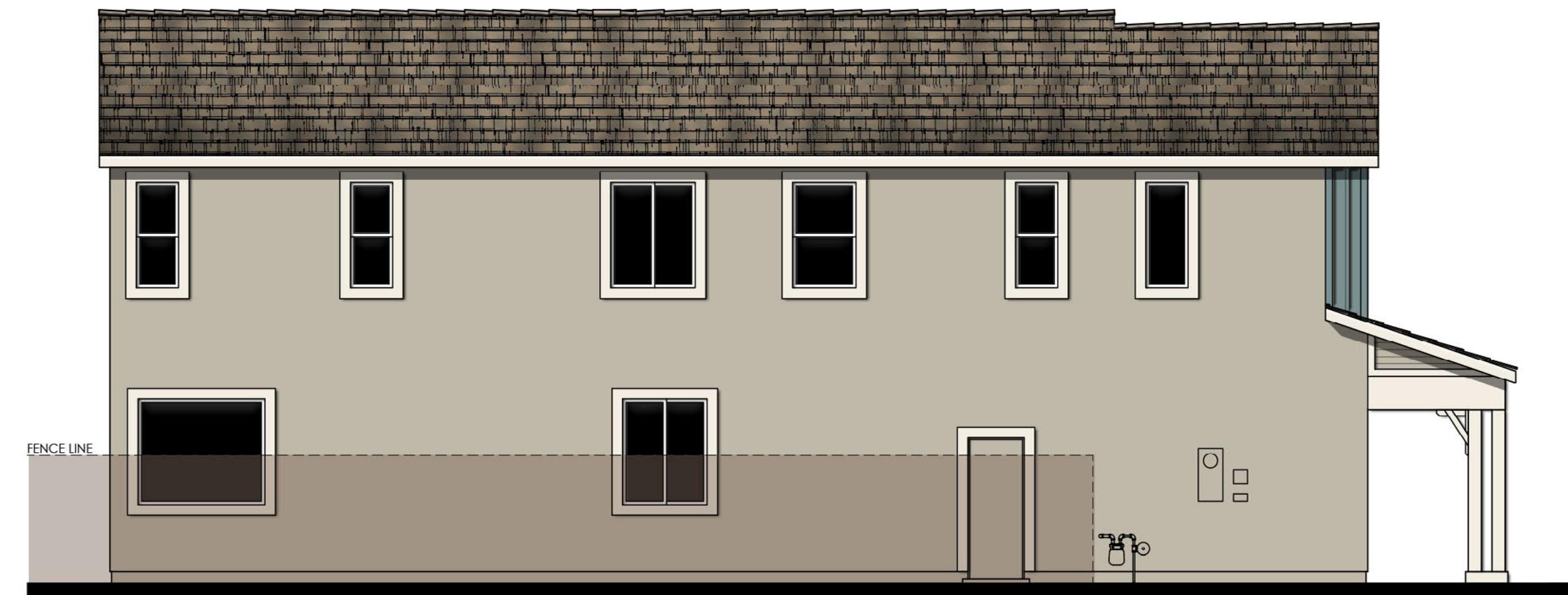
MATERIALS LEGEND

(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE VENT
WALL:	STUCCO/ LAP SIDING/ BOARD AND BATTEN EXPANSION JOINT DETAIL SIMULATED WOOD
POT SHELF:	STUCCO OVER RIGID FOAM
TRIM:	WOOD POST AND BEAM
PORCH:	

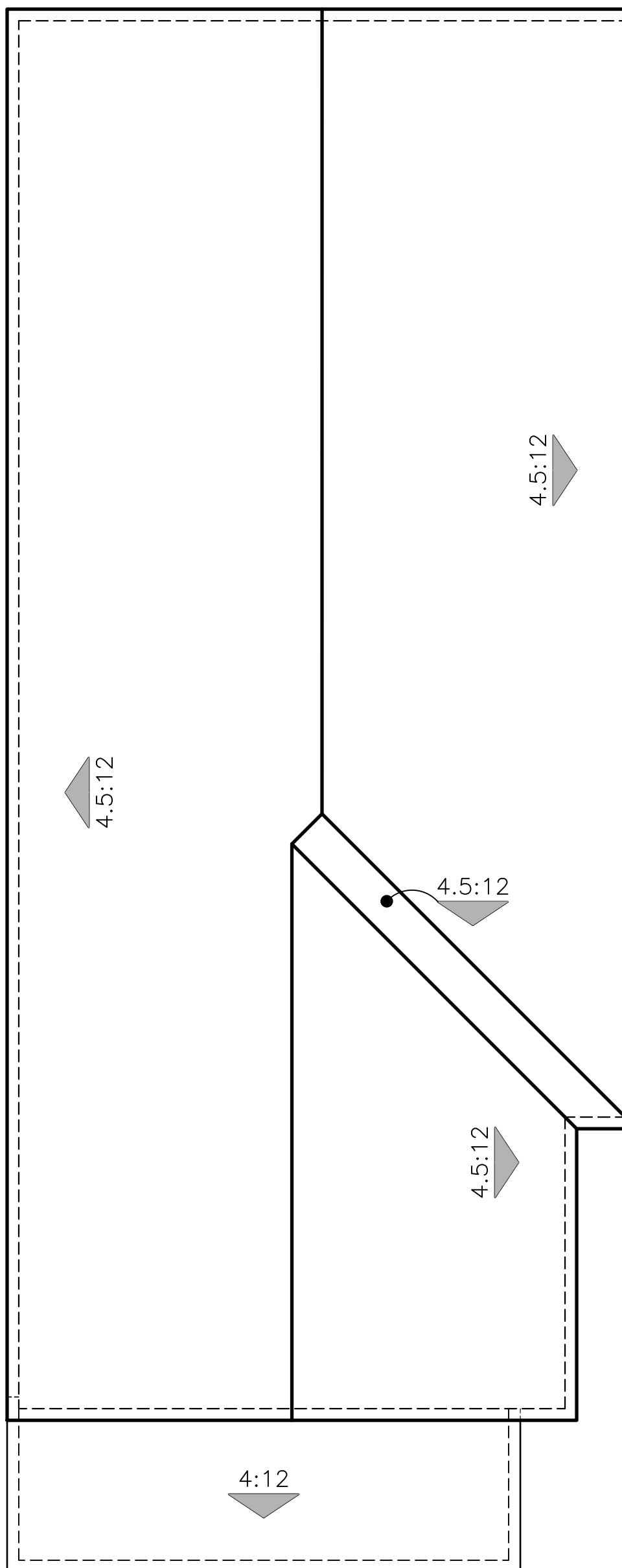


REAR

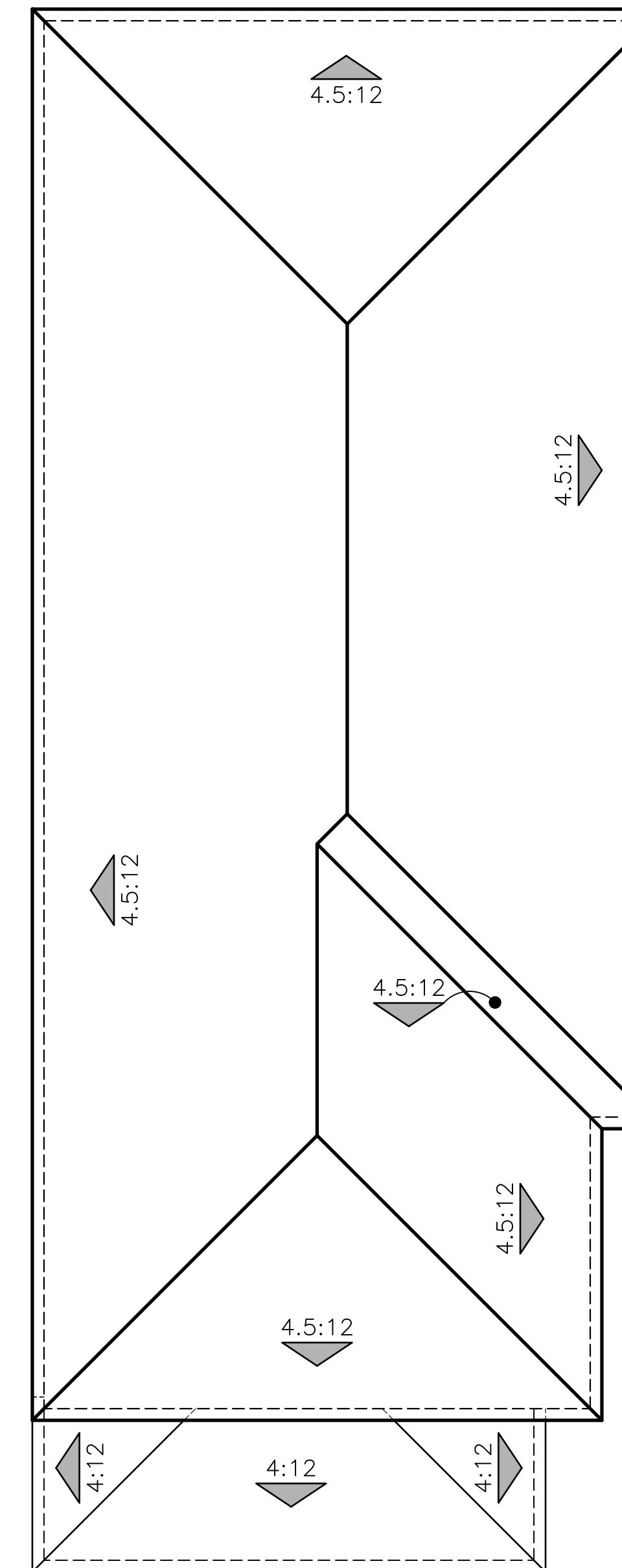


LEFT

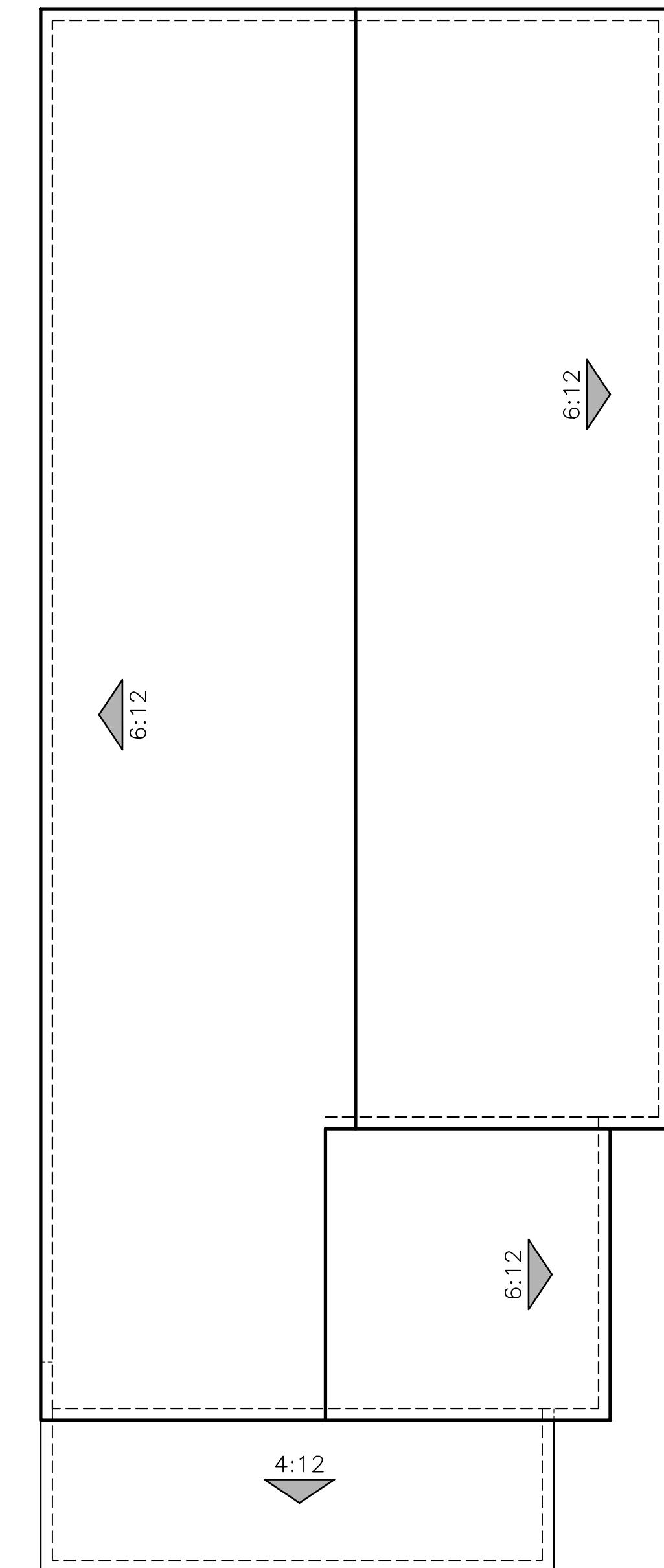
COLOR SCHEME 8
PLAN 2C (2341)
ADAPTIVE FARMHOUSE ELEVATIONS



A - ADAPTIVE SPANISH



B - ADAPTIVE ITALIAN



C - ADAPTIVE FARMHOUSE

PLAN 2 (2341)
ROOF PLANS

PRESERVE BLOCK 1 - LICENSED
CHINO, CA

03/25/2025
A-34

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A - ADAPTIVE SPANISH



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B - ADAPTIVE ITALIAN

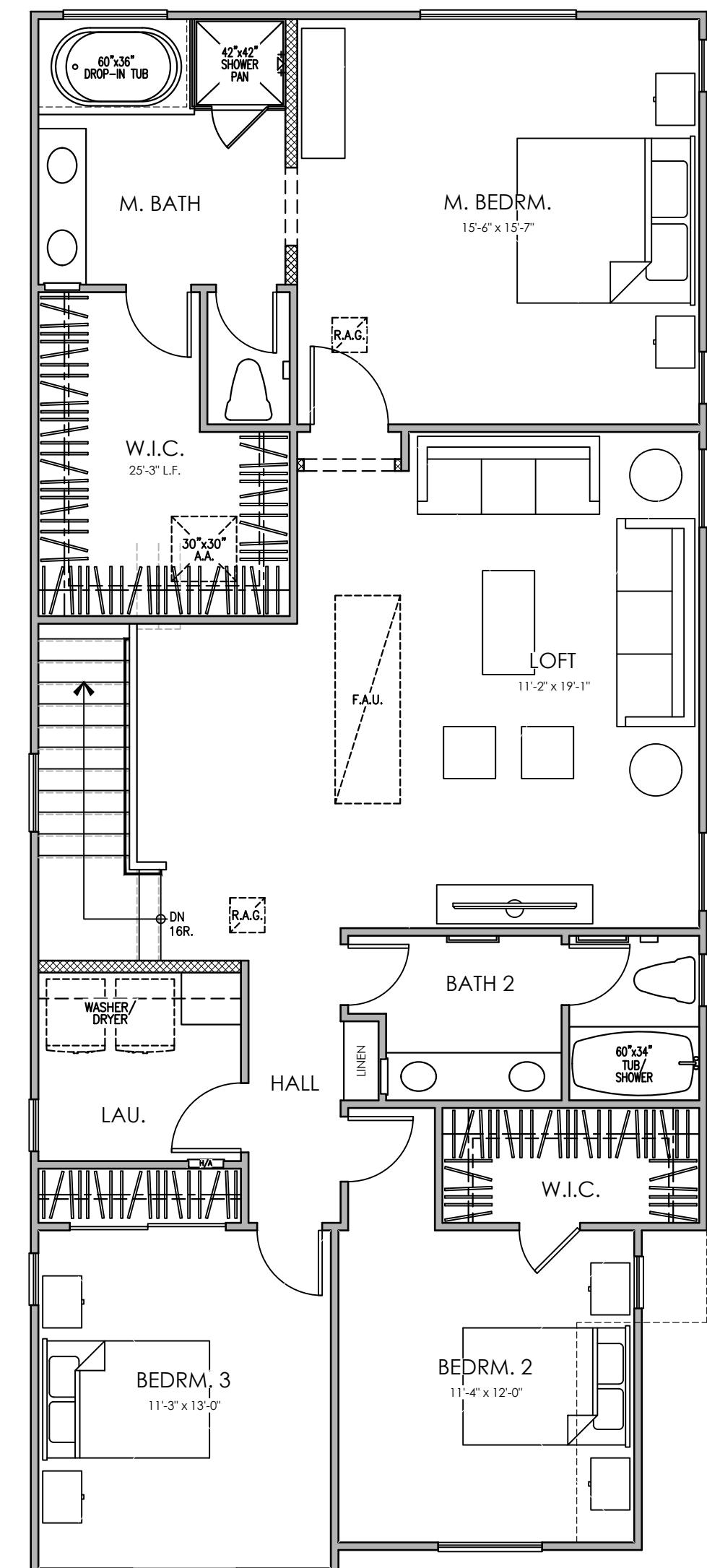


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C - ADAPTIVE FARMHOUSE

PLAN 3 (2353)
FRONT ELEVATIONS

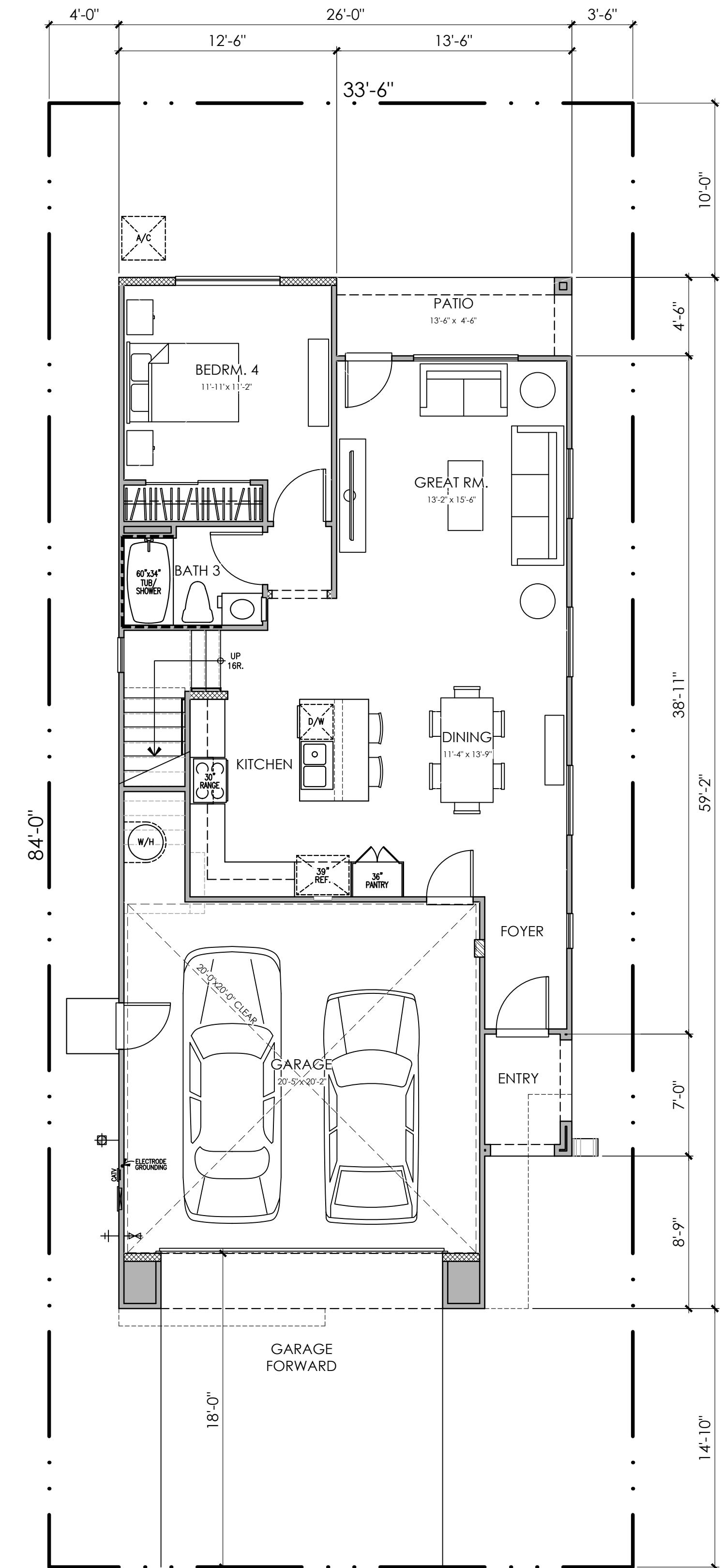
0 2 4 8 12



SECOND FLOOR

PLAN 3A (2353)

4 BEDROOM, 3 BATH, LOFT FLOOR PLAN

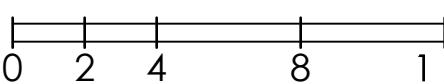


FIRST FLOOR

PLAN 3 AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	887	SQ. FT.
SECOND FLOOR AREA	1,466	SQ. FT.
TOTAL DWELLING	2,353	SQ. FT.
<u>UNCONDITIONED SPACE</u>		
GARAGE	455	SQ. FT.
PATIO	61	SQ. FT.
PORCH "A"	35	SQ. FT.
PORCH "C"	35	SQ. FT.
PORCH "D"	35	SQ. FT.





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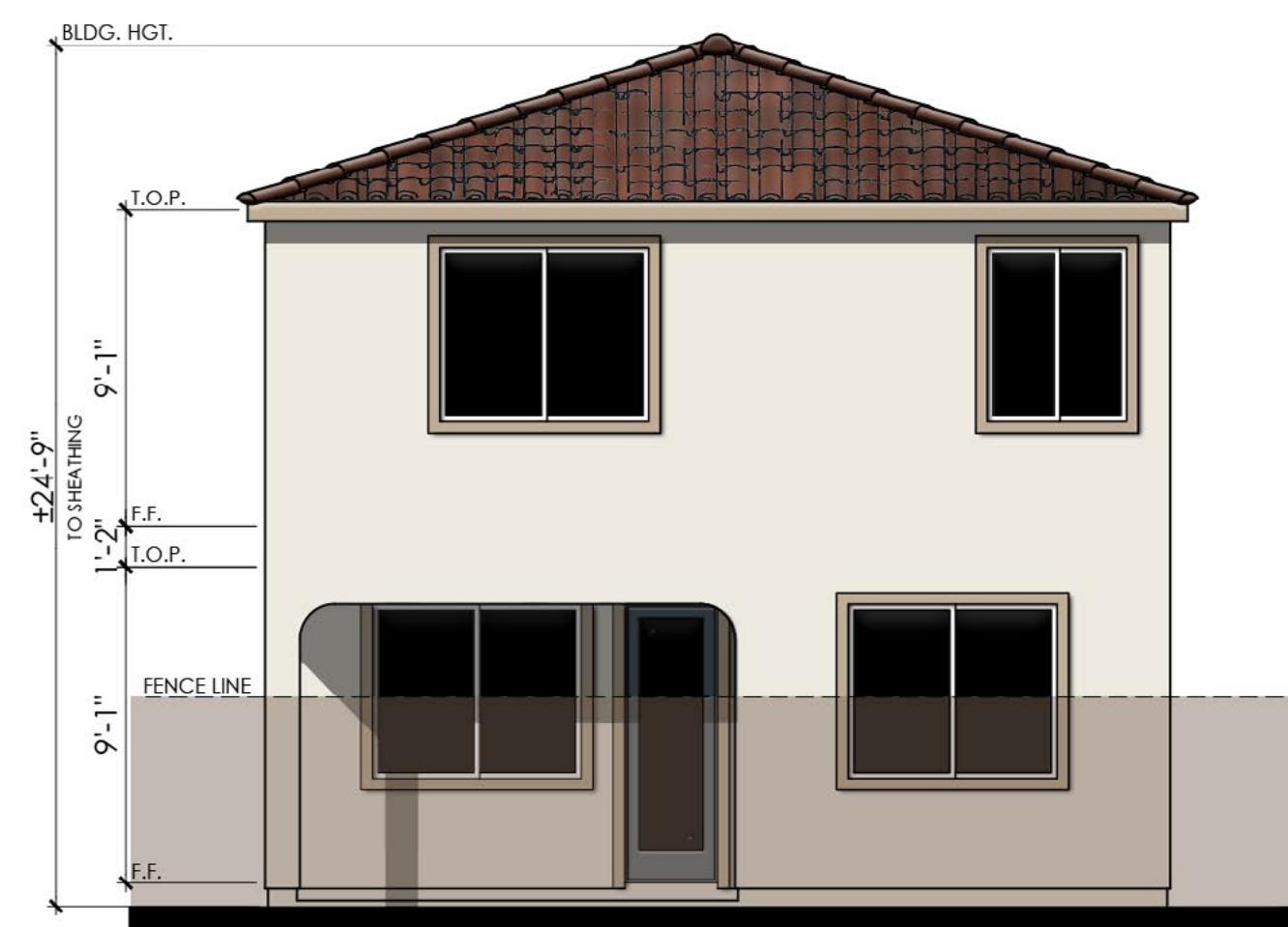
FRONT



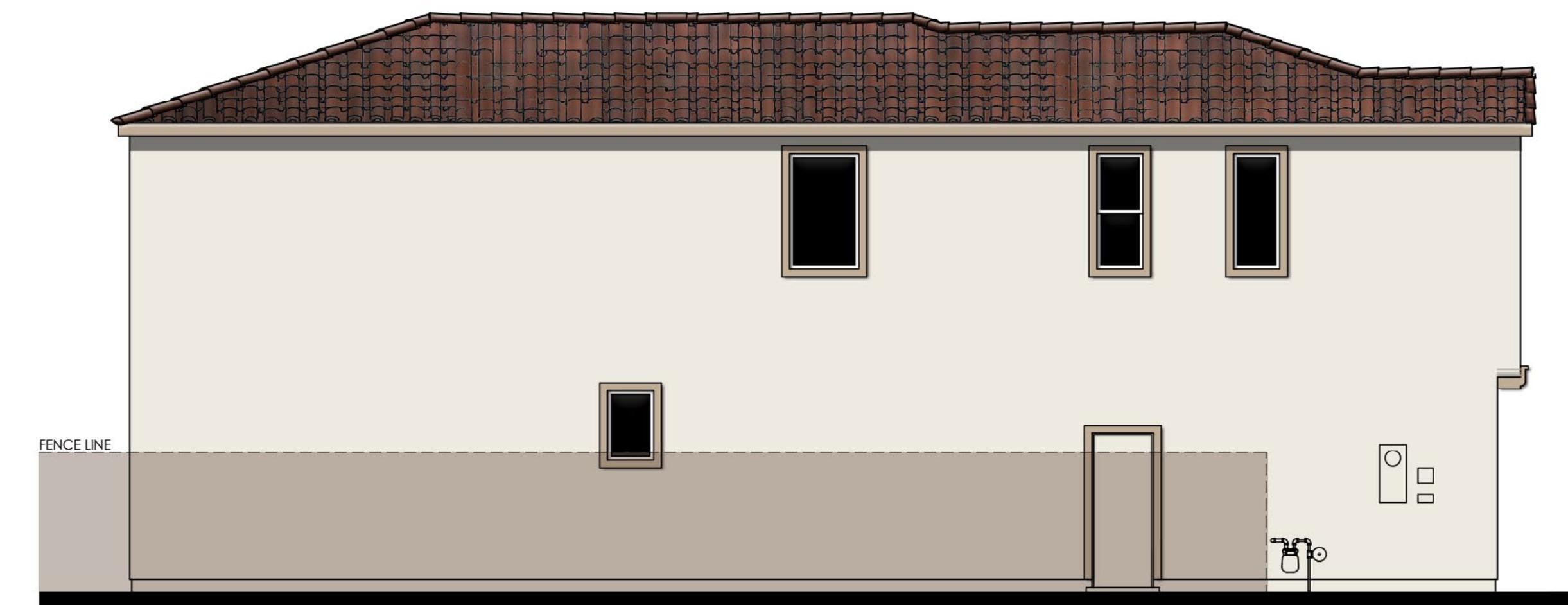
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
WINDOW BOX:	SIMULATED WOOD
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 3
PLAN 3A (2353)
ADAPTIVE SPANISH ELEVATIONS

PRESERVE BLOCK 1 - LICENSED
CHINO, CA

03/25/2025
A-37

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FRONT



RIGHT

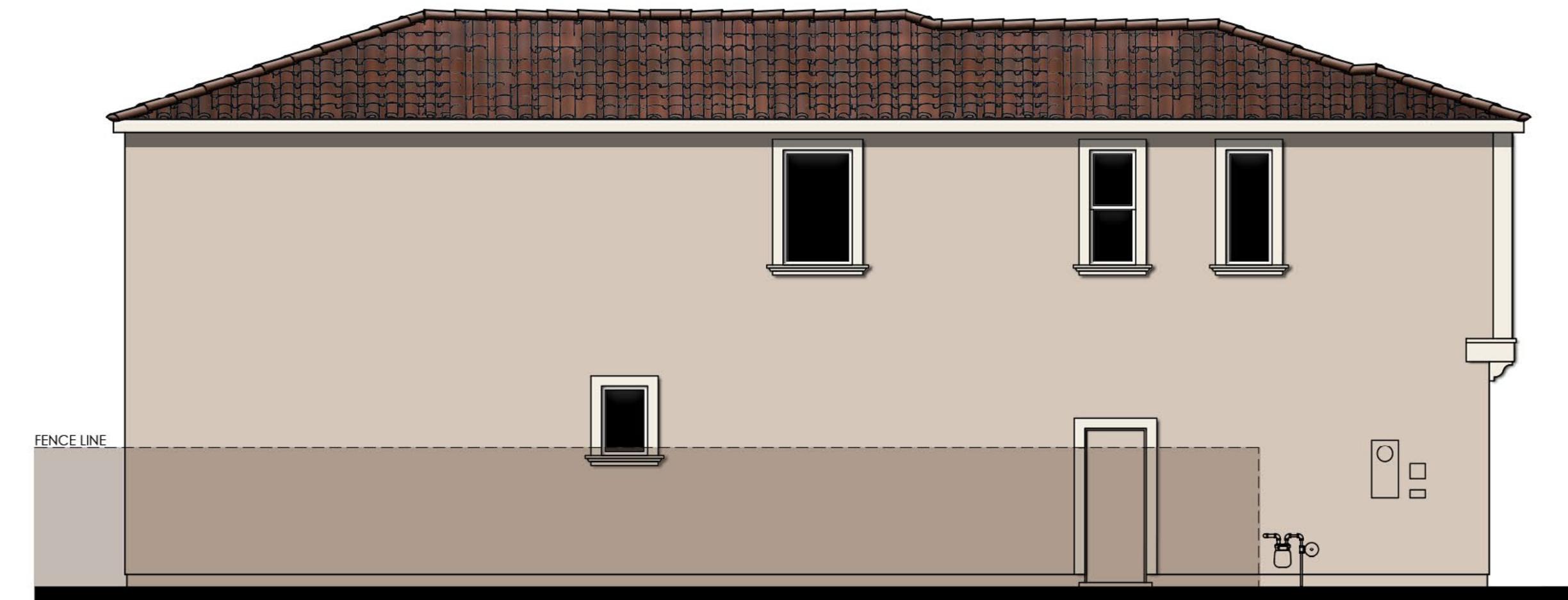
MATERIALS LEGEND

(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ REGLET DETAIL
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 6
PLAN 3B (2353)
ADAPTIVE ITALIAN ELEVATIONS

PRESERVE BLOCK 1 - LICENSED
CHINO, CA

03/25/2025
A-38

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FRONT

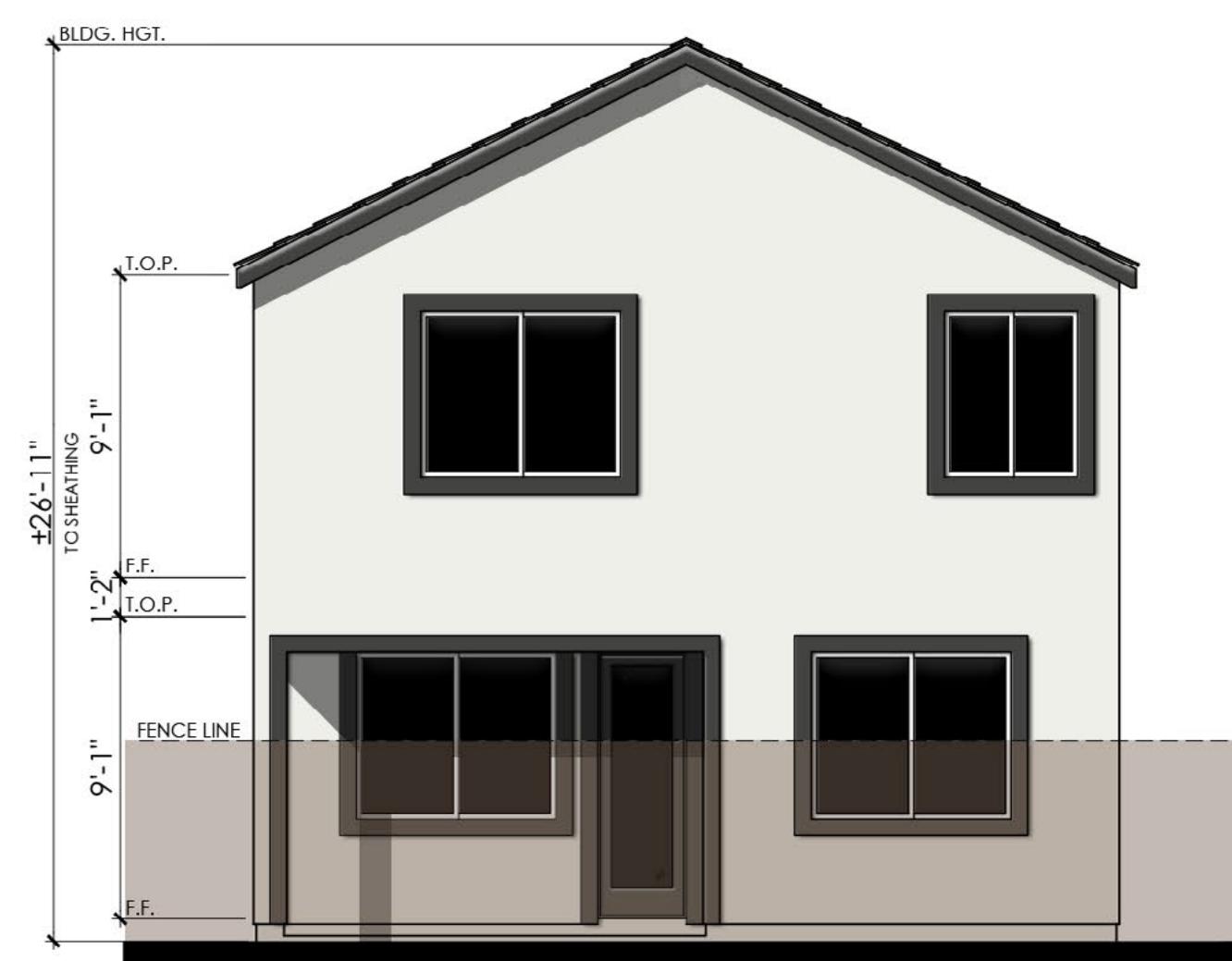


RIGHT

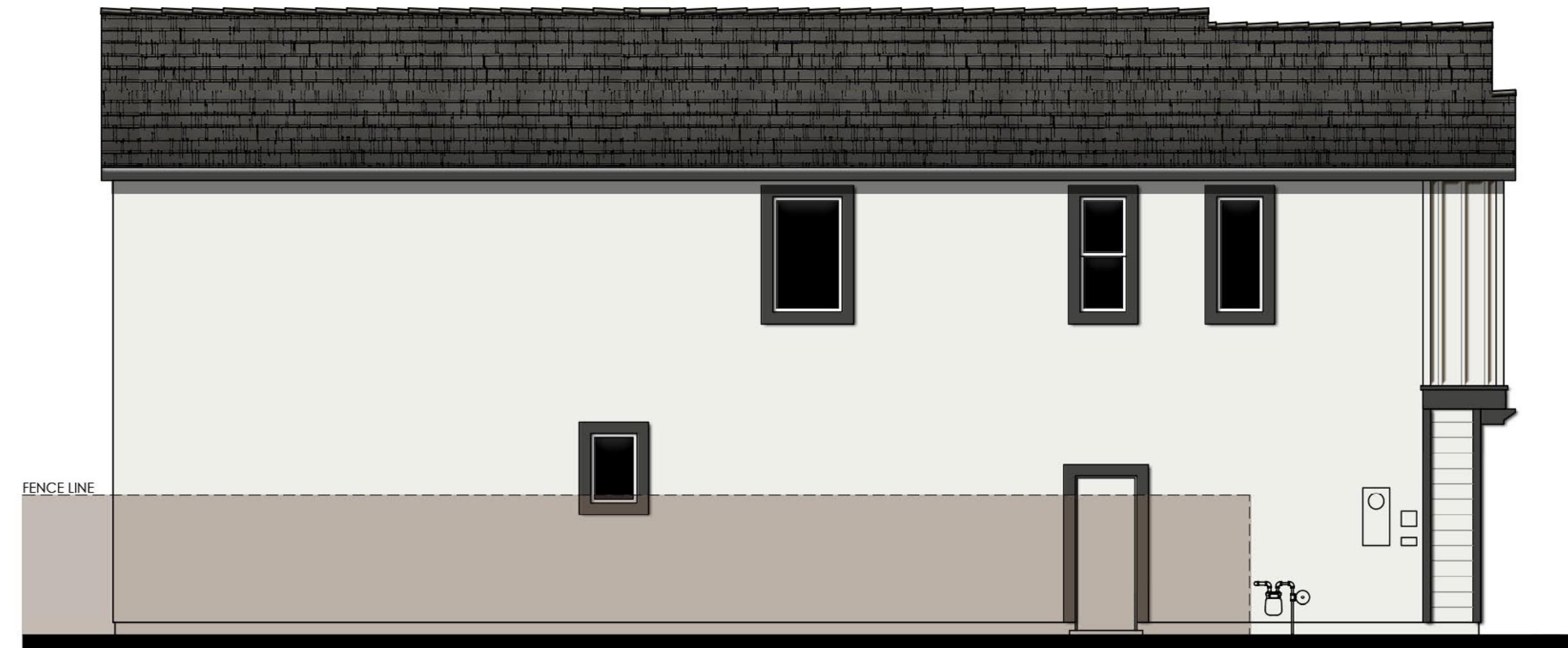
MATERIALS LEGEND

(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE VENT
WALL:	STUCCO/ LAP SIDING/ BOARD AND BATTEN EXPANSION JOINT DETAIL SIMULATED WOOD
POT SHELF:	STUCCO OVER RIGID FOAM
TRIM:	WOOD POST AND BEAM
PORCH:	



REAR



LEFT

COLOR SCHEME 9
PLAN 3C (2353)
ADAPTIVE FARMHOUSE ELEVATIONS

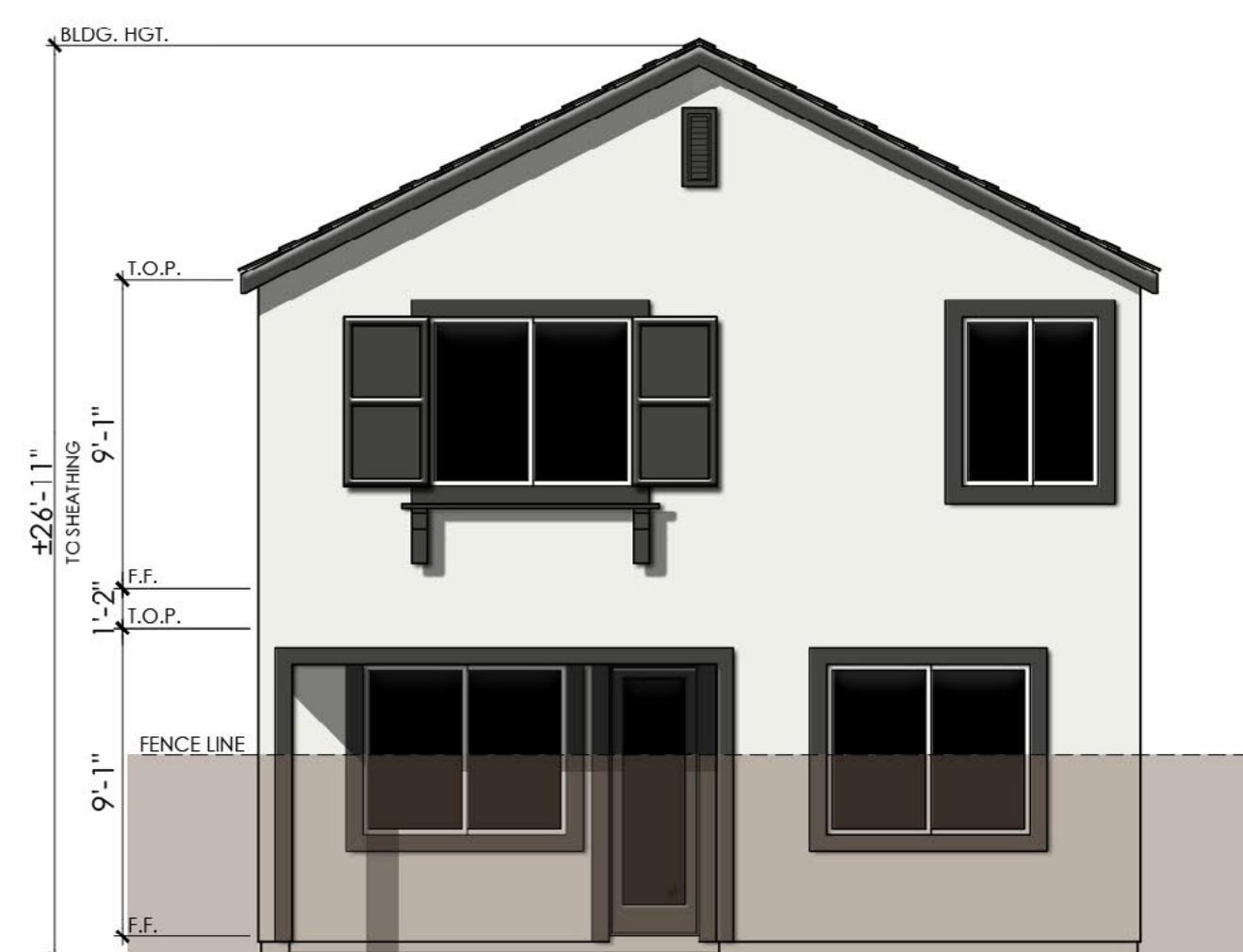
PRESERVE BLOCK 1 - LICENSED
CHINO, CA

03/25/2025
A-39

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PLANNING + ARCHITECTURE

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE VENT
WALL:	STUCCO/ LAP SIDING/ BOARD AND BATTEN EXPANSION JOINT DETAIL
POT SHELF:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	WOOD POST AND BEAM



REAR

COLOR SCHEME 9

PLAN 3C (2353)

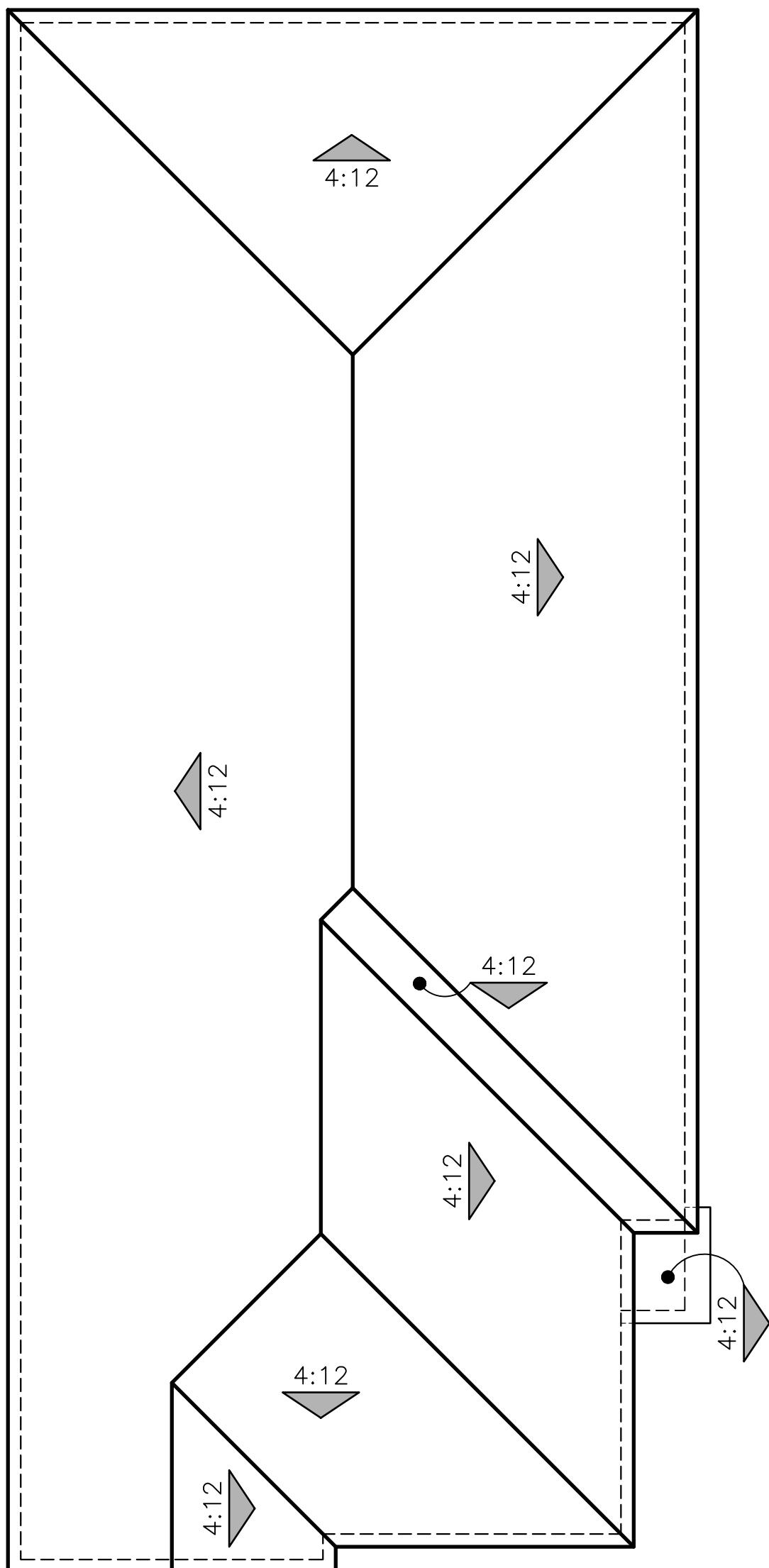
ADAPTIVE FARMHOUSE ENHANCED ELEVATIONS - UNIT 59

0 2 4 8 12

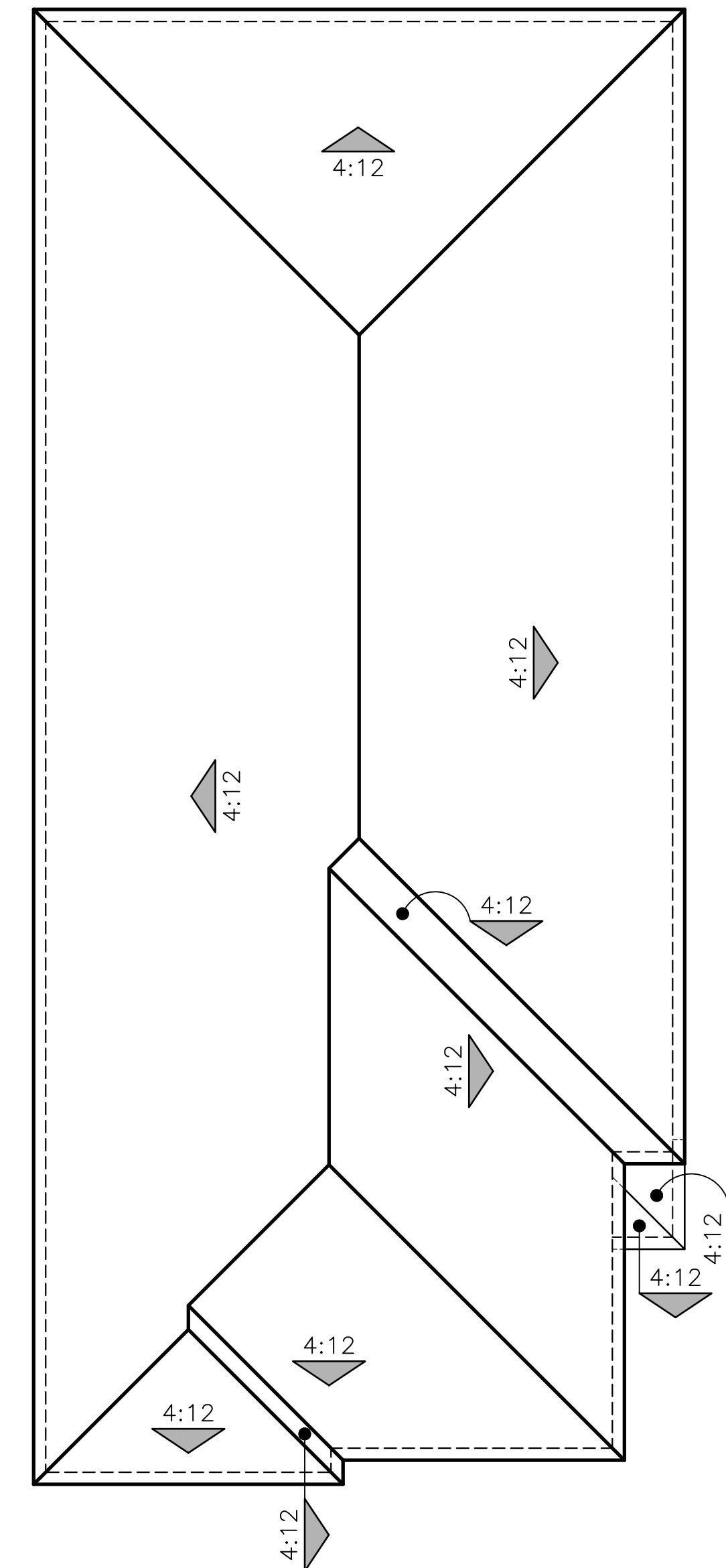
PRESERVE BLOCK 1 - LICENSED
CHINO, CA

03/25/2025
A-40

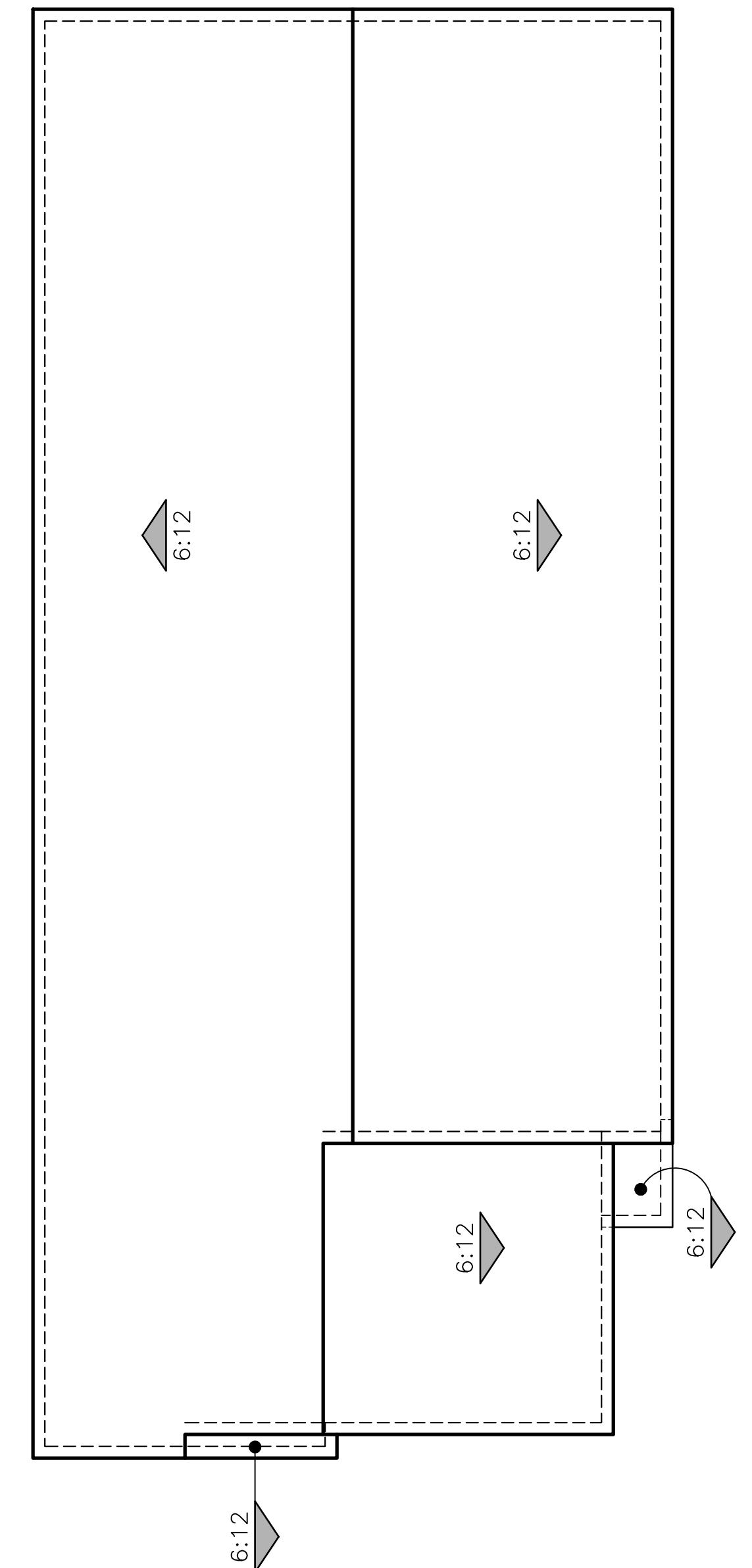
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#23073



A - ADAPTIVE SPANISH



B - ADAPTIVE ITALIAN



C - ADAPTIVE FARMHOUSE

PLAN 3 (2353)
ROOF PLANS

PRESERVE BLOCK 1 - LICENSED
CHINO, CA

03/25/2025
A-41

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A - ADAPTIVE SPANISH



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B - ADAPTIVE ITALIAN

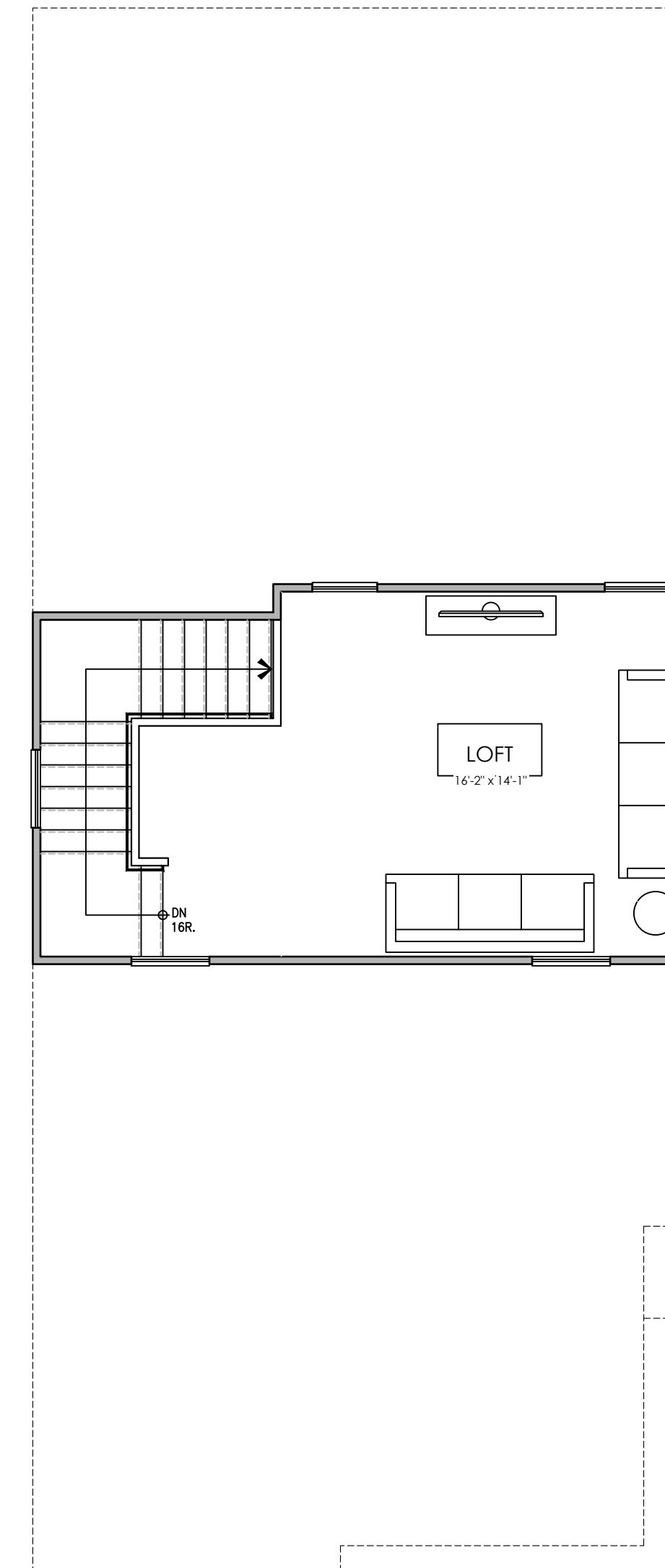


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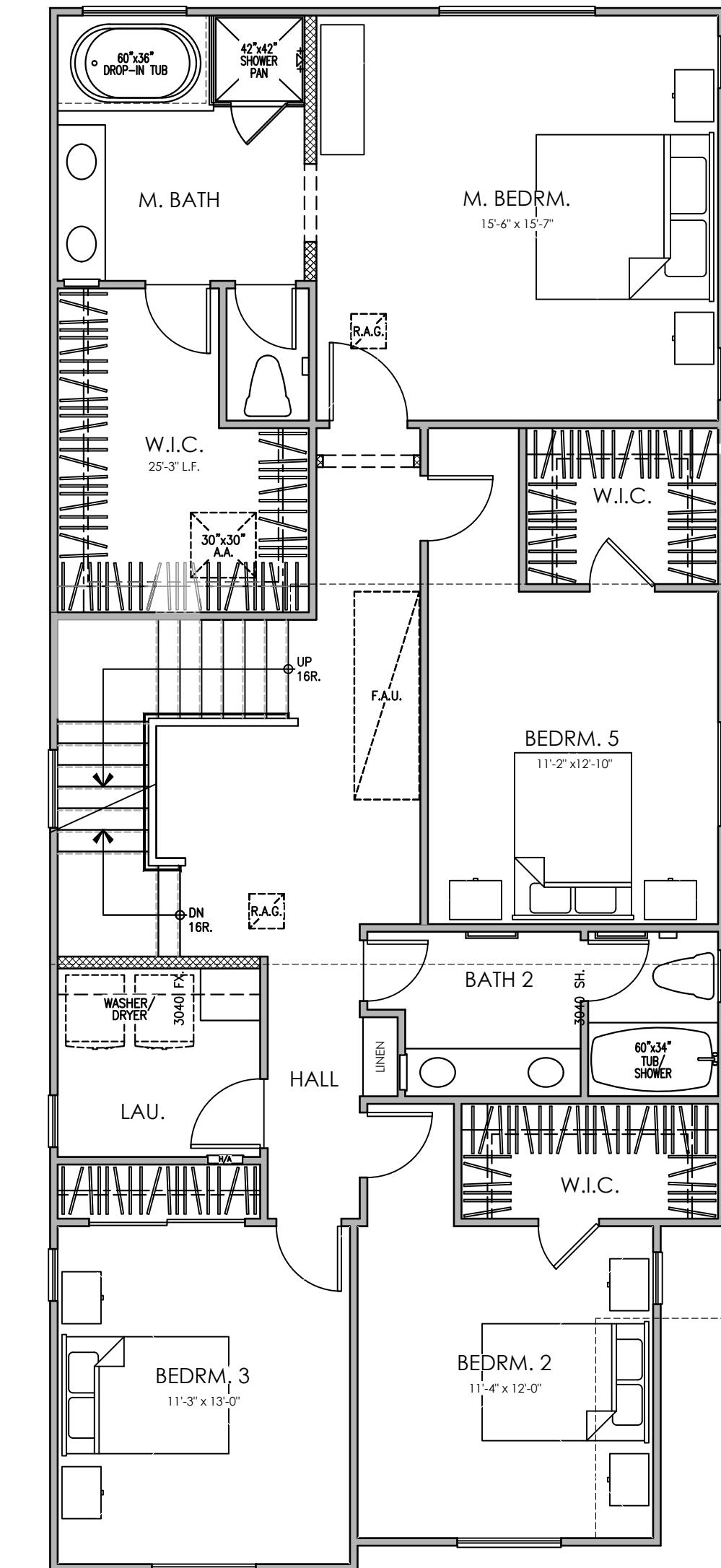
C - ADAPTIVE FARMHOUSE

PLAN 3X (2703) - 3 STORY OPTION
FRONT ELEVATIONS

0 2 4 8 12

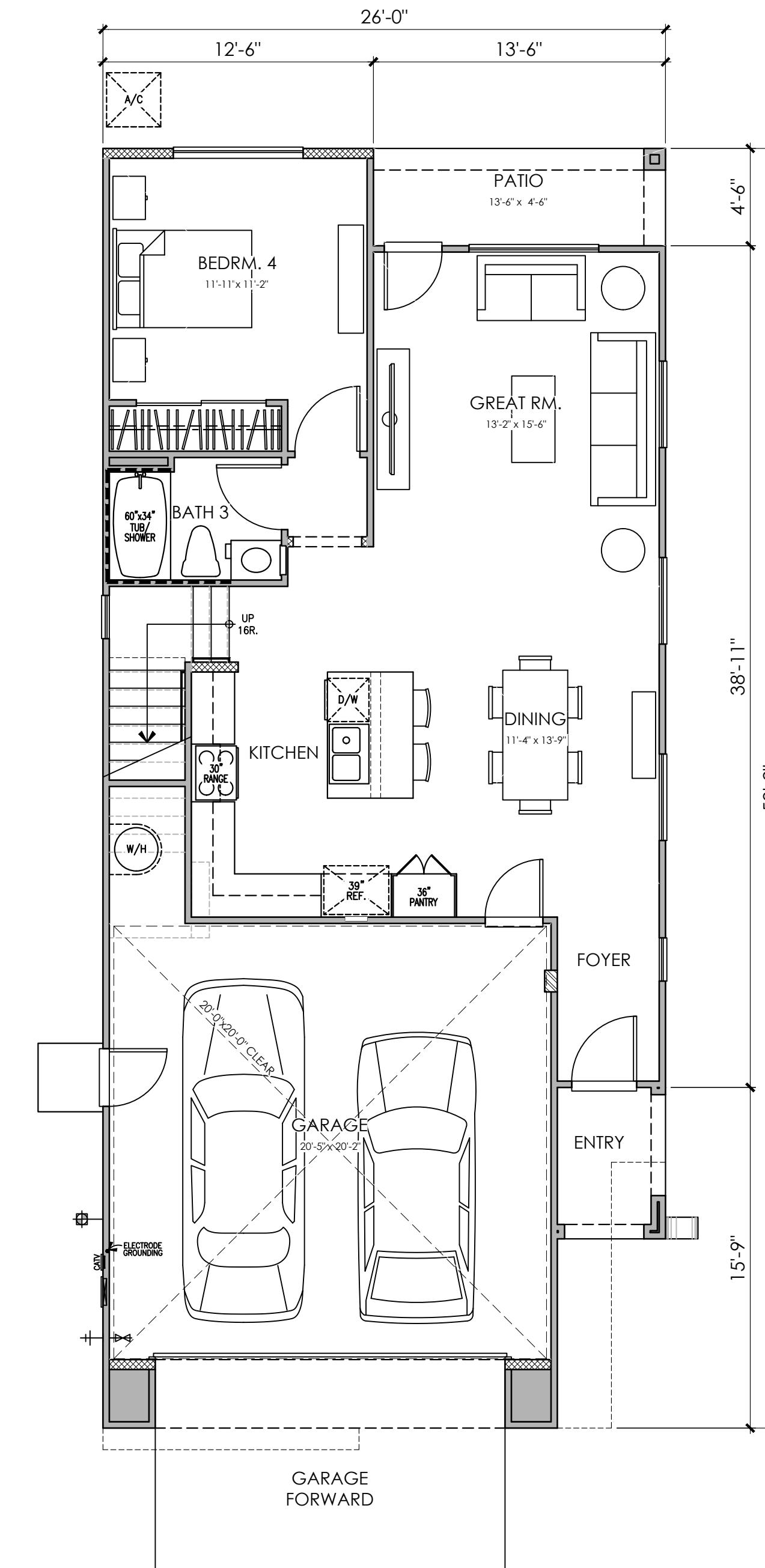


THIRD FLOOR



SECOND FLOOR

PLAN 3AX (2703) - 3 STORY OPTION
5 BEDROOM, 3 BATH, LOFT
FLOOR PLAN



FIRST FLOOR

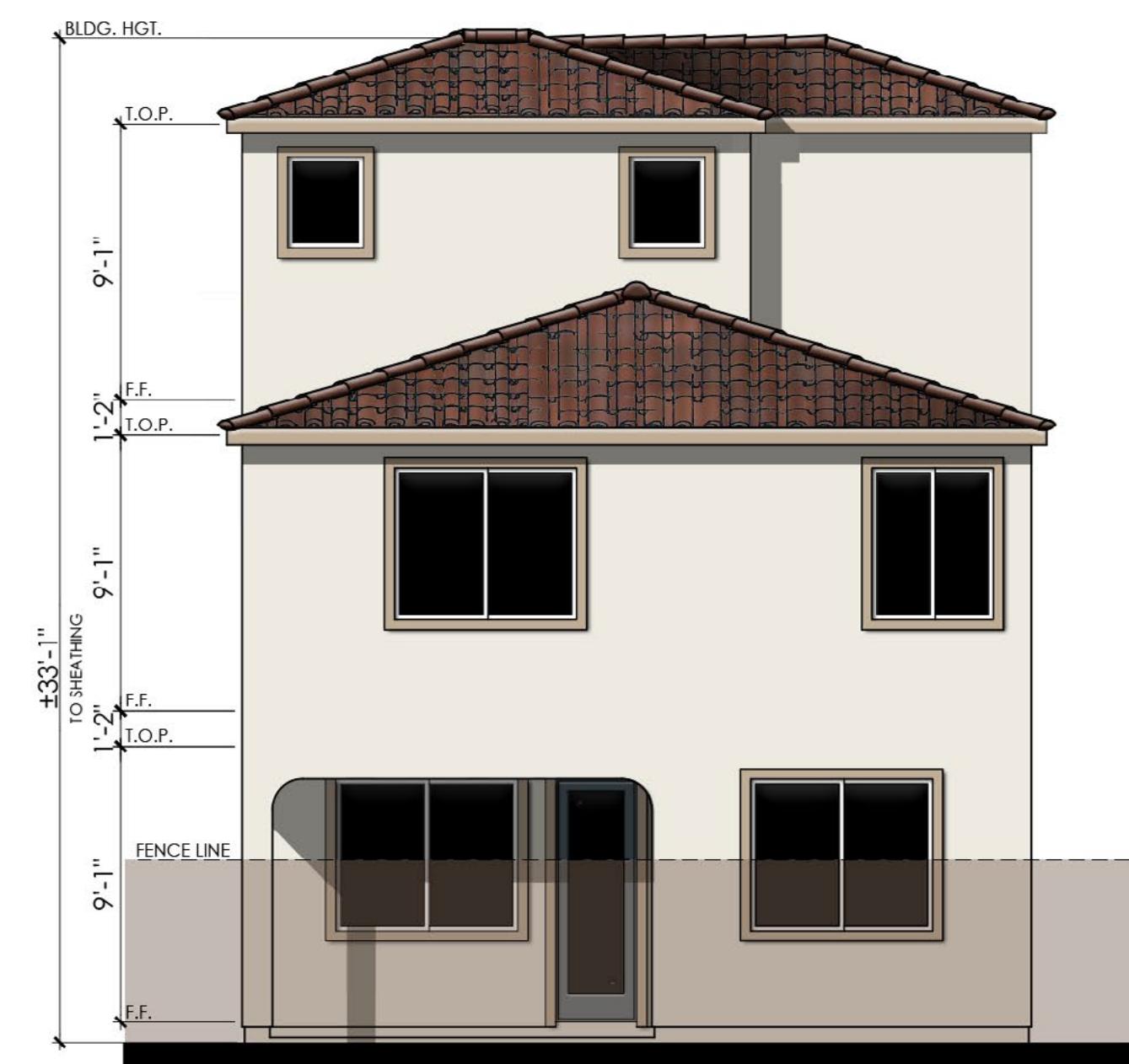
PLAN 3 AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	887 SQ. FT.
SECOND FLOOR AREA	1,446 SQ. FT.
THIRD FLOOR AREA	370 SQ. FT.
TOTAL DWELLING	2,703 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	455 SQ. FT.
PATIO	61 SQ. FT.
PORCH "A"	35 SQ. FT.
PORCH "C"	35 SQ. FT.
PORCH "D"	35 SQ. FT.

0 2 4 8 12



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FRONT



REAR

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
WINDOW BOX:	SIMULATED WOOD
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

RIGHT



LEFT

COLOR SCHEME 3
PLAN 3AX (2703) - 3 STORY OPTION
ADAPTIVE SPANISH ELEVATIONS - UNIT 69

PRESERVE BLOCK 1 - LICENSED
CHINO, CA

03/25/2025
A-44

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PLANNING + ARCHITECTURE



REAR

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
WINDOW BOX:	SIMULATED WOOD
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

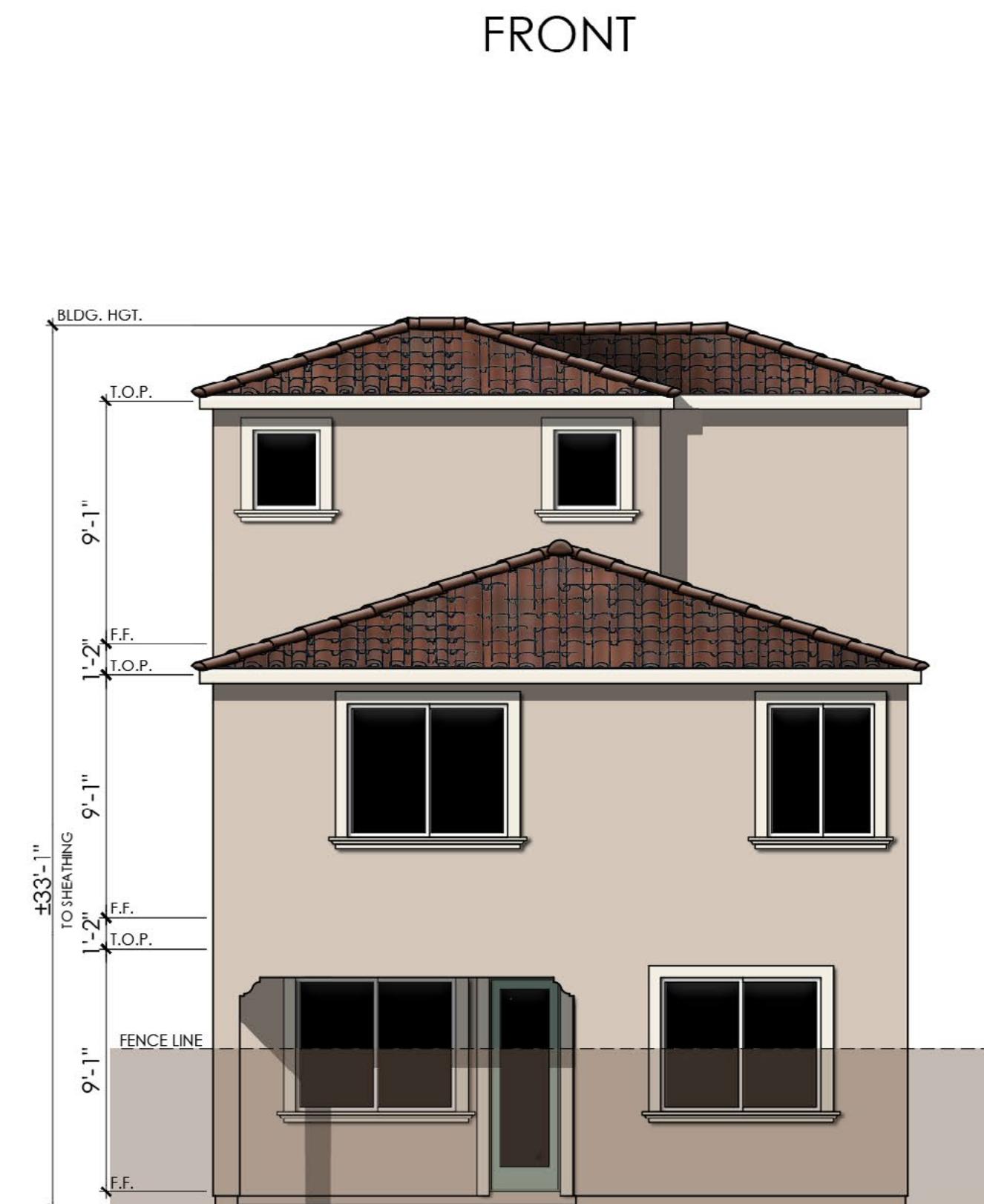
COLOR SCHEME 3

PLAN 3AX (2703) - 3 STORY OPTION
ADAPTIVE SPANISH ENHANCED ELEVATIONS - UNIT 52

0 2 4 8 12



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FRONT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ REGLET DETAIL
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



RIGHT



LEFT

COLOR SCHEME 6
PLAN 3BX (2703) - 3 STORY OPTION
ADAPTIVE ITALIAN ELEVATIONS - UNIT 42

PRESERVE BLOCK 1 - LICENSED
CHINO, CA

03/25/2025
A-46

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PLANNING + ARCHITECTURE



MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ REGLET DETAIL
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

REAR

COLOR SCHEME 6

PLAN 3BX (2703) - 3 STORY OPTION
ADAPTIVE ITALIAN ENHANCED ELEVATIONS - UNIT 18

0 2 4 8 12

PRESERVE BLOCK 1 - LICENSED
CHINO, CA

03/25/2025
A-47

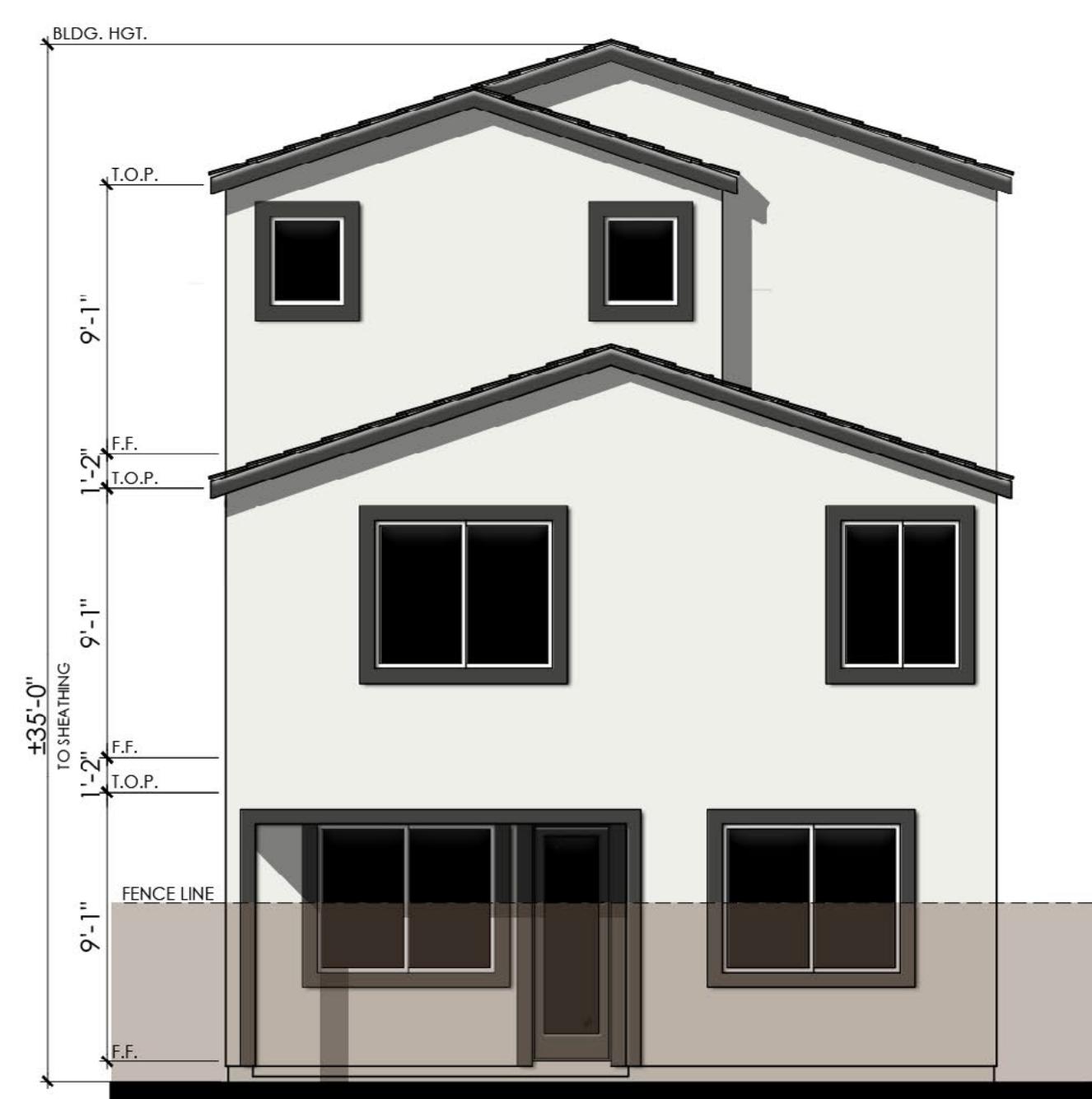
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FRONT



MATERIALS LEGEND
(WHERE OCCURS)

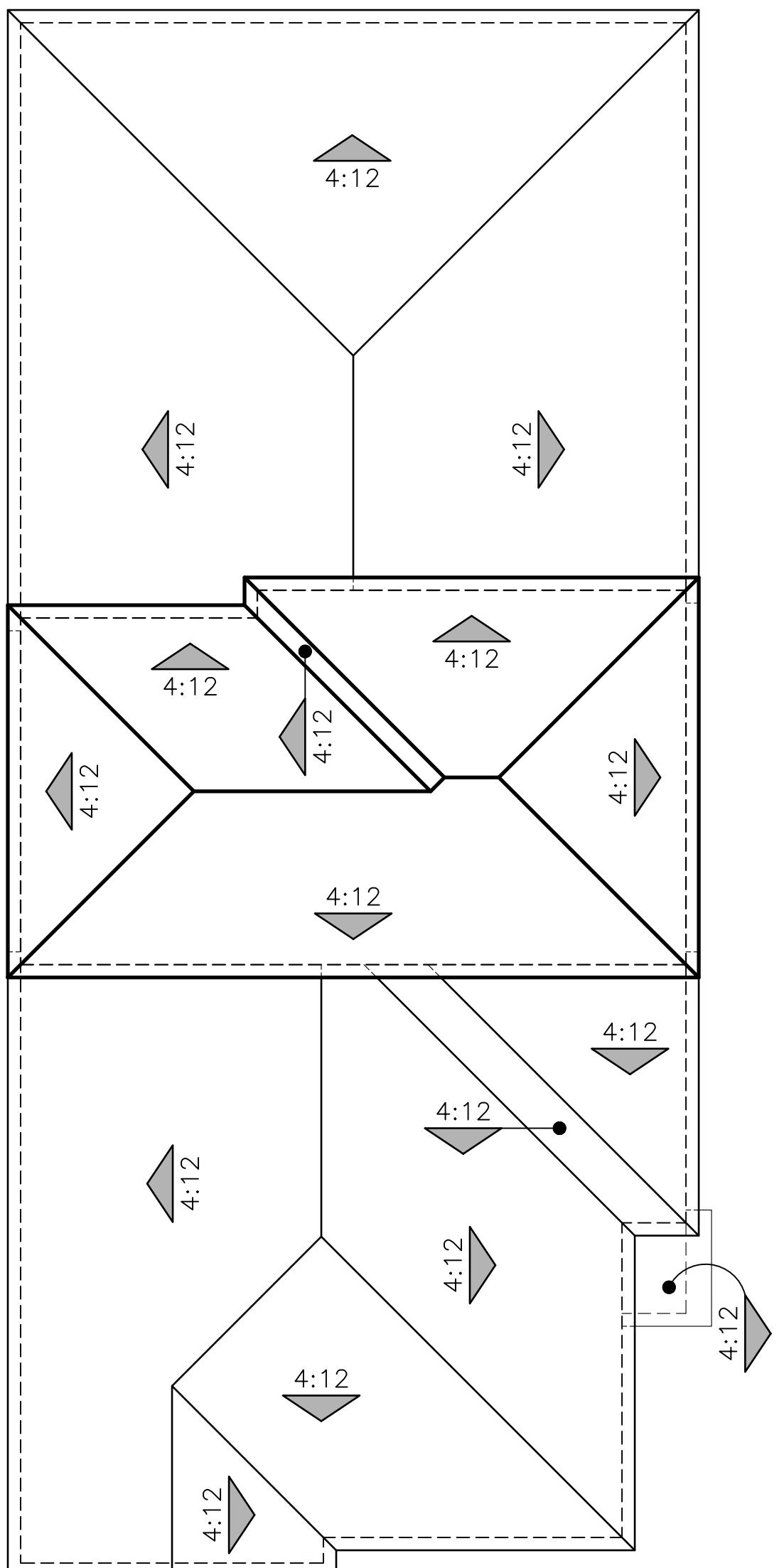
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE VENT
WALL:	STUCCO/ LAP SIDING/ BOARD AND BATTEN EXPANSION JOINT DETAIL SIMULATED WOOD
POT SHELF:	STUCCO OVER RIGID FOAM
TRIM:	WOOD POST AND BEAM
PORCH:	

RIGHT

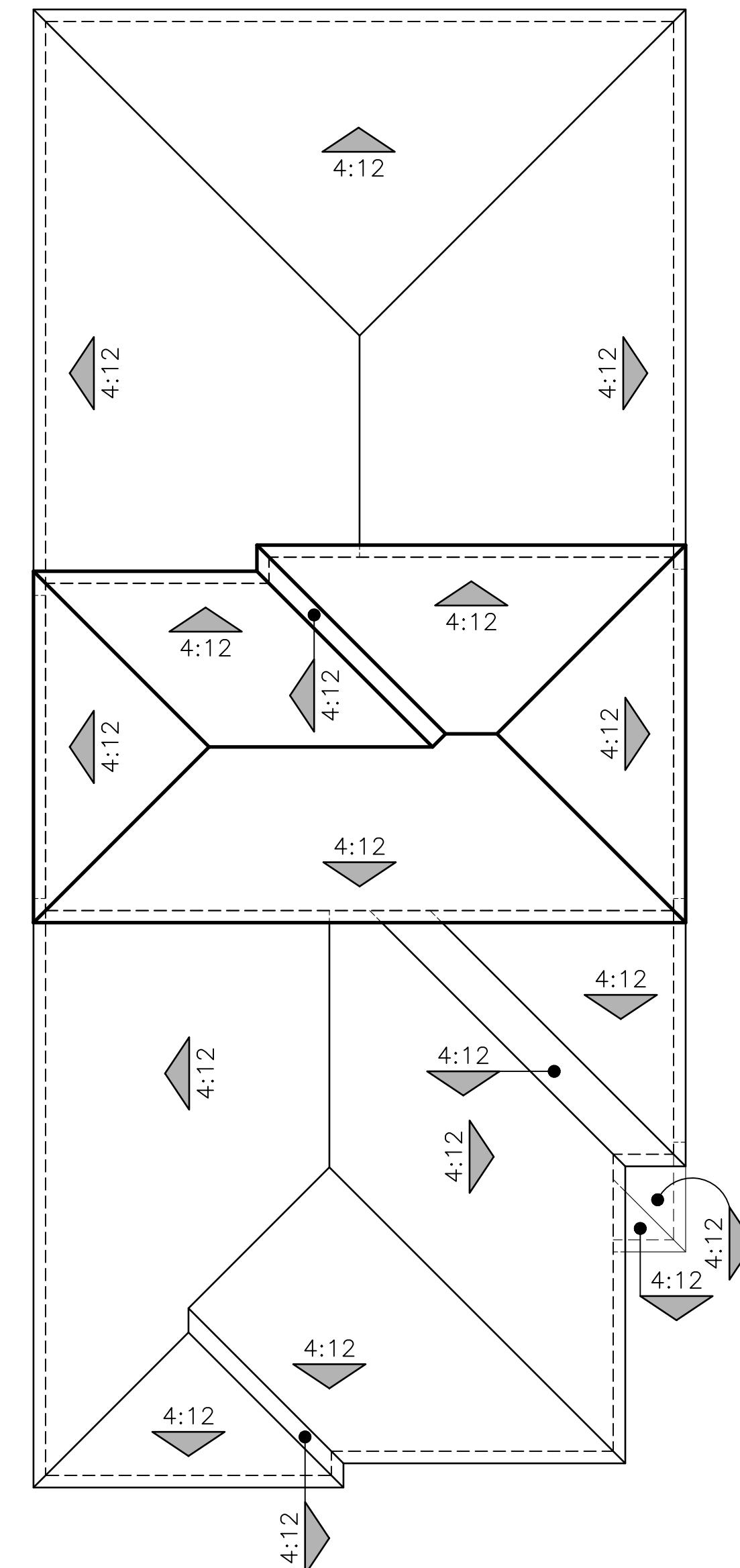


REAR

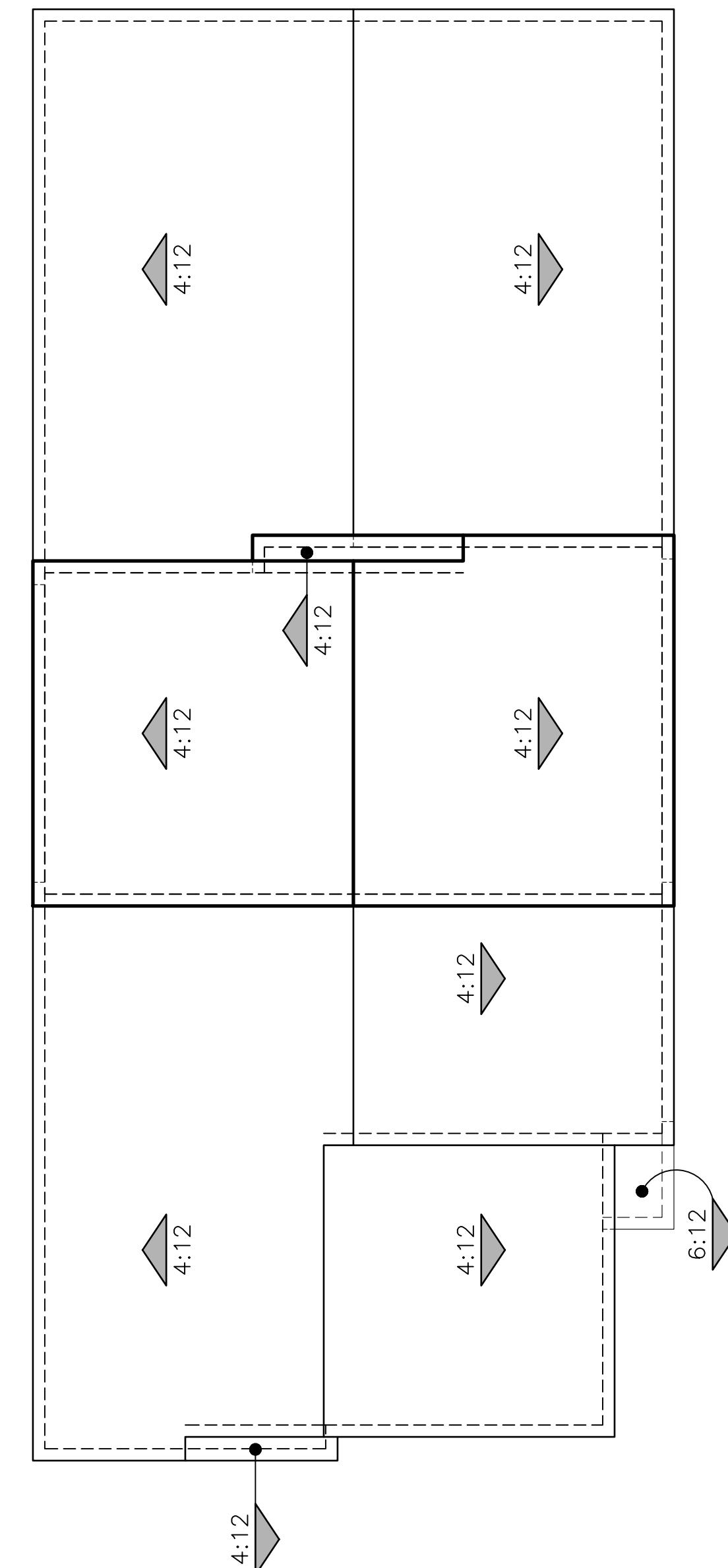
COLOR SCHEME 9
PLAN 3CX (2703) - 3 STORY OPTION
ADAPTIVE FARMHOUSE ELEVATIONS - UNIT 8 & 32



A - ADAPTIVE SPANISH

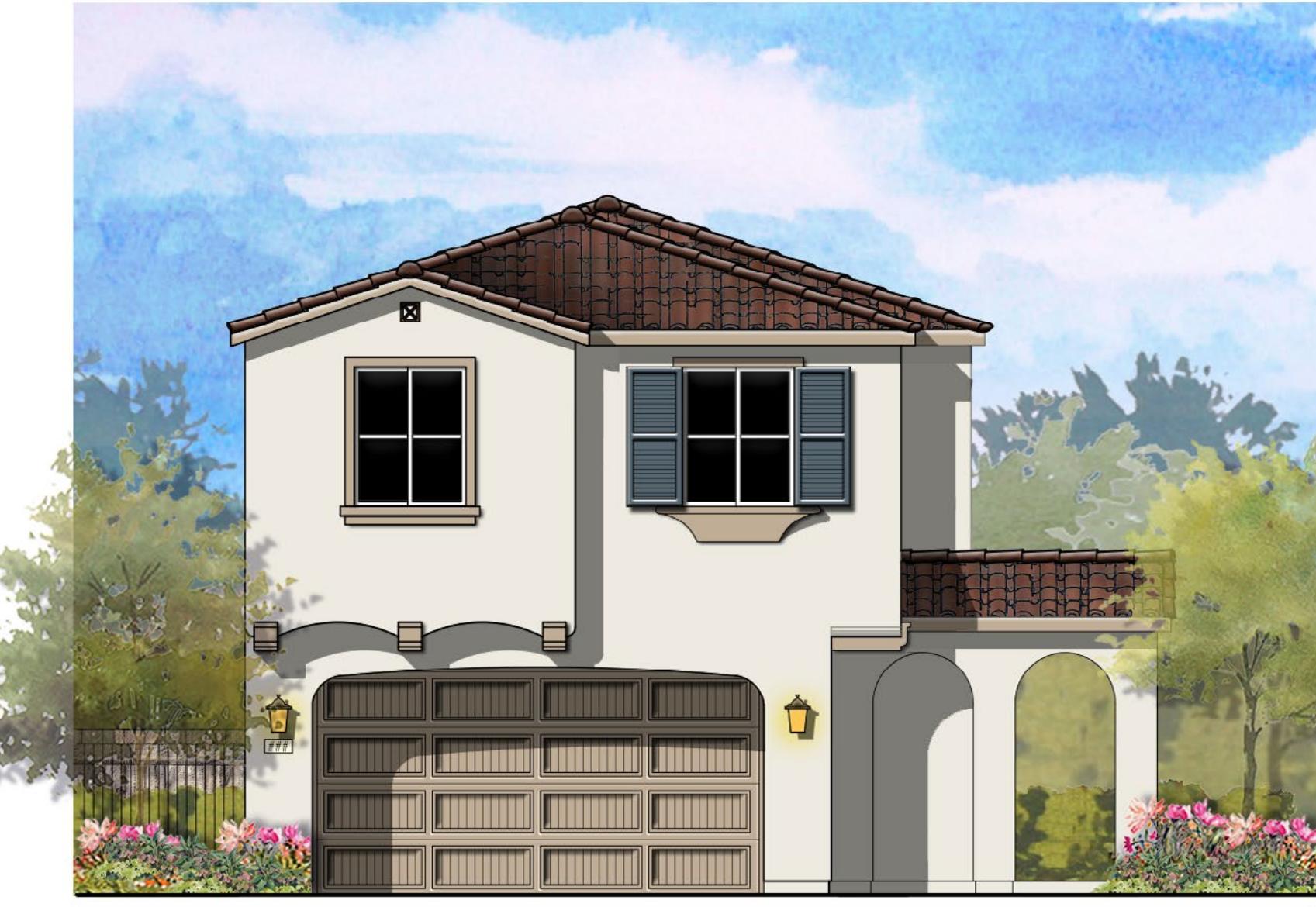


B - ADAPTIVE ITALIAN



C - ADAPTIVE FARMHOUSE

PLAN 3X (2703) - 3 STORY OPTION
ROOF PLAN



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A - ADAPTIVE SPANISH



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B - ADAPTIVE ITALIAN

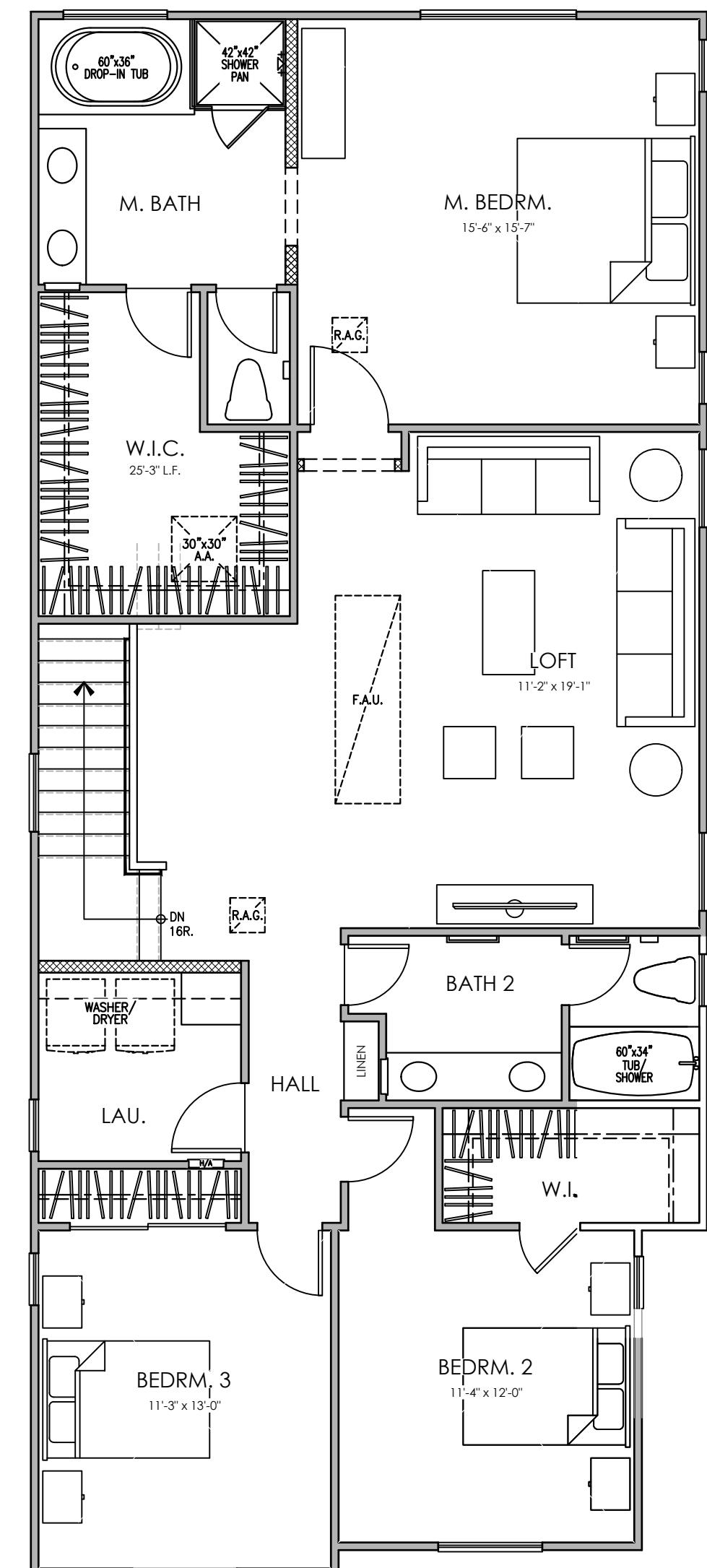


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C - ADAPTIVE FARMHOUSE

PLAN 3AY (2353)
FRONT ELEVATIONS

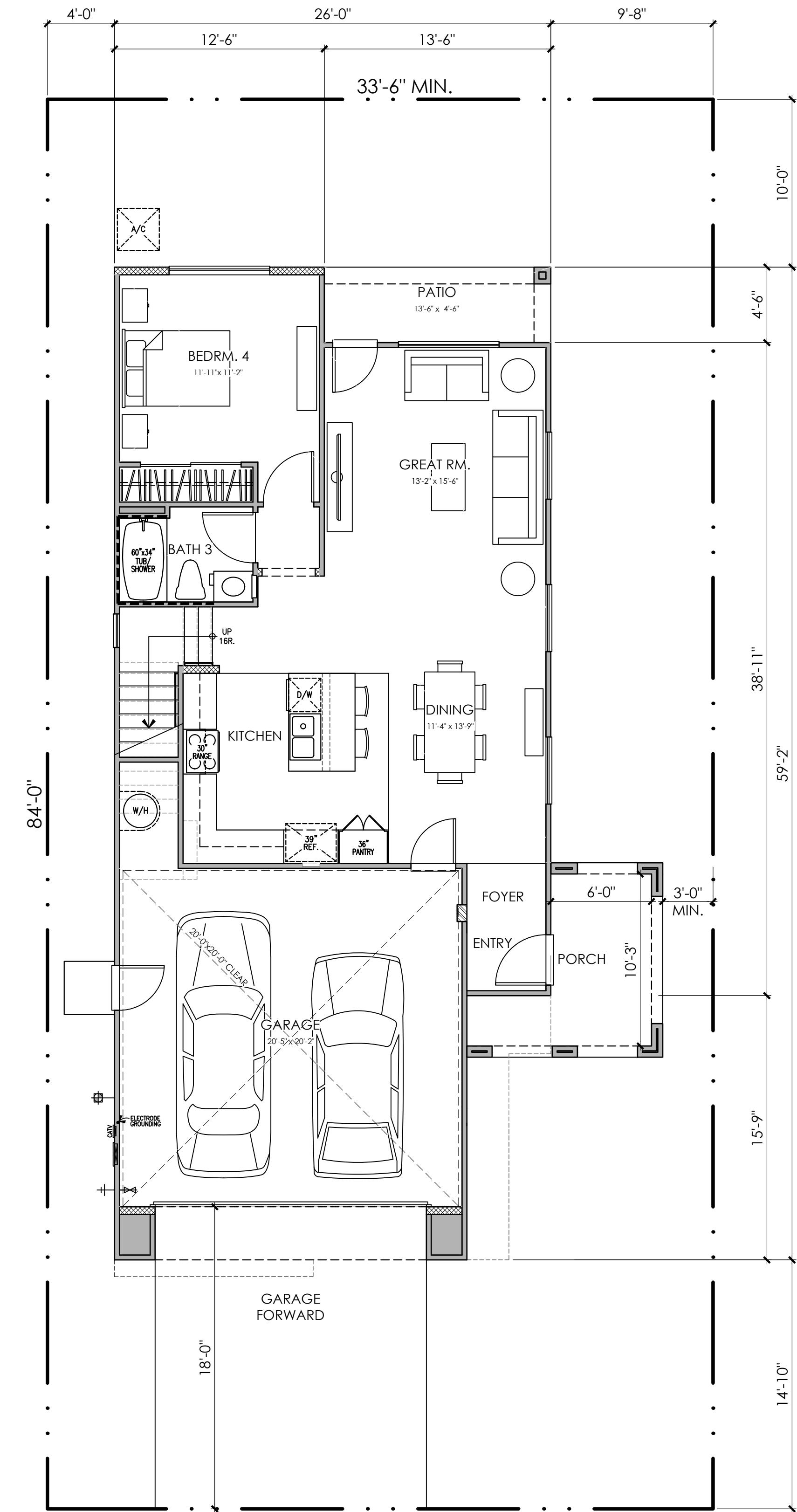
0 2 4 8 12



SECOND FLOOR

PLAN 3AY (2353)

4 BEDROOM, 3 BATH, LOFT FLOOR PLAN

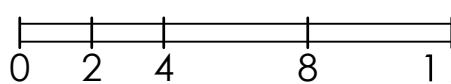


FIRST FLOOR

PLAN 3 AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	887	SQ. FT.
SECOND FLOOR AREA	1,466	SQ. FT.
TOTAL DWELLING	2,353	SQ. FT.
UNCONDITIONED SPACE		
GARAGE	455	SQ. FT.
PATIO	61	SQ. FT.
PORCH "A"	72	SQ. FT.
PORCH "C"	72	SQ. FT.
PORCH "D"	72	SQ. FT.





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FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
WINDOW BOX:	SIMULATED WOOD
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 3

PLAN 3AY (2353)

ADAPTIVE SPANISH ENHANCED ELEVATIONS UNIT 11,20,25,44,45 & 72

0 2 4 8 12



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FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ REGLET DETAIL
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



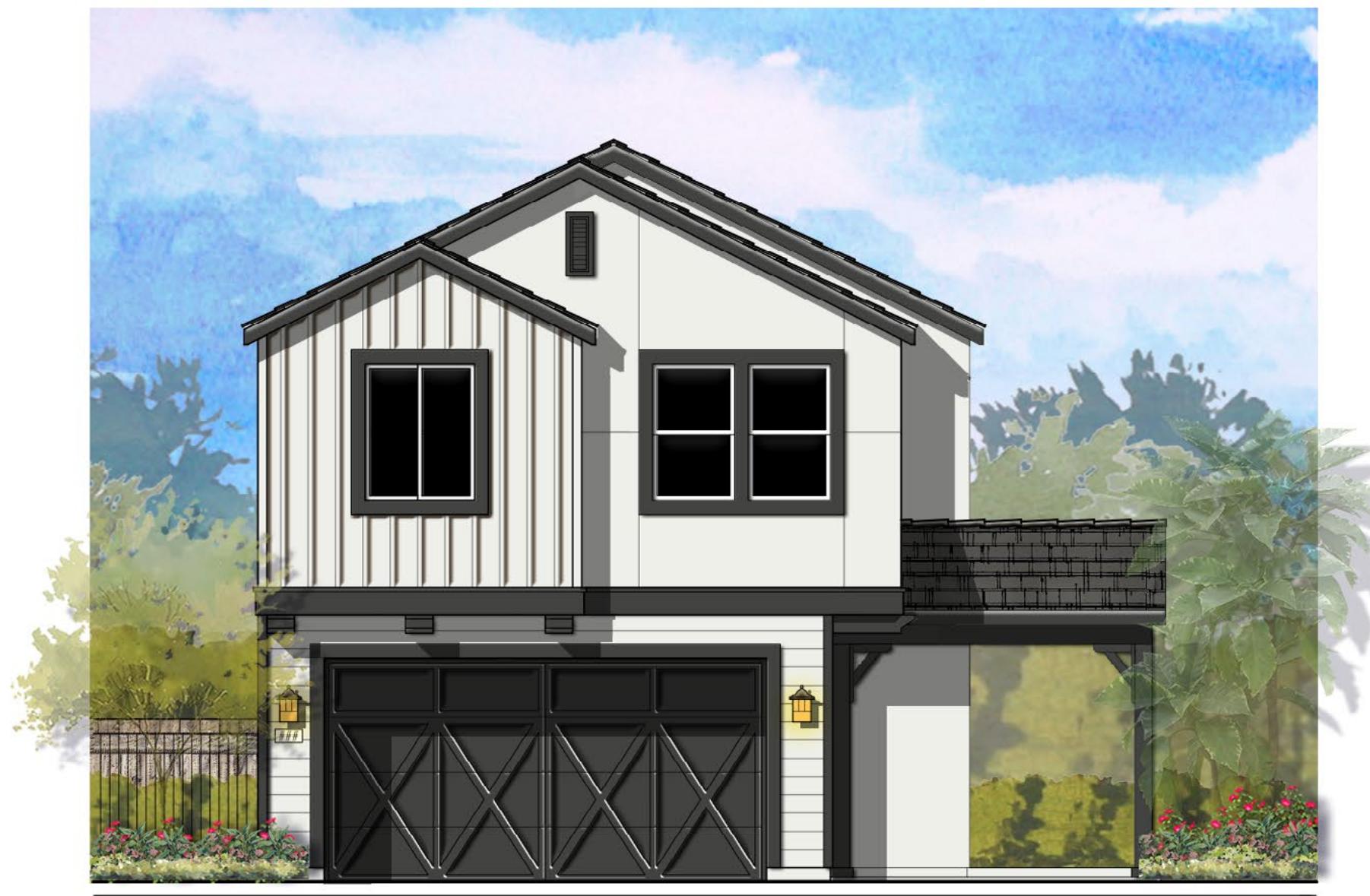
REAR

COLOR SCHEME 6

PLAN 3BY (2353)

ADAPTIVE ITALIAN ENHANCED ELEVATIONS UNIT 34, 35, 61, 62 & 71

0 2 4 8 12



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FRONT



RIGHT

MATERIALS LEGEND

(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE VENT
WALL:	STUCCO/ LAP SIDING/ BOARD AND BATTEN EXPANSION JOINT DETAIL
POT SHELF	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	WOOD POST AND BEAM



REAR

COLOR SCHEME 9

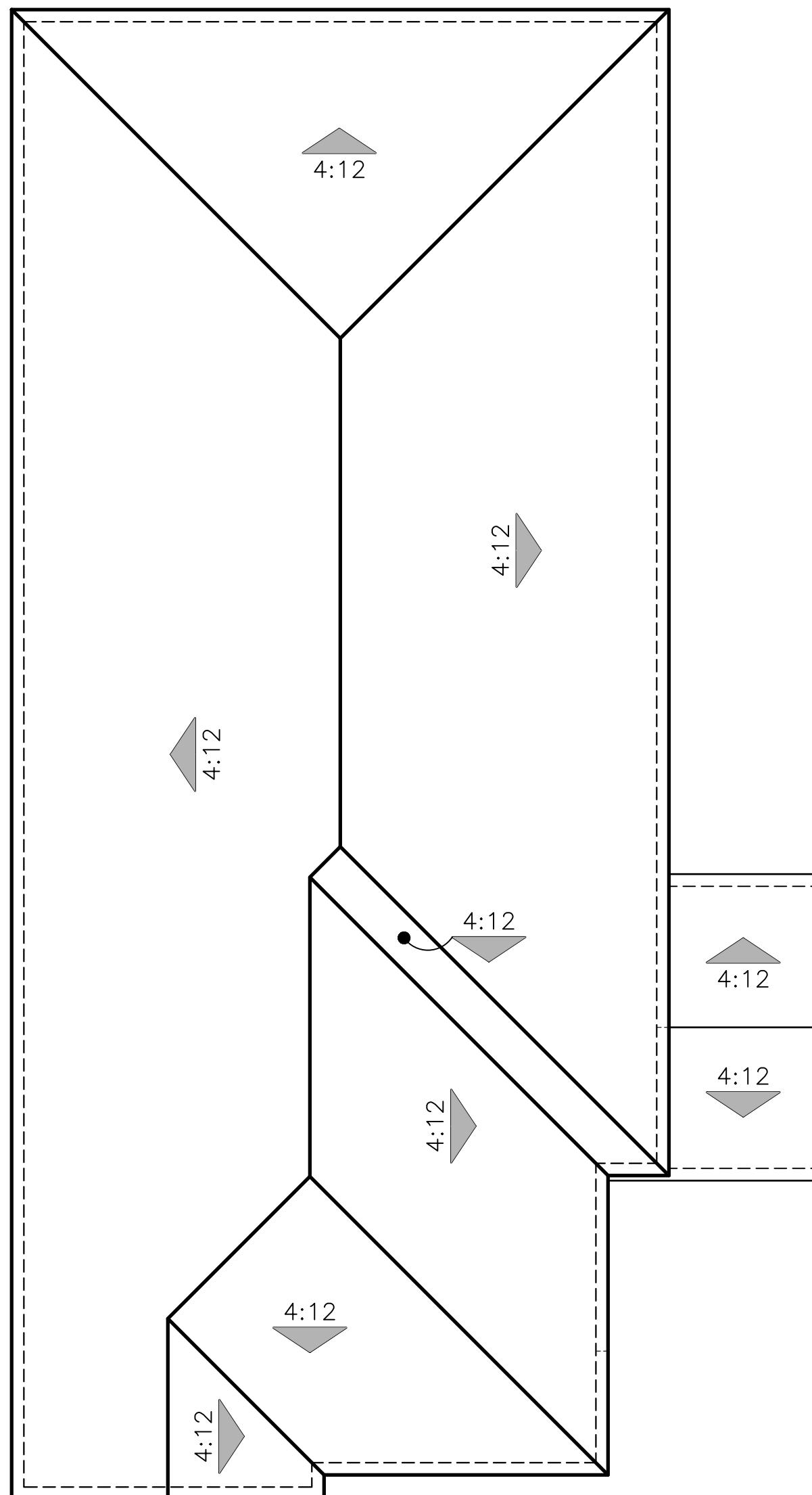
PLAN 3CY (2353)

ADAPTIVE FARMHOUSE ENHANCED ELEVATIONS UNIT 10 & 54

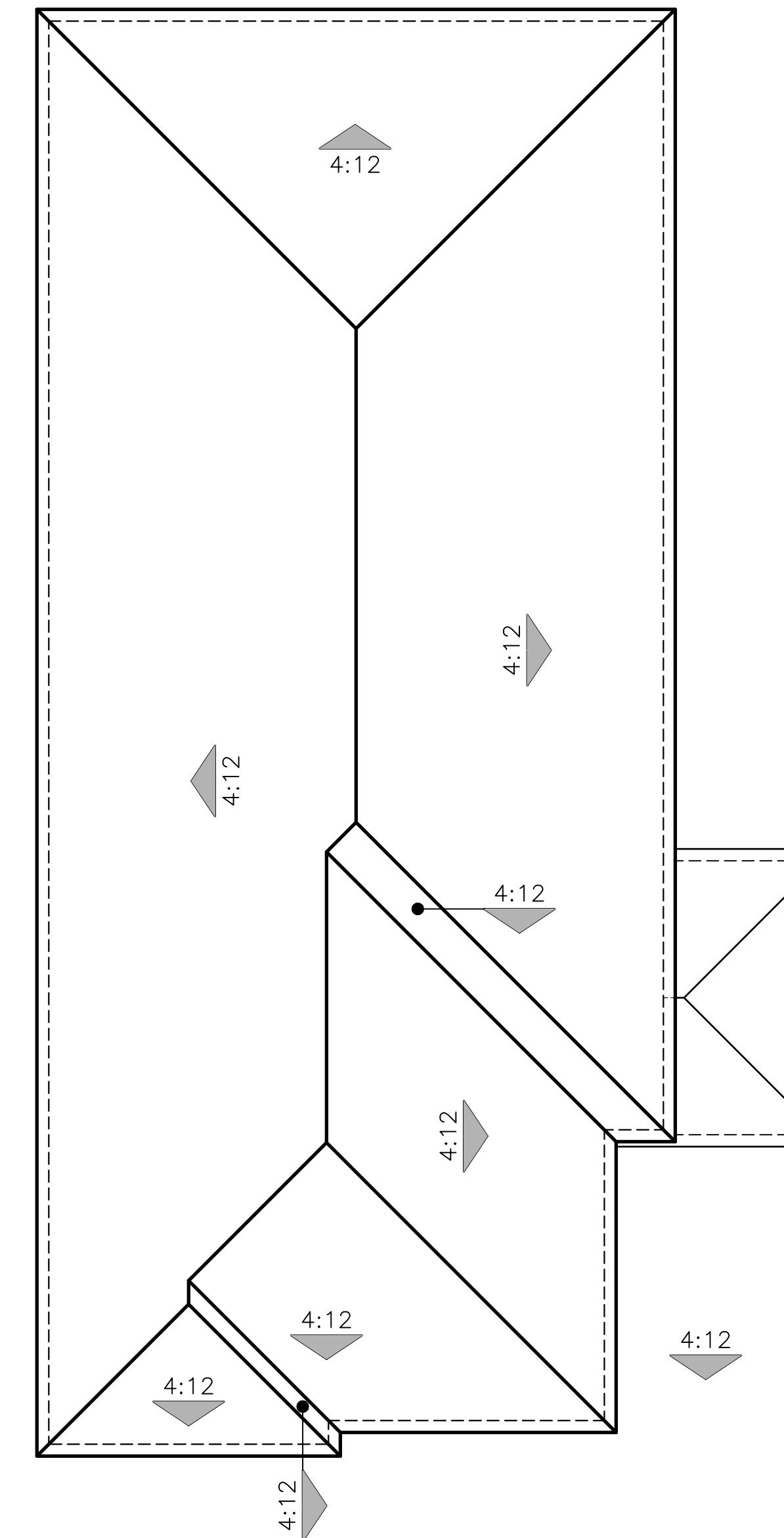


03/25/2025
A-54

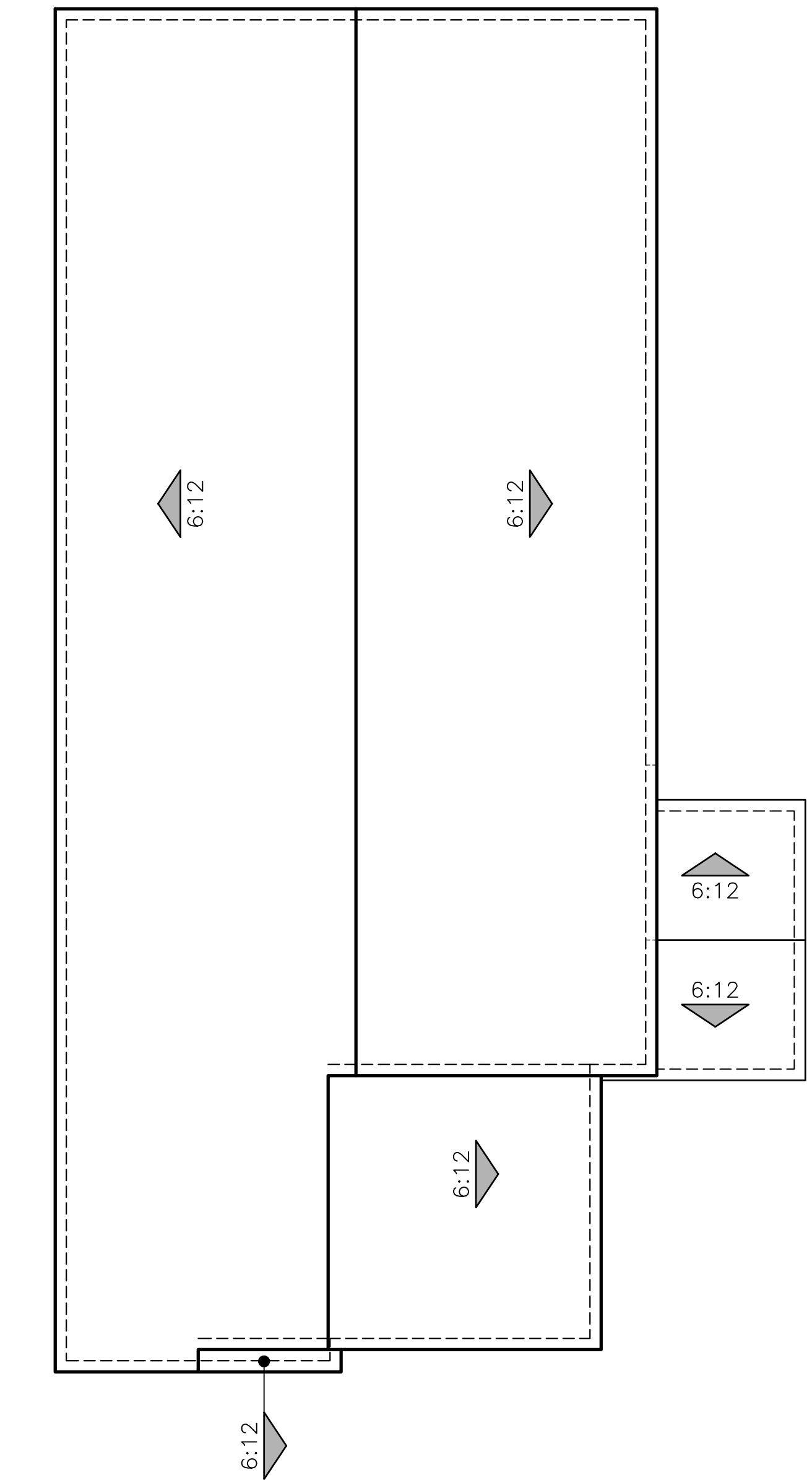
PRESERVE BLOCK 1 - LICENSED



A - ADAPTIVE SPANISH



B - ADAPTIVE ITALIAN



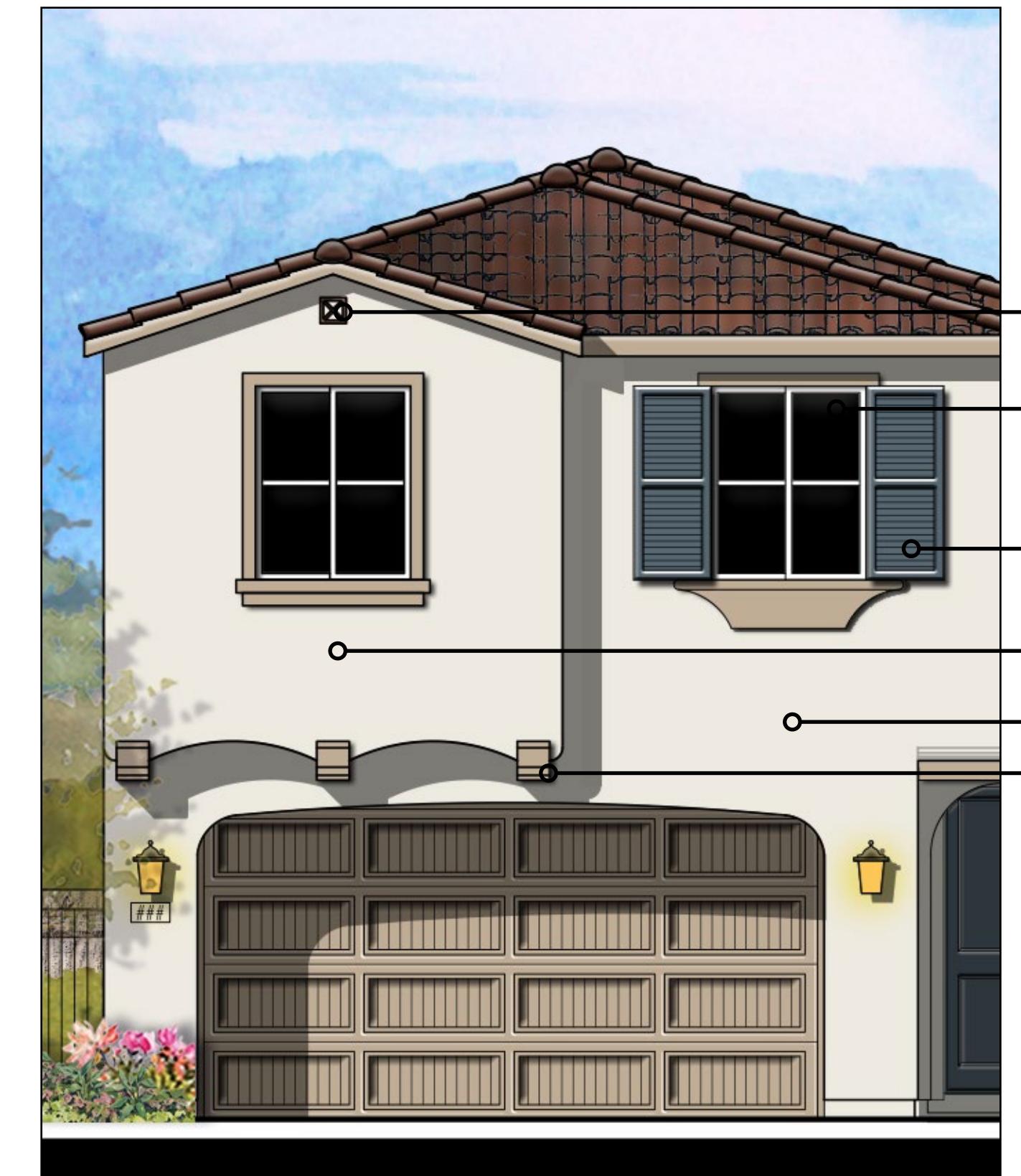
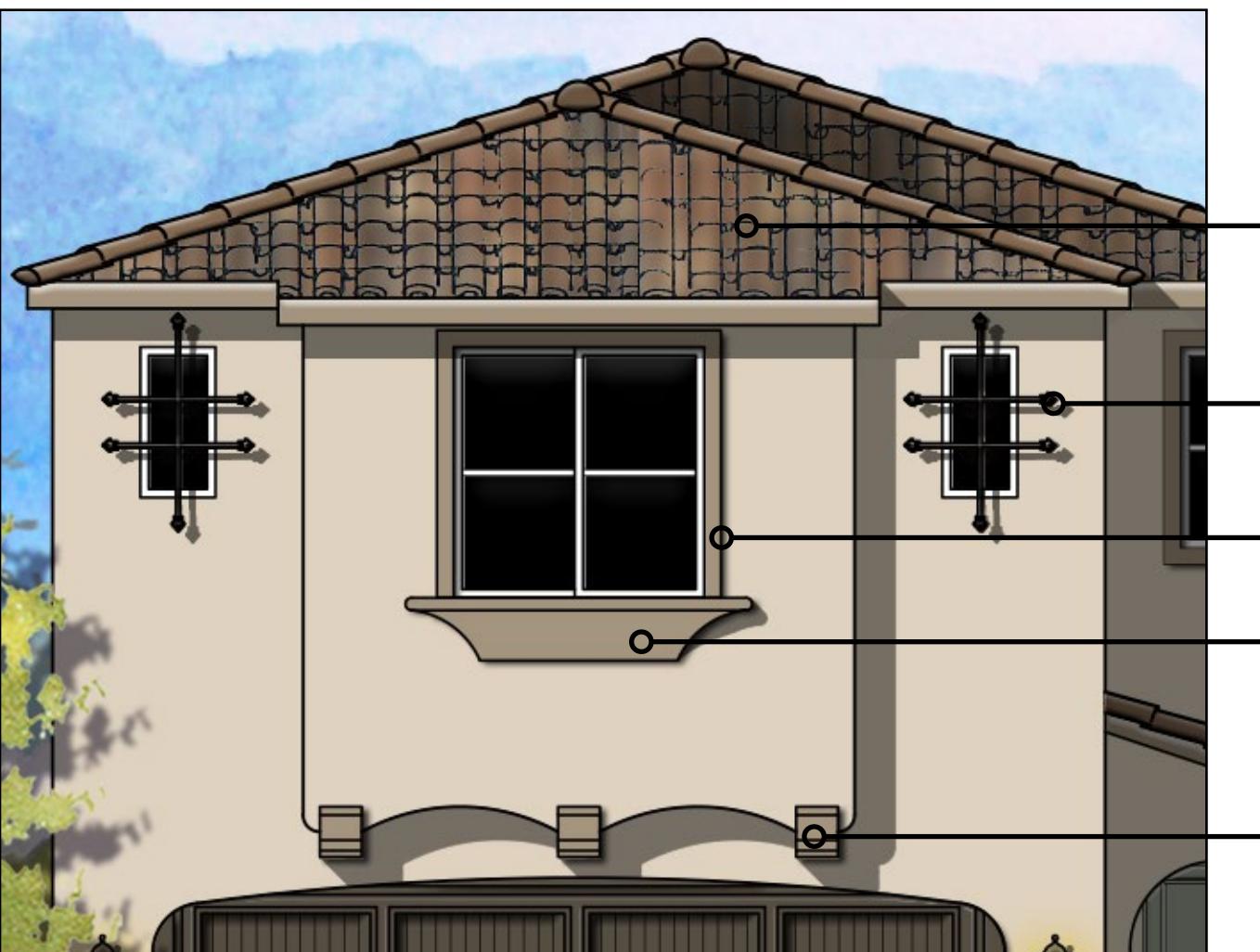
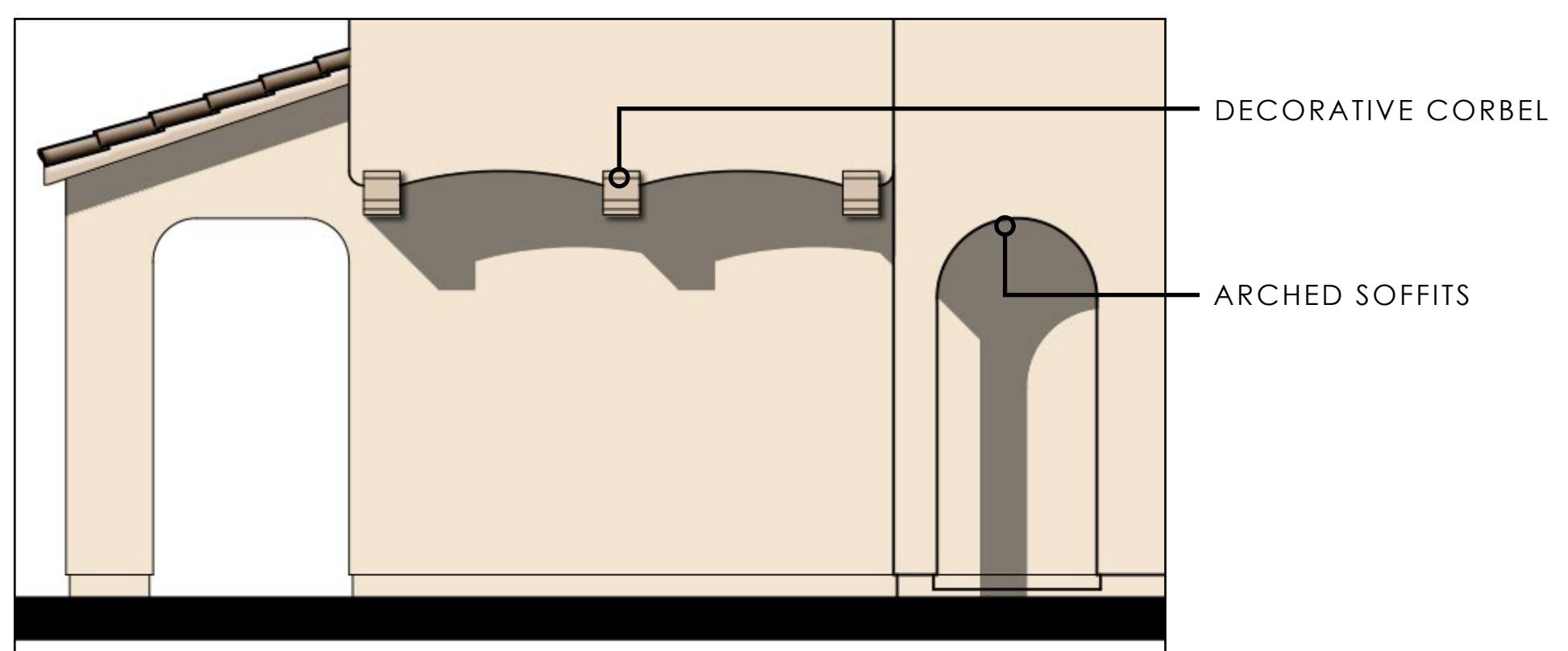
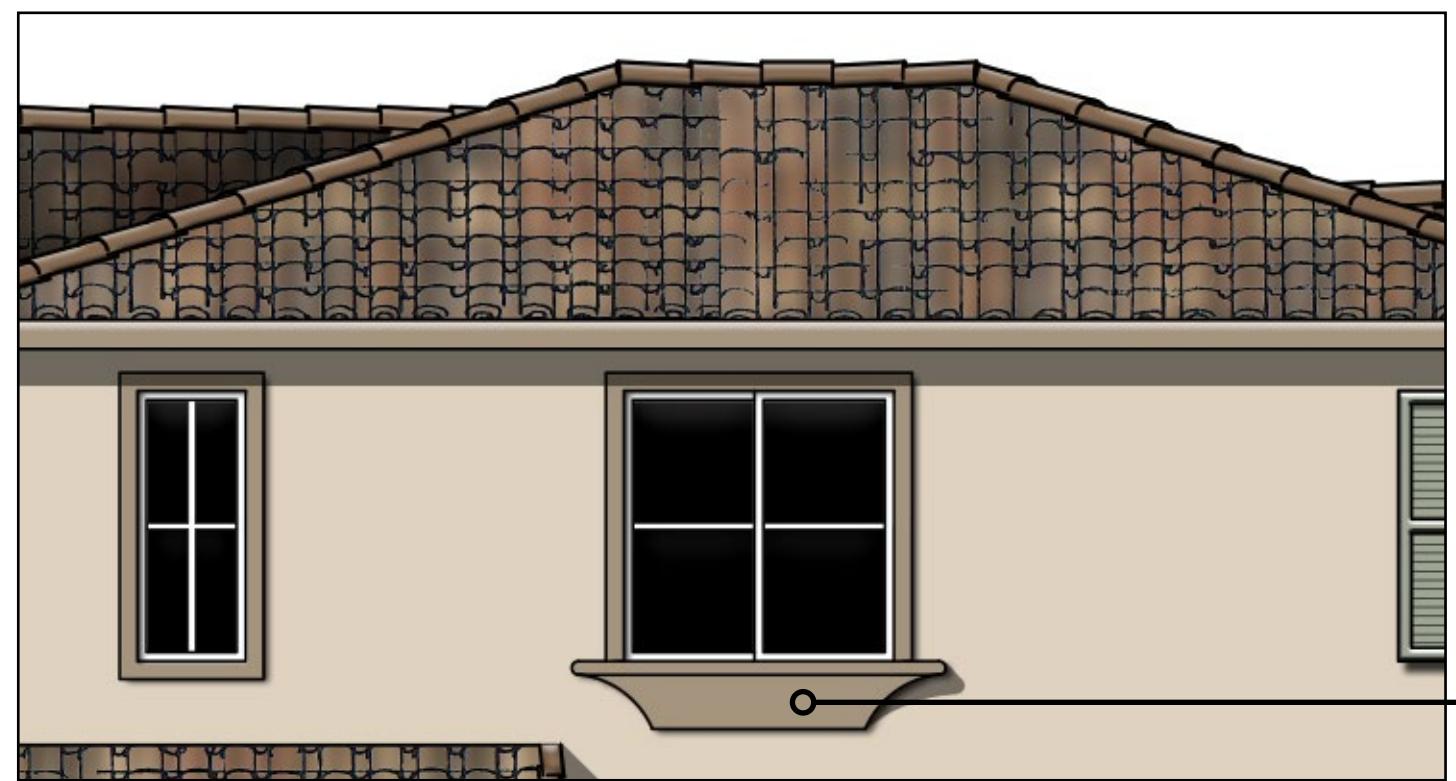
C - ADAPTIVE FARMHOUSE

PLAN 3Y (2353)
ROOF PLANS

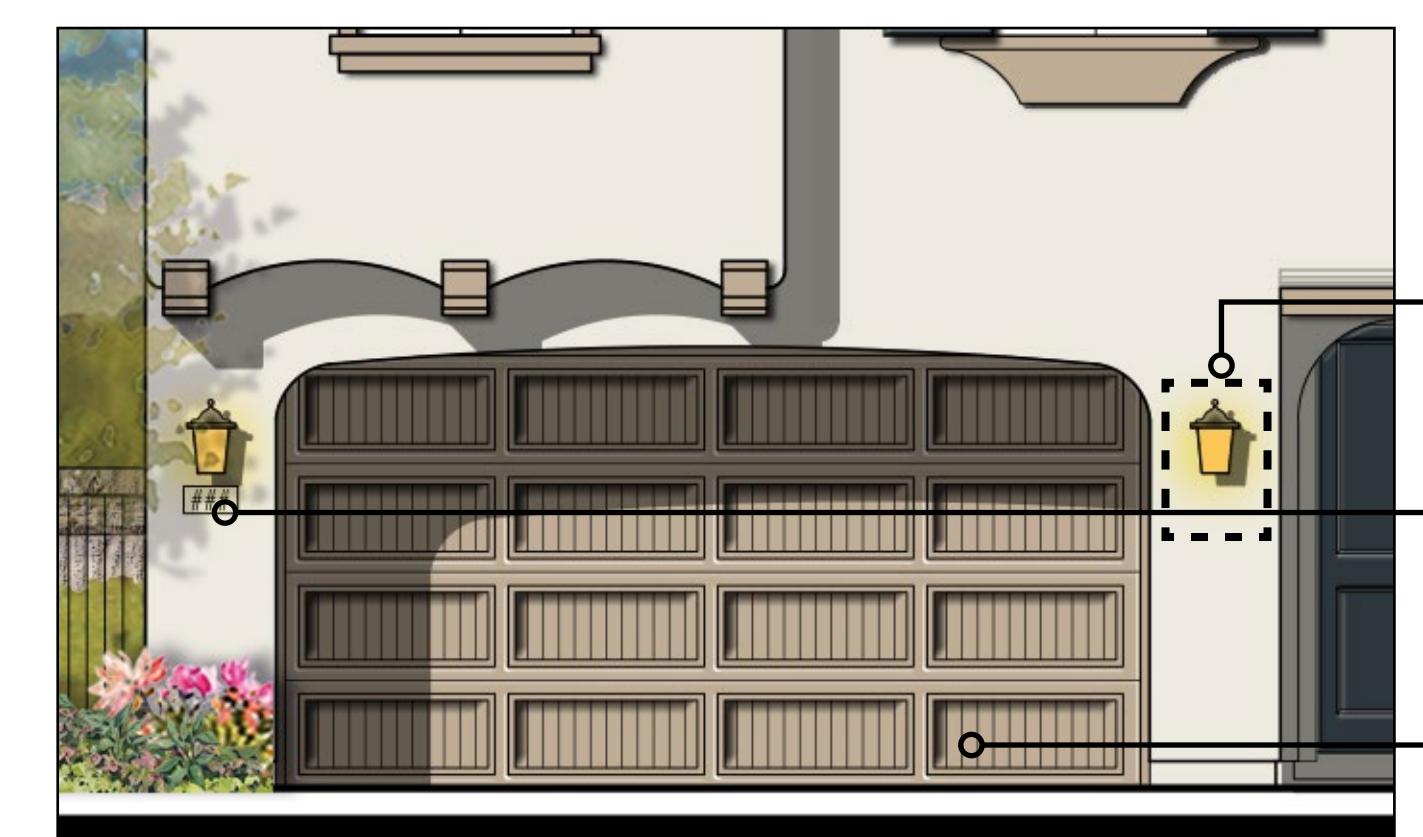
PRESERVE BLOCK 1 - LICENSED
CHINO, CA

03/25/2025
A-55

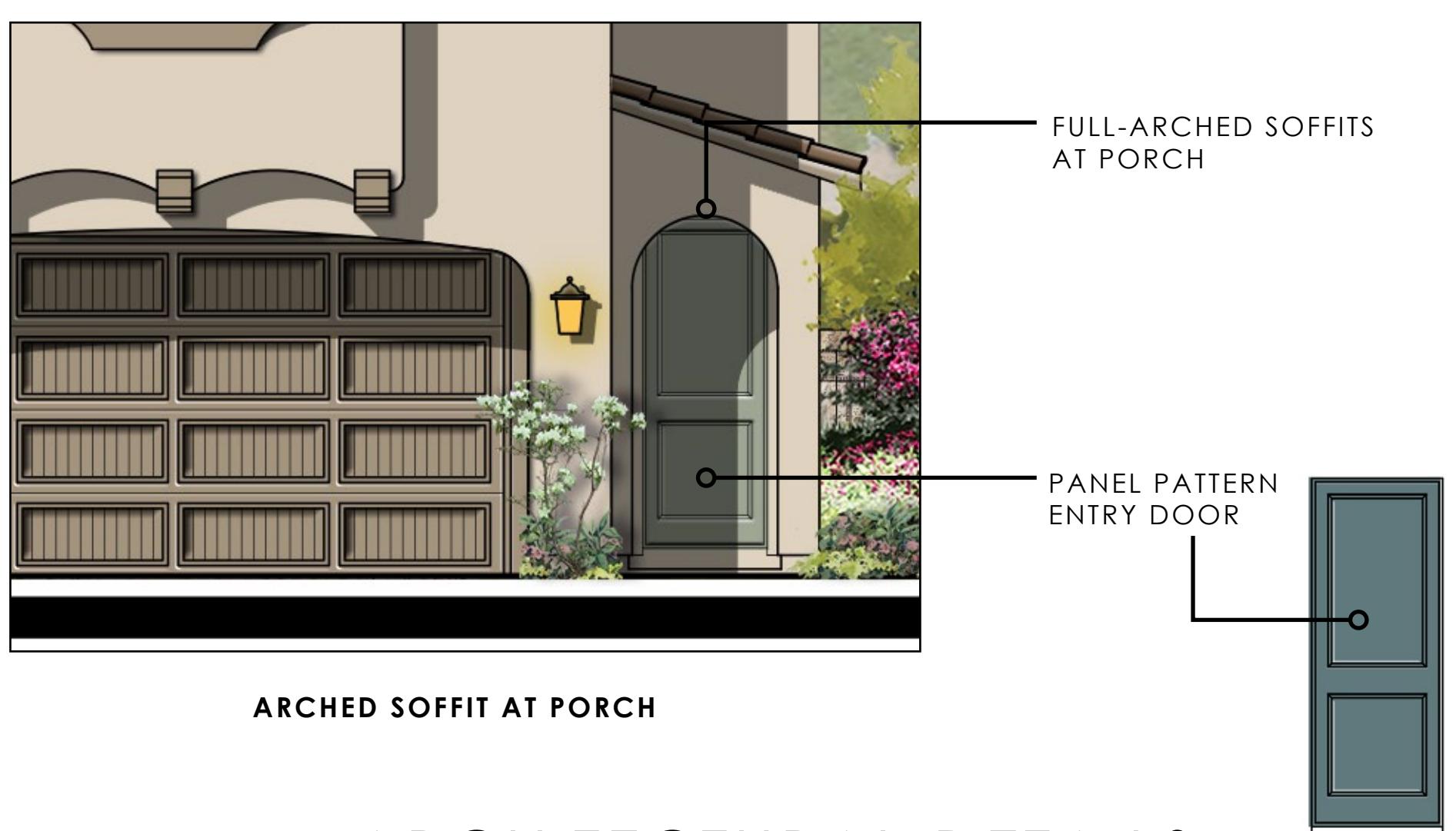
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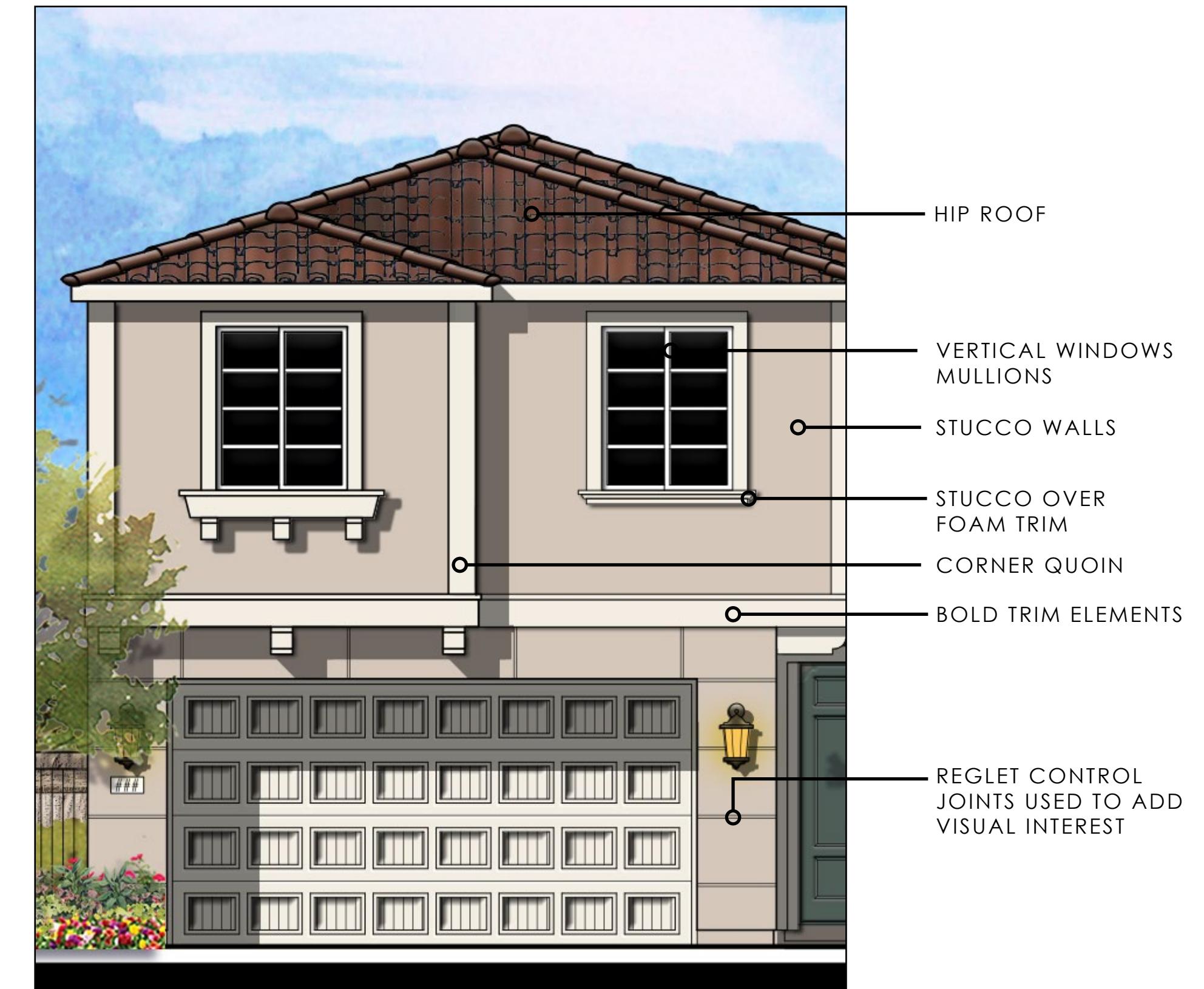
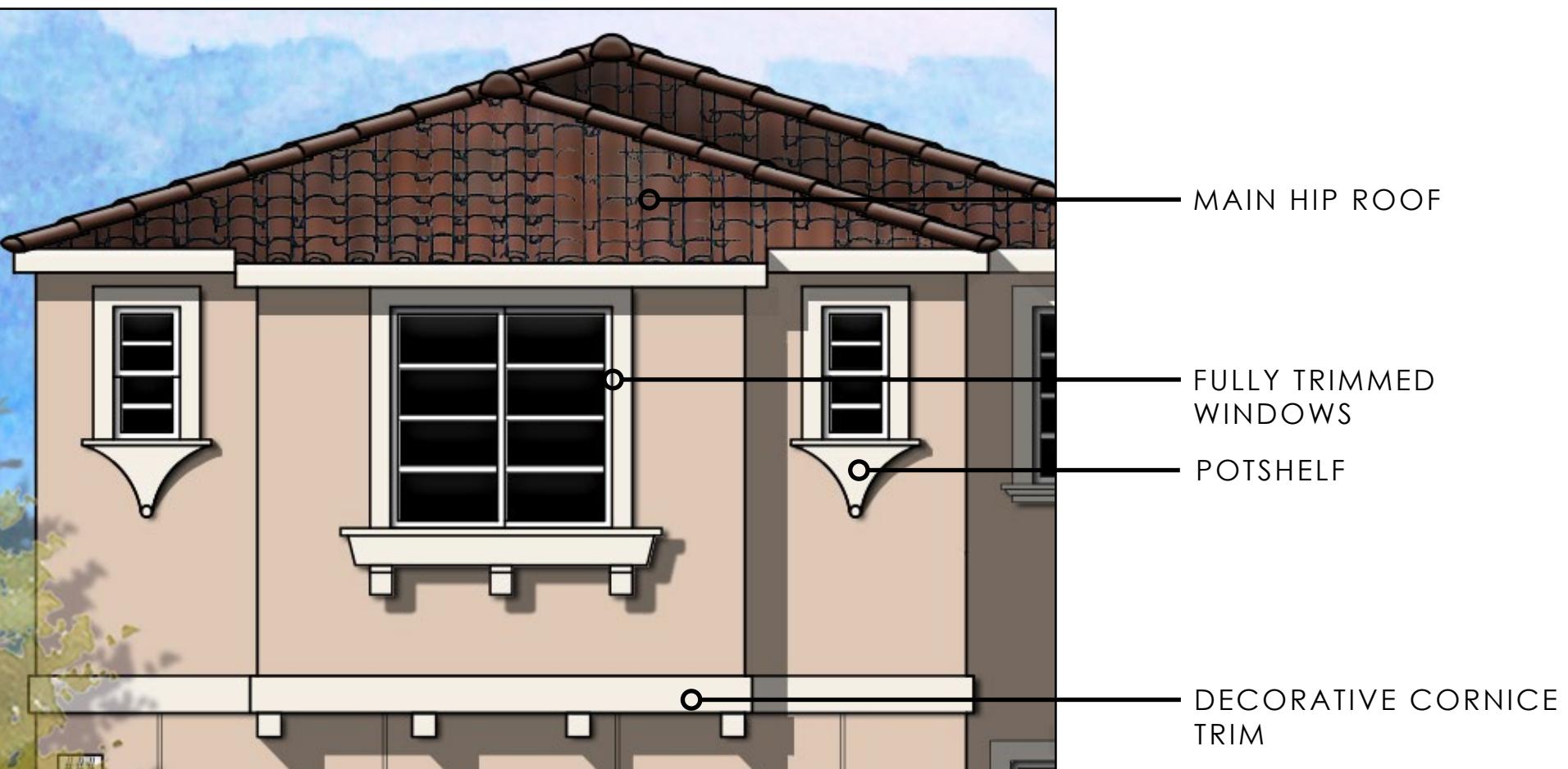
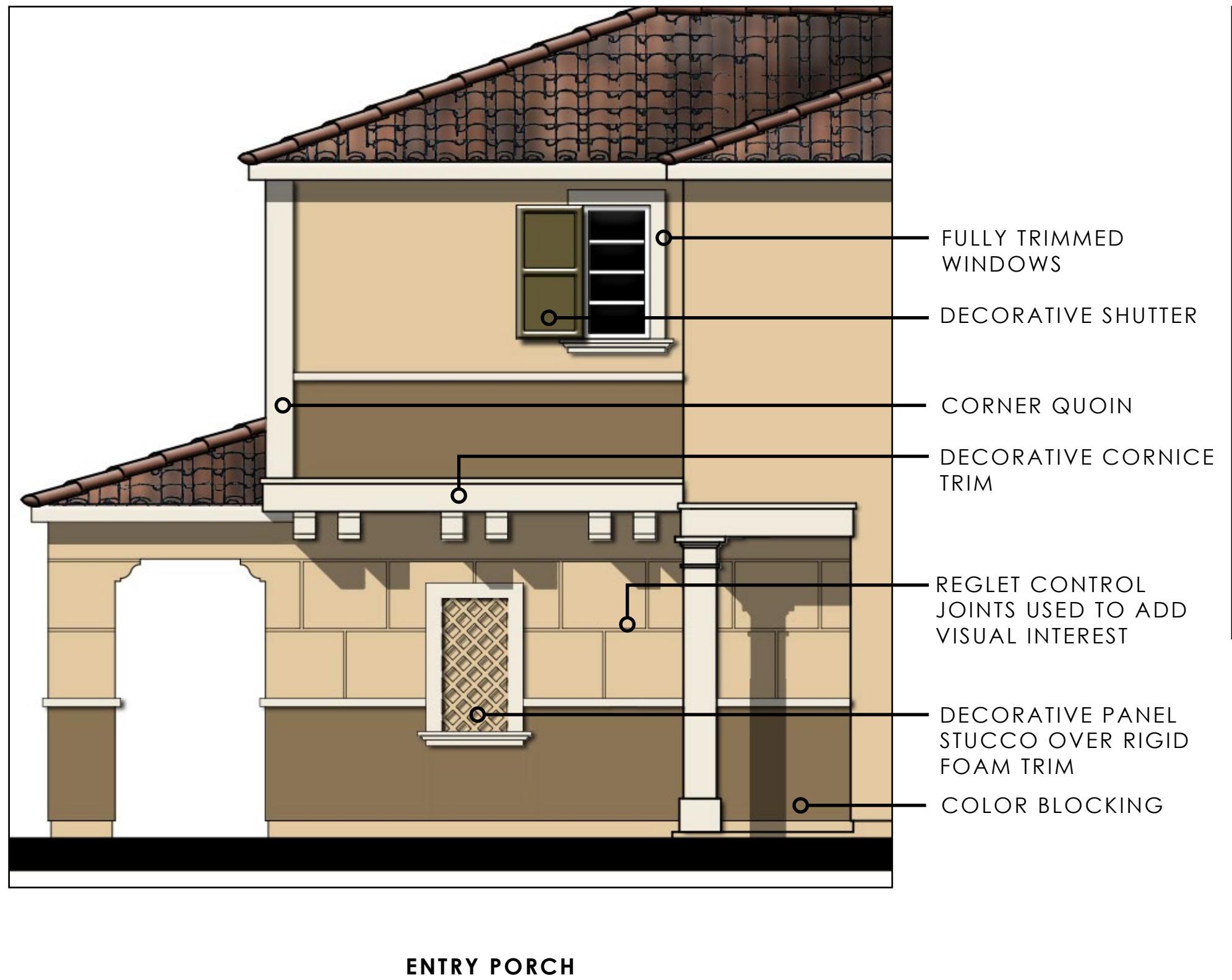
SPANISH STYLE ELEMENTS		
ELEMENTS	MINIMUM REQUIREMENTS	ENHANCEMENTS
Roof	• Simple roofs of hips or gables or flat roofs with parapet	• Barrel tile caps at parapets • Exposed rafter tails at select locations
Walls	• Stucco predominates • Large clean white expanses are allowed	• Decorative Spanish tile details • Brick accents • Wing walls • Use of control joints for added interest
Windows	• Vertically proportioned windows • Simple/minimal trim • Window trim at top & bottom or recessed depending on chosen vernacular • Asymmetrically ordered groupings	• Recessed focal window
Doors	• Panel pattern entry doors • Panel pattern garage doors	• Entry doors with windows • Garage doors with windows
Details	• Full-arched or eyebrow-arch elements • Simple asymmetric massing • Detailed profile trim at entry	• Window boxes • Shed roof with braces over windows • Potsheelves • Corbels • Iron elements • Gable end details • Decorative soffits
Colors	• Field Colors: Toned whites and light to medium value warm colors • Trim colors: Medium to dark browns reminiscent of stained wood • Color blocking recommended • Accent Colors: Clear to muted browns, rust and burgundy in medium to dark value range or dark browns	



FULL-ARCHED SOFFIT AT PORCH

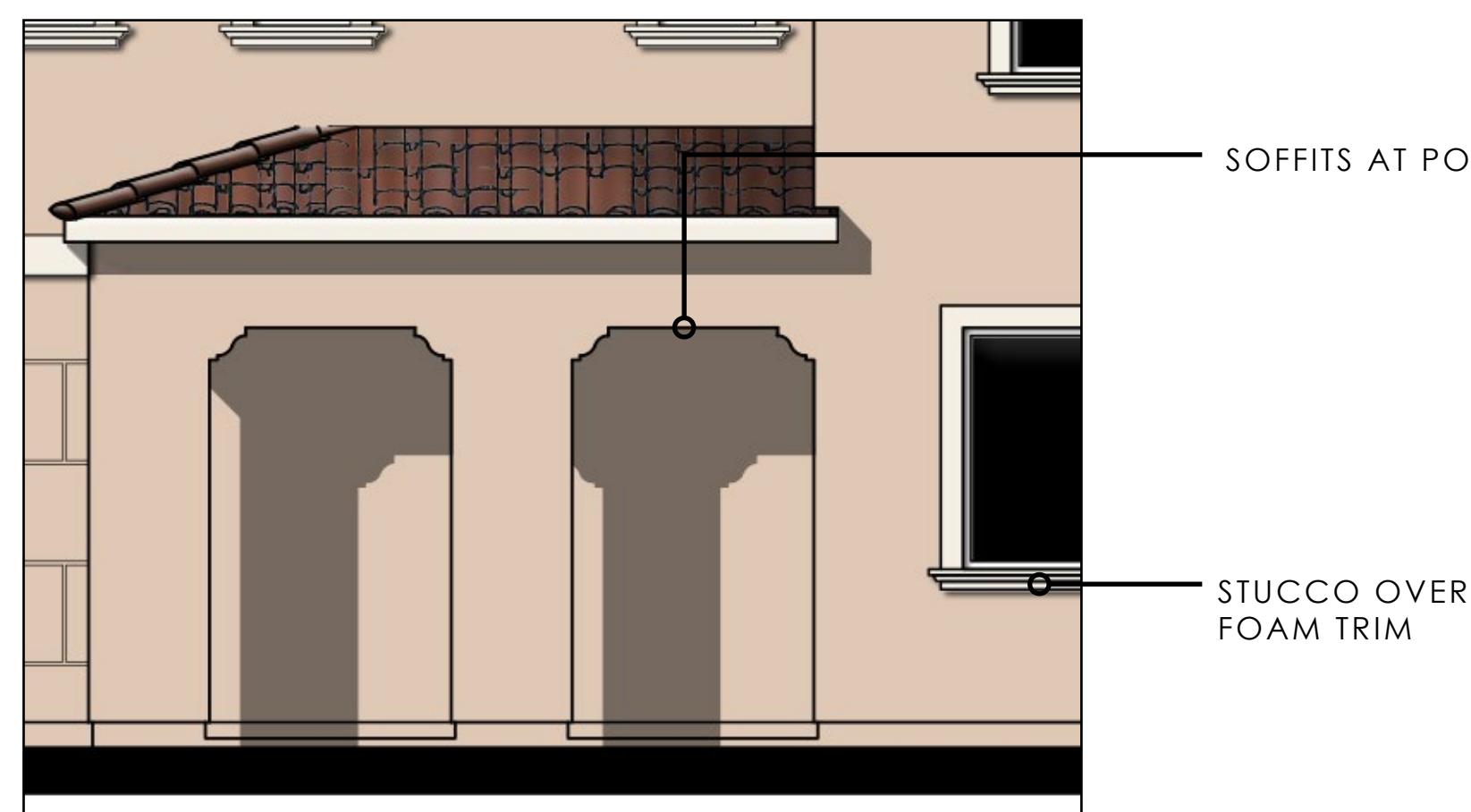


ARCHITECTURAL DETAILS
ADAPTIVE SPANISH 'A'

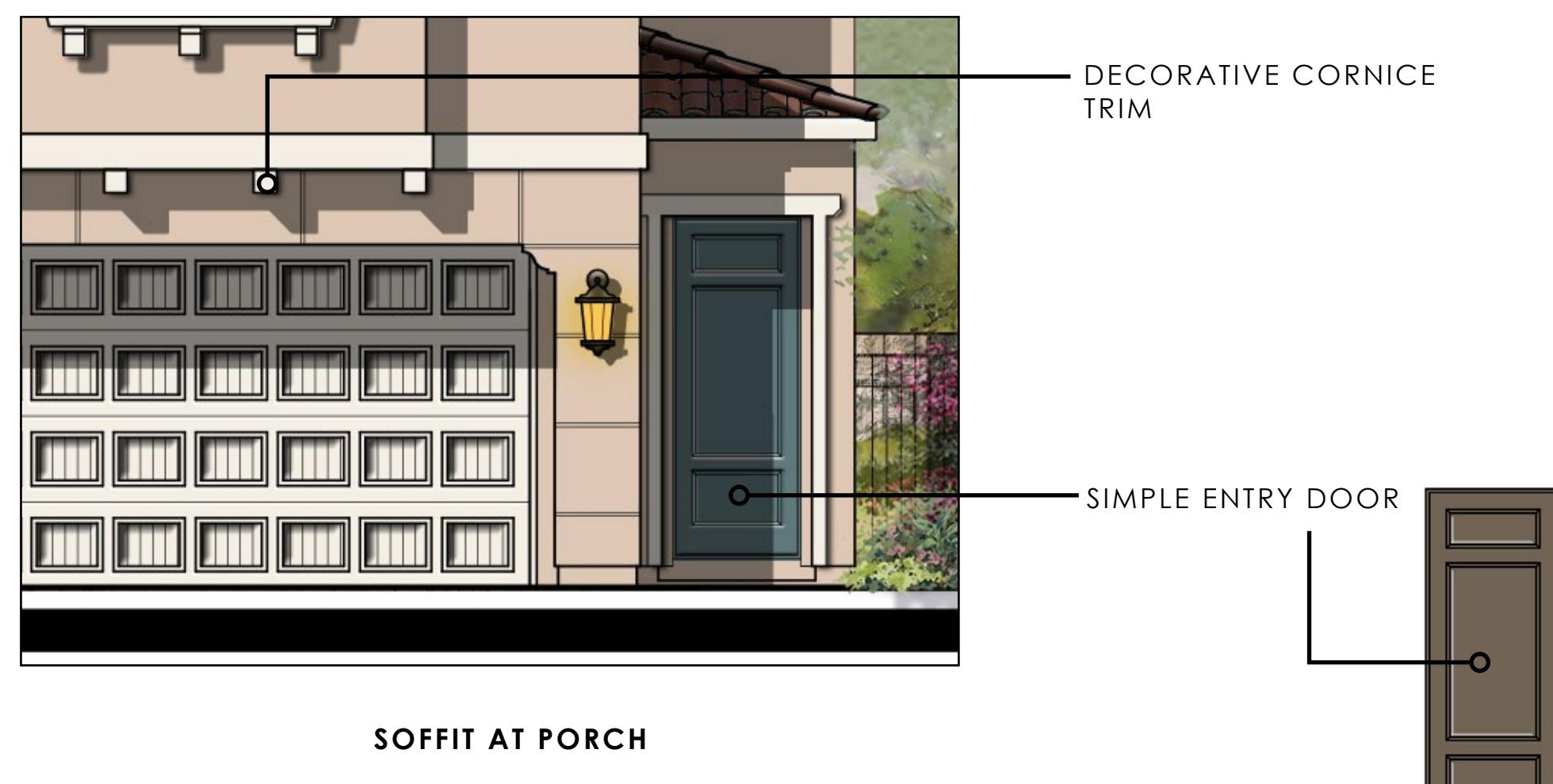


ITALIAN STYLE ELEMENTS		
ELEMENTS	MINIMUM REQUIREMENTS	ENHANCEMENTS
Roof	• Main roof hip or flat roofs with parapet or mansards	• Decorative cornice trim • Enclosed eaves at select locations
Walls	• Stucco predominates • Bold trim elements	• Stone or brick accents • Color blocking • Use of control joints for added interest
Windows	• Vertical window mullions • Fully trimmed windows or recessed depending on chosen vernacular • Symmetrically ordered groupings	• Window boxes or shed roofs with braces over windows • Potshef
Doors	• Simple entry doors • Simple garage doors	• Entry doors with windows • Garage doors with windows
Details	• Formal trim surround at entries • Symmetrical arrangements • Horizontal belt course	• Simulated pre-cast columns • Quoins • Scalloped details • Medallions • Pediments • Decorative panels • Use of reglets for simulated cut-block details
Colors	• Field Colors: Medium to medium-dark value saturated colors in earth tones, especially yellow, orange and red • Trim colors: Medium to dark values in browns, grays, or warmed tone whites • Color blocking recommended • Accent Colors: Vibrant shades of medium to dark value blues, greens, oranges, and reds	

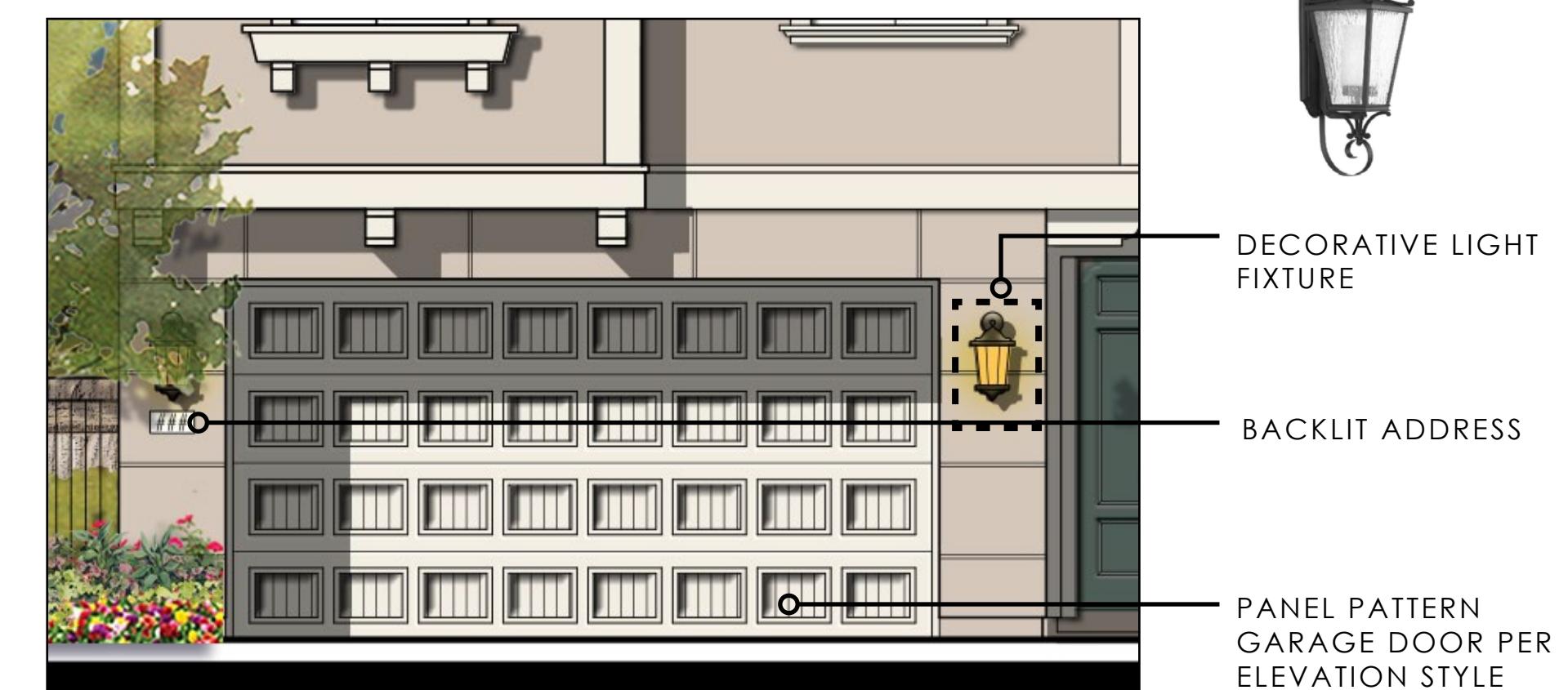
• Requirement met



SOFFIT AT PORCH

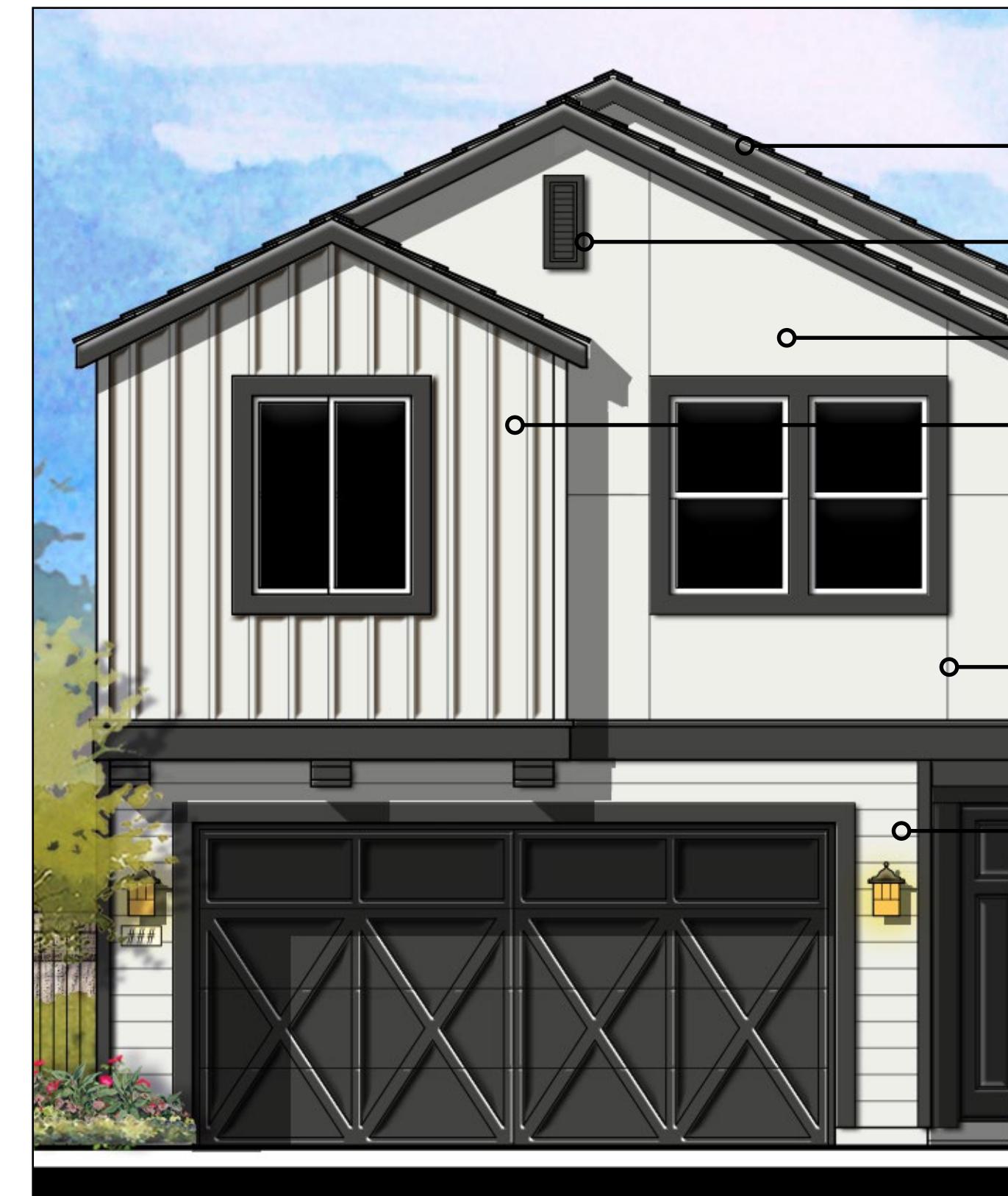
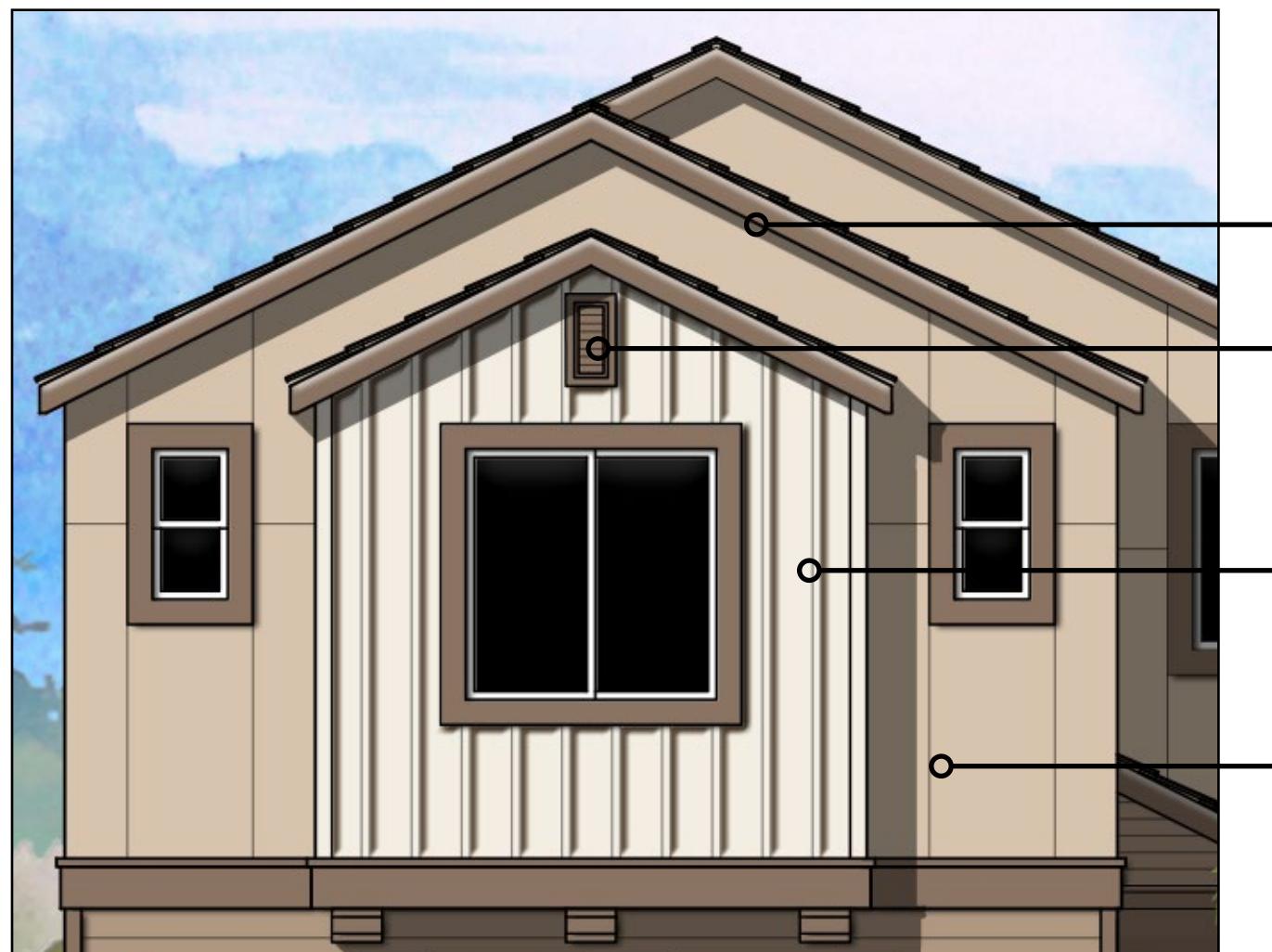
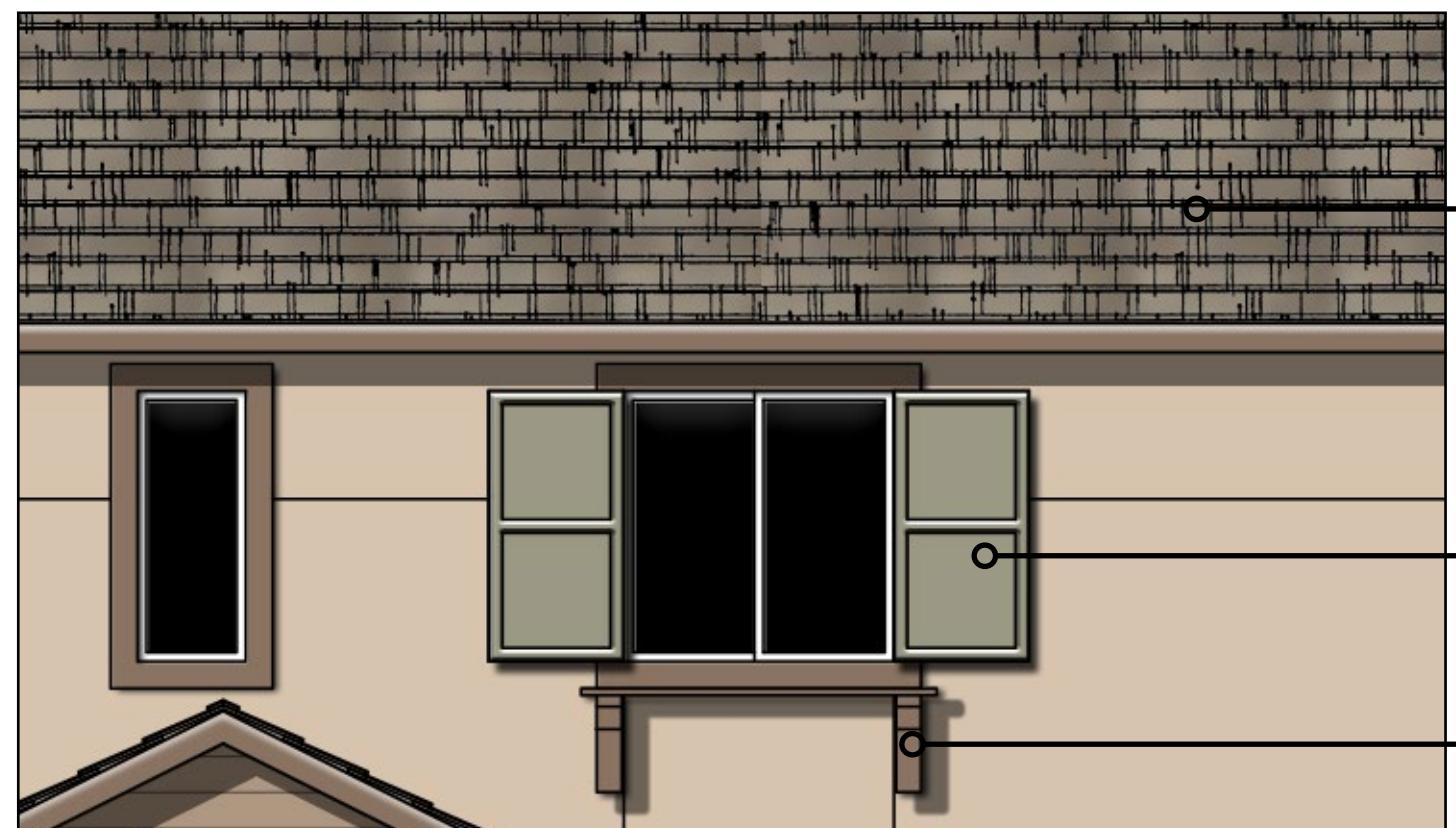


SOFFIT AT PORCH



GARAGE DOOR WITH COACH LIGHT

ARCHITECTURAL DETAILS ADAPTIVE ITALIAN 'B'



ENTRY PORCH

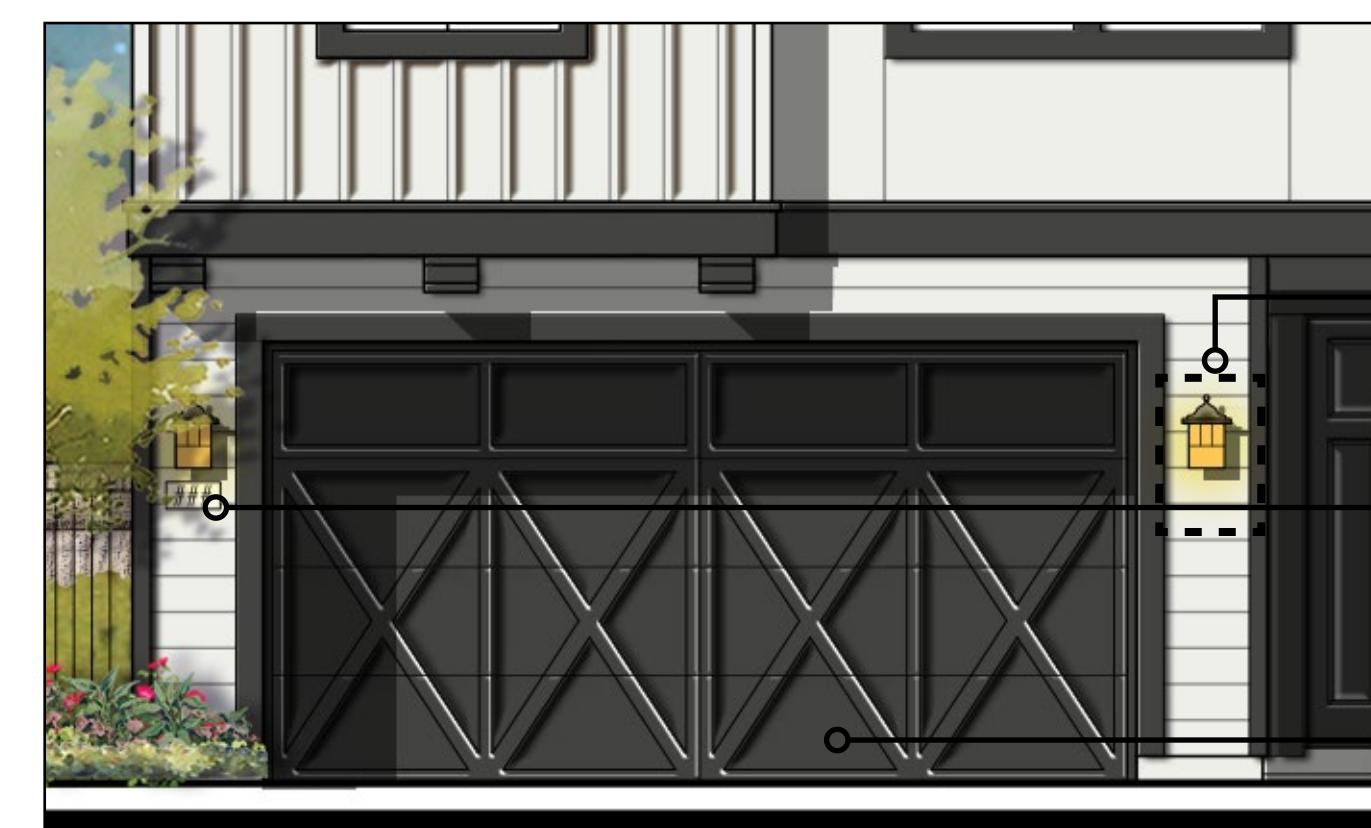
ADAPTIVE FARMHOUSE STYLE ELEMENTS

ELEMENT	MINIMUM REQUIREMENTS	ENHANCEMENTS
Form	• Symmetrical or asymmetrical massing	
Roof	• 4:12 to 6:12 main roof pitch • Gable roofs are appropriate • Minimum 6" overhangs Concrete tile with slate or shake pattern	• Steeper roof pitches as select locations • Shed roofs at accent areas • Standing seam roof at accent location
Walls	• Vertical siding at select location • Stucco is the prevalent material	• Color blocking of stucco for added interest • Horizontal siding at accent areas • Control joints used to add visual interest
Windows	• Mullions in vertical patterns at windows located at front elevation and at side and rear elevations exposed to public view • Window trim at top, bottom, and sides	• Recessed window trim • Deep-recessed focal window • Asymmetrical arrangements • Shutters with vertical line elements
Details	• Wood posts and beam at entry • Potshefes • Shutters • Simple gable ends	• Horizontal porch railing, if applicable • Elongated shutter detail at focal window • Shed roofs with braces over window • Upgraded Garage Door Details • Decorative Light Fixtures
Colors	• Field: Whites or light tinted colors • Trim: Whites or light shades complementary to field color • Accents: Light or dark shades in contrast with field color	

• Requirement met



ENTRY PORCH



GARAGE DOOR WITH COACH LIGHT

ARCHITECTURAL DETAILS
ADAPTIVE FARMHOUSE 'C'

PRESERVE BLOCK 1

CHINO, CA

23073A

LICENSED

JOB #
CREATED
11/4/24

"A" ELEVATIONS

ADAPTIVE SPANISH

	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO	34	1504	1501
STUCCO PAINT MATCH***	SW7526 MAISON BLANCHE	SW0046 WHITE HYACINTH	SW7008 ALABASTER
FASCIA / TRIM /	SW9117	SW7719	SW9111
GARAGE DOOR	URBAN JUNGLE	FRESCO CREAM	ANTLER VELVET
LAP SIDING	SW7519	SW7720	SW9114
MEXICAN SAND	DEER VALLEY	FALLEN LEAVES	
FRONT DOOR /	SW6192	SW7702	SW0032
SHUTTERS	COASTAL PLAIN	SPICED CIDER	NEEDLEPOINT NAVY
WROUGHT IRON	SW6990	SW6990	SW6990
CAVIAR	CAVIAR	CAVIAR	CAVIAR
ROOF: LOW PROFILE	1VICS3940	1VICS7970	1VICS6464
"S" VILLA	CLIFFSIDE	RED CASTLE	CA MISSION BLEND

"B" ELEVATIONS

ADAPTIVE ITALIAN

	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO	1520	1531	1508
STUCCO PAINT MATCH***	SW7712 TOWNHOUSE TAN	SW7691 PALE YELLOW	SW9085 TOUCH OF SAND
SECONDARY STUCCO	SW7715	SW6138	SW9088
POTTERY URN	ARTIFACT	UTAUPEIA	
FASCIA / TRIM /	SW7102	SW6385	SW7566
GARAGE DOOR	WHITE FLOUR	DOVER WHITE	WESTHIGHLAND WT
FRONT DOOR /	SW7617	SW7735	SW9050
SHUTTERS	MEDITERRANEAN	PALM LEAF	VINTAGE VESSEL
ROOF: LOW PROFILE	1VICS6464	1VICS7970	1VICS6464
"S" VILLA	CA MISSION BLEND	RED CASTLE	CA MISSION BLEND

"C" ELEVATIONS

ADAPTIVE FARMHOUSE

	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO	1509	1515	1572
STUCCO PAINT MATCH***	SW7719 FRESCO CREAM	SW7638 JOGGING PATH	SW7006 EXTRA WHITE
FASCIA / TRIM /	SW7525	SW7566	SW7069
GARAGE DOOR	TREE BRANCH	WESTHIGHLAND WT	IRON ORE
LAP SIDING	SW7519	SW7638	SW7006
MEXICAN SAND	JOGGING PATH	EXTRA WHITE	
BOARD & BATTEN SIDING	SW7566	SW6221	SW7006
WESTHIGHLAND WT	MOODY BLUE	EXTRA WHITE	
FRONT DOOR /	SW7748	SW6116	SW7069
SHUTTERS	GREEN EARTH	TATAMI TAN	IRON ORE
1FRCJ4070	1FRCJ0300	1FRCJ1020	
SEA PEARL BLEND	BRONZE PEARL BLD	SHADOW BLACK	

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.

*** FOR PHOTOSHOP PURPOSES ONLY, DO NOT USE IN THE FIELD

STUCCO: OMEGA

PAINT: SHERWIN
WILLIAMS

ROOF: NEWPOINT



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WRITTEN COLOR SCHEMES



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ADAPTIVE SPANISH SCHEME #1

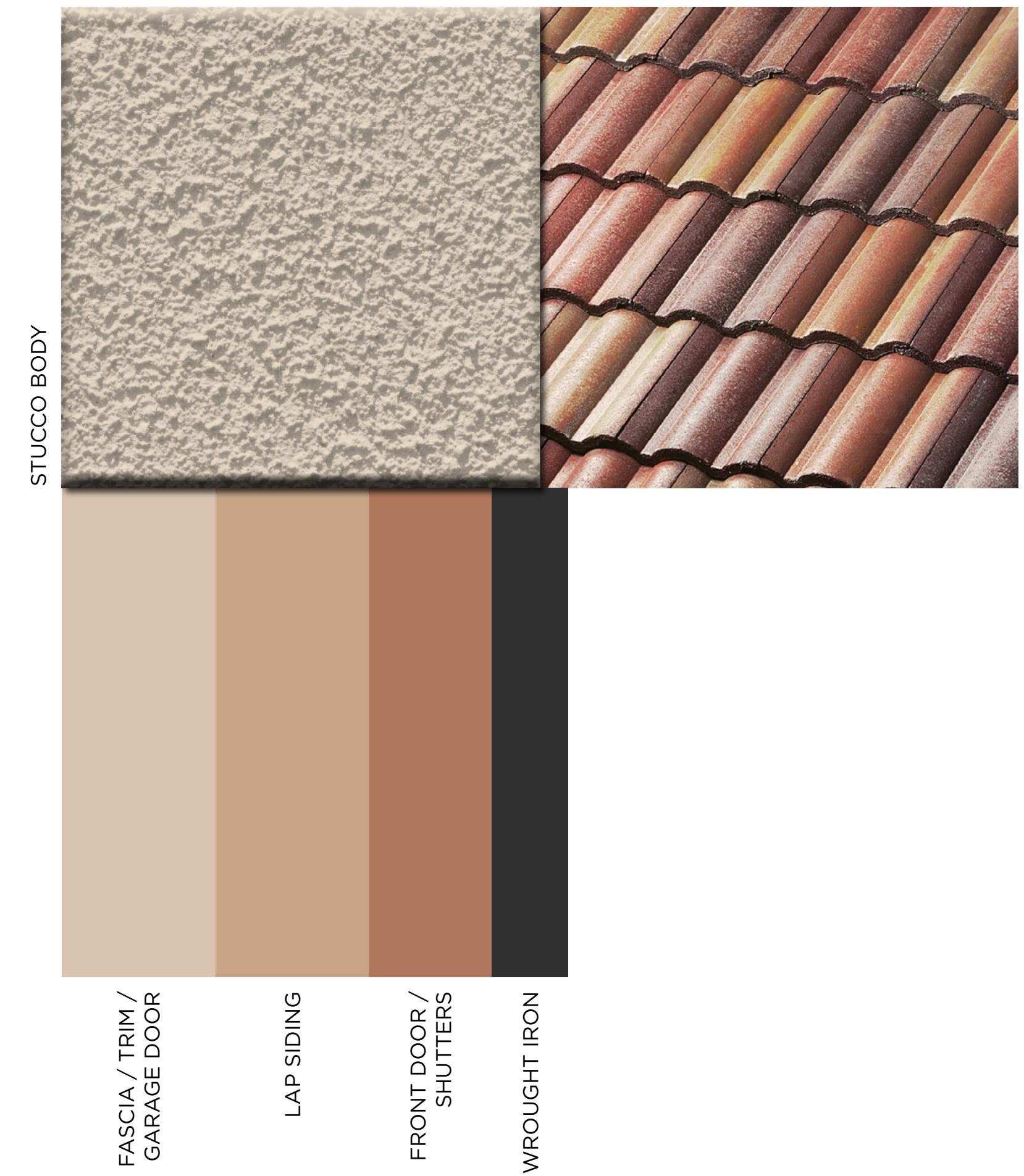


PRESERVE BLOCK 1
CHINO, CA



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ADAPTIVE SPANISH SCHEME #2

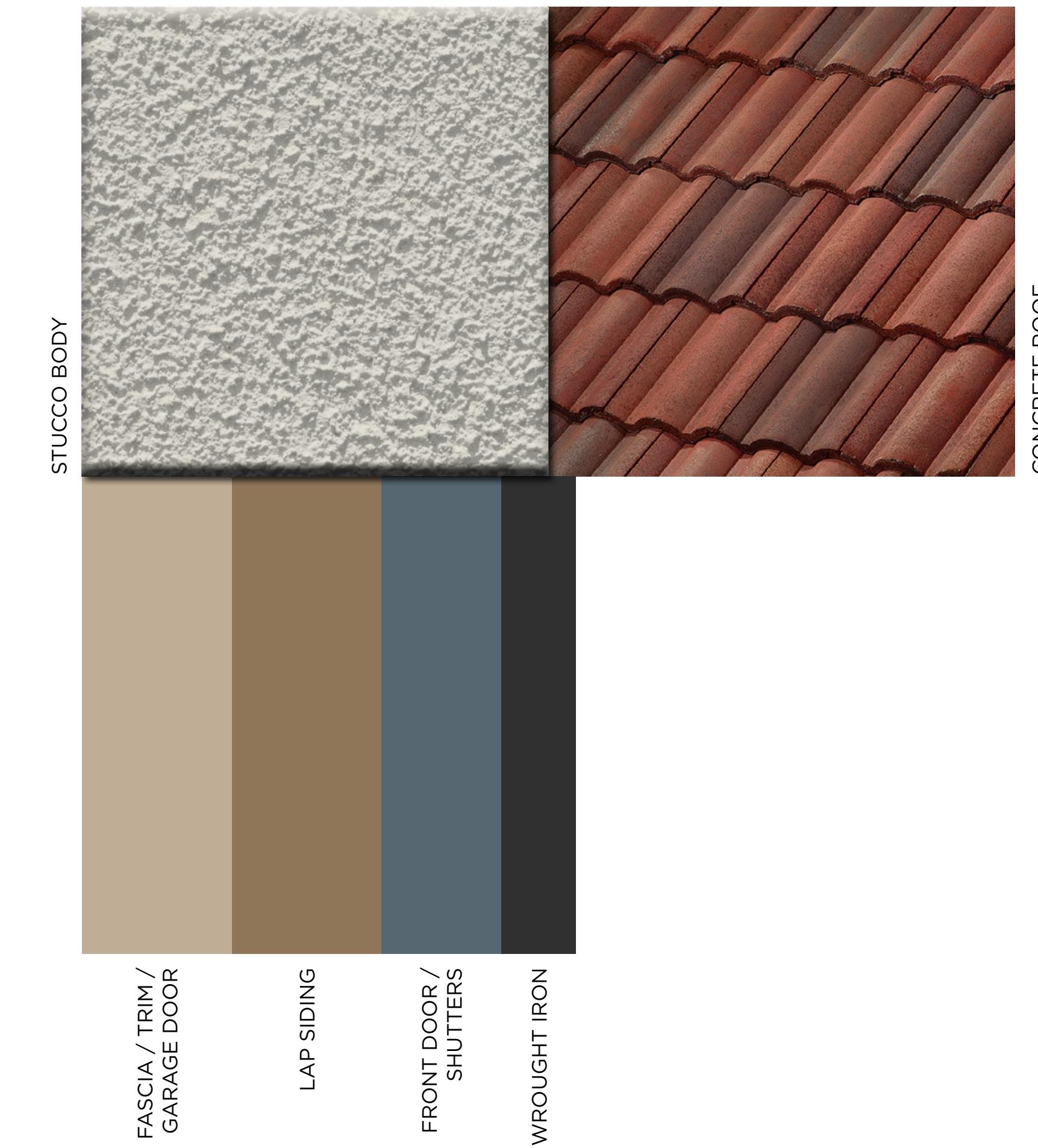


PRESERVE BLOCK 1
CHINO, CA



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ADAPTIVE SPANISH SCHEME #3



PRESERVE BLOCK 1
CHINO, CA

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COLOR BOARDS - ADAPTIVE SPANISH

*COLORS MAY VARY DUE TO SCREEN AND PRINTER
CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL
BOARDS FOR ACTUAL COLORS.



PRESERVE BLOCK 1 - LICENSED
CHINO, CA

03/25/2025
A-60

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ADAPTIVE ITALIAN
SCHEME #4



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CHINO, CA



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ADAPTIVE ITALIAN
SCHEME #5



PRESERVE BLOCK 1
CHINO, CA



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ADAPTIVE ITALIAN
SCHEME #6



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COLOR BOARDS - ADAPTIVE ITALIAN

*COLORS MAY VARY DUE TO SCREEN AND PRINTER
CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL
BOARDS FOR ACTUAL COLORS.

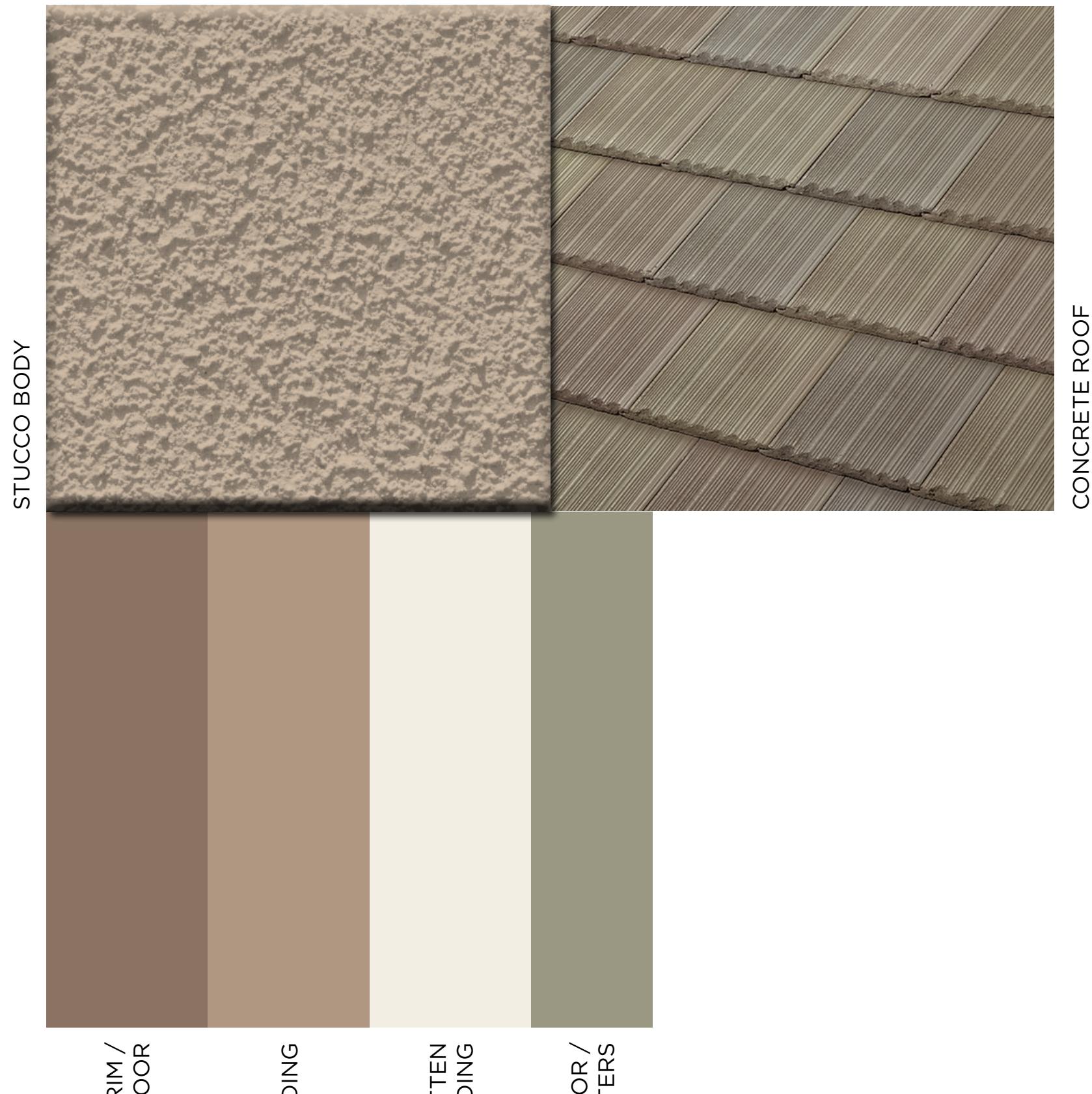


PRESERVE BLOCK 1 - LICENSED
CHINO, CA

03/25/2025
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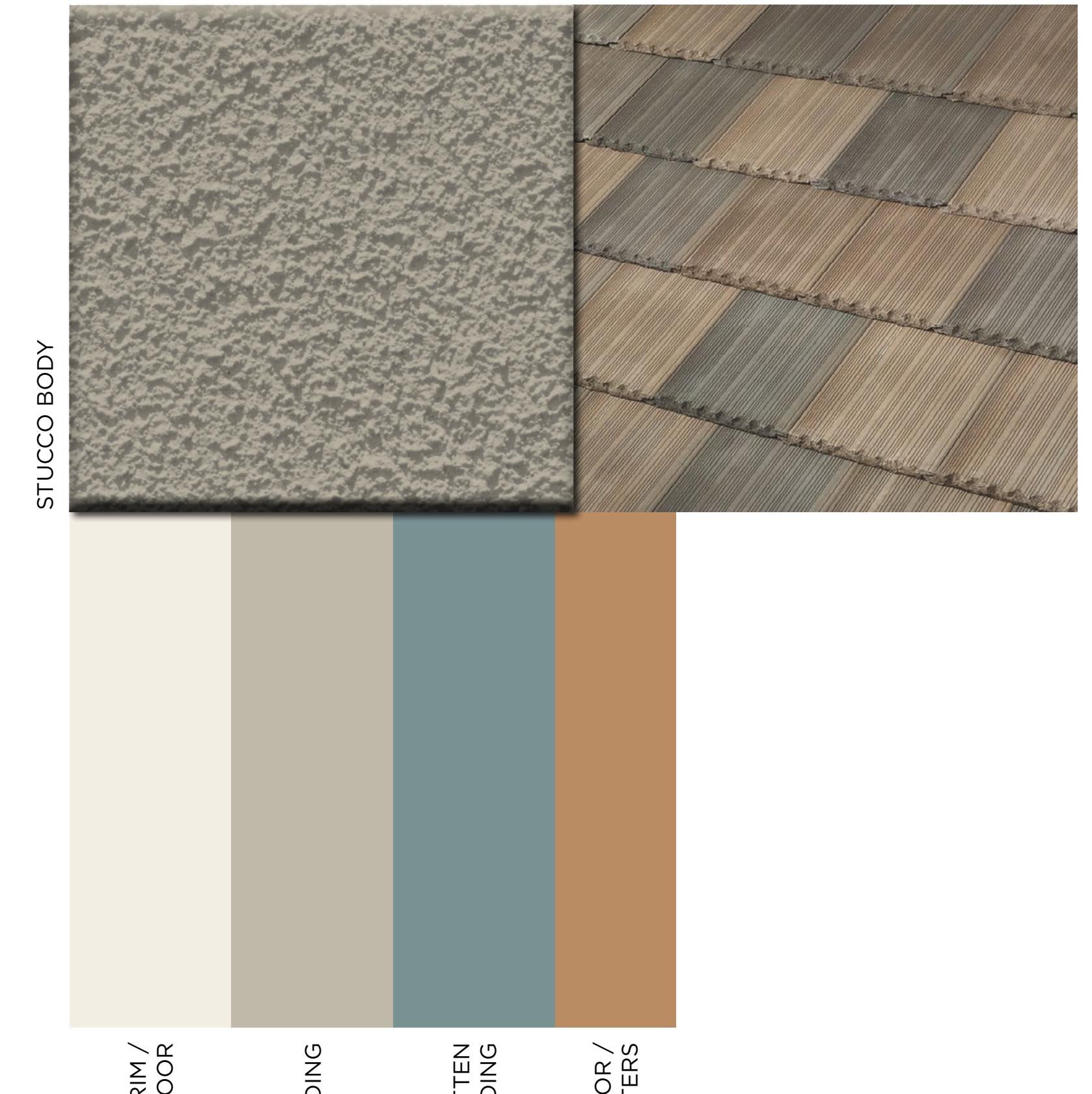
ADAPTIVE FARMHOUSE SCHEME #7



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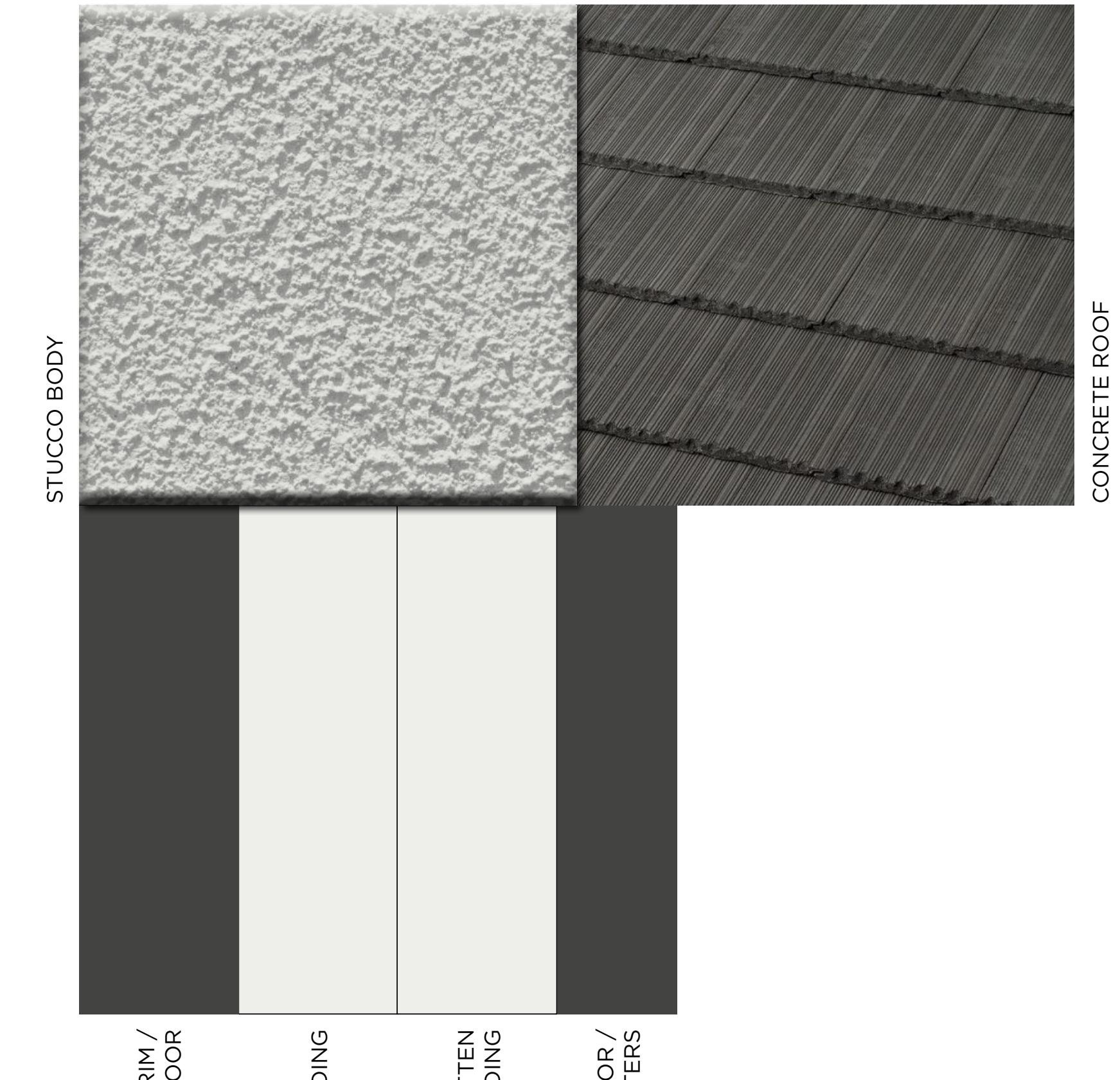
ADAPTIVE FARMHOUSE SCHEME #8



PRESERVE BLOCK 1
CHINO, CA

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ADAPTIVE FARMHOUSE SCHEME #9



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*COLORS MAY VARY DUE TO SCREEN AND PRINTER
CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL
BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - ADAPTIVE FARMHOUSE



PRESERVE BLOCK 1 - LICENSED
CHINO, CA

03/25/2025
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