

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>
<u>"B" Street</u>	<u>30'/30' (60' total)</u>	<u>North/South</u>
<u>"G" Street</u>	<u>30'/30' (60' total)</u>	<u>North/South</u>
<u>"K" Street</u>	<u>30'/30' (60' total)</u>	<u>East/West</u>
<u>Market Street</u>	<u>30'/30' (60' total)</u>	<u>North/South</u>
<u>Pine Ave⁽¹⁾</u>	<u>18'/NA</u>	<u>South (per TM16420 – AA-5977)</u>
<u>West Preserve Loop⁽²⁾</u>	<u>16'/NA</u>	<u>West per TTM 20633</u>

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	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