EXHIBIT A

DEPARTMENTAL CONDITIONS OF APPROVAL

DATE: May 20, 2019

PROJECT FILE NO.: PL18-0099 (General Plan Amendment), PL18-0100 (Preserve Specific Plan Amendment), PL18-0101 (Williamson Act Cancellation) and PL18-0103 (Site Approval)

LOCATION: 9301 Remington Avenue (APN: 0218-301-18 & -20)

APPLICANT: Howard Industrial Partners

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 –
[X] Planning Division
[X] Development Engineering Division
[X] ADA Accessibility Division

[X] Chino Valley Independent Fire District

[ ] Police Department

[ ] Finance Department

[ ] Community Services
DEVELOPMENT SERVICES DEPARTMENT
CONDITIONS OF APPROVAL

DATE: May 20, 2019

PROJECT FILE NO.: PL18-0101 (Williamson Act Cancellation 71-310)

LOCATION: 9301 Remington Avenue (APN: 0218-301-18 and 0218-301-20)

APPLICANT: Howard Industrial Partners

1. Prior to approval of final cancellation, the applicant shall pay the Williamson Act Cancellation fee of $162,500 for Contract No. 71-310 to the County of San Bernardino Treasurer.

2. As a condition of issuance of this approval, the applicant shall agree, at its sole cost and expense, to defend, indemnify, and hold harmless the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making board, or staff action concerning this project. The City agrees to promptly notify the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action. The City may, at its sole cost and expense, elect to participate in the defense of any such action under this condition.

3. Pursuant to Government Code Section 66020, the applicant is hereby informed that the 90-day period in which the applicant may protest the fees, dedications, reservation or other extraction imposed on this project through the conditions of approval has begun.

4. Failure to abide by and faithfully comply with any and all conditions attached to this approving action shall constitute grounds for the revocation of said action by the Chino City Council.

5. Within 30 days of the final cancellation of the contract, the landowner shall provide a notarized statement, signed under penalty of perjury to the City Council that the breach of contract provisions of the Williamson Act may apply if: 1) the actions of the City Council are rescinded, 2) a court permanently enjoins, voids, or rescinds the cancellation, or 3) for any other reason, the land continues to be subject to the contract. Upon completion, the statement shall be filed with the County Recorder.

6. The applicant shall obtain all necessary approvals and permits to commence construction of specified alternative land use.
DATE: May 20, 2019

PROJECT FILE NO.: PL18-0103 (Site Approval)

LOCATION: 9301 Remington Avenue (APN: 0218-301-18 and 0218-301-20)

APPLICANT: Howard Industrial Partners

1.0 TIME LIMITS:

1.1 The above referenced Site Approval shall expire on May 20, 2020, if building permits are not obtained. The expiration date may be extended upon written request by the applicant on a City application form. The request must be received by the Director of Development Services at least 30 days prior to expiration of the application.

1.2 Approval of PL18-0103 (Site Approval) is contingent upon approval of PL18-0099 (General Plan Amendment), PL18-0100 (Preserve Specific Plan Amendment) and the Rodriguez Warehouse Project Mitigated Negative Declaration by the City Council. The project construction cannot commence, and this approval will be determined null and void, if the aforementioned General Plan Amendment, Specific Plan Amendment and Mitigated Negative Declaration are not approved by the City Council.

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 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 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 As a condition of issuance of this approval, the applicant shall agree, at its sole cost and expense, to defend, indemnify, and hold harmless the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, or staff action concerning this project. The City agrees to promptly notify the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action. The City may, at its sole cost and expense, elect to participate in the defense of any such action under this condition.

2.8 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.

2.9 All proposed signs shall be designed to conform with Chino Municipal Code Title 16 (Signs) and shall require separate application and approval by the Director of Development Services prior to installation.

2.10 Any change of use in the project shall be reviewed by the Development Services Department for compliance with CEQA.

2.11 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
Project approval shall not be complete until the required fee(s) is (are) paid:

[X] $50 for the Notice of Determination filing fee.

[ ] $50 for the Notice of Exemption filing fee.

[X] $2,354.75 for the California Department of Fish and Game Mitigated Negative Declaration fee.

[ ] $3,271.00 for the California Department of Fish and Game Environmental Impact Report fee.

2.12 The Director of Development Services shall have the authority to approve minor deviations in the site plan, landscaping, and/or building design providing the total approved building area is not exceeded.

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 The Owner(s) of PL18-0103 (Site Approval) shall comply with the provisions of City Council Resolution No. 2018-042A, which require the formation of a Services Community Facilities District (CFD) and the payment of Municipal Services Special Tax:

3.2.1 Initial Municipal Services Funding (Resolution Section C) – One-Time payment is due at time of building permit issuance. The initial payment amount is $5,182 for each net acre of industrial or commercial land developed. The funding is used to defray some of the initial cost of providing municipal services prior to receipt of special taxes.

3.2.2 Ongoing Municipal Services Special Tax – The Owner(s) PL18-0103 (Site Approval) shall annex into Community Facilities District 2003-3 Improvement Area 5 - Services (CFD 2003-3 IA5). 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 $8,000.00 for the City’s outside costs of the annexation process. Upon completed of the annexation, an annual special tax will be assessed on property tax bill to each Assessor
Parcel at an established rate set by CFD 2003-3 IA5 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 to fund Police, Fire, and other Municipal Services provided to residents and businesses in The Preserve.

3.3 No grading permits shall be issued until all applicable biological resources mitigation measures, in accordance with the Mitigated Negative Declaration for the Rodriguez Warehouse Project have been complied with to the satisfaction of the Director of Development Services.

3.4 A detailed on-site exterior lighting plan shall be submitted for review and approval by the Director of Development Services. Plans shall be designed pursuant to Chino Municipal Code Section 20.10.090 (Outdoor Lighting) and shall indicate fixture design, illumination (photometric), location, height and method of shielding, so as not to adversely affect adjacent properties.

3.5 Revised plans, incorporating all conditions of approval, shall be submitted for review and approval by the Director of Development Services.

3.6 All plans shall be coordinated for consistency.

3.7 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.

3.8 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 and/or surrounding businesses 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
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.

3.9 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 perimeter and street-facing walls, including retaining walls, shall be decorative in nature.

3.10 Prior to the issuance of any grading permit, three (3) sets of detailed on-site landscaping and irrigation construction drawings along with a copy of the Planning Commission approved conceptual landscape plans shall be submitted for review and approval by the Director of Development Services. A 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) set 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.

3.11 All ground-mounted utilities, including but not limited to cable television facilities, and telephone/fiber optic facilities, shall be undergrounded. Equipment that 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 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 May 20, 2019, as prepared by HPA Architecture. Any modification to the project shall require
Planning Commission or Development Services Director review and approval.

3.13 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.

3.14 Special Conditions:

3.14.1 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.

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 The approved construction management plan shall be distributed to all contractors and subcontractors, and shall be maintained on-site through the duration of construction.

4.3 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.

4.4 Detailed landscape and irrigation plans for the development shall be approved by the Director of Development Services.

5.0 PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY:

5.1 All conditions of approval shall be completed to the satisfaction of the Director of Development Services.
5.2 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.

5.3 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.

5.4 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.

5.5 Prior to issuance of a certificate of occupancy for each building, any construction office buildings/trailers shall be removed from the site.

5.6 The project site shall be clean and free of trash and construction debris, and all construction equipment shall be removed from the site.

5.7 Special Conditions:

5.7.1 Prior to issuance of occupancy permits, an avigation easement shall be recorded against the property deed of all new development projects and use permits within 10,000 feet of the Chino Airport. The avigation easement shall advise current and future property owner(s) that the property may be subject to over flight noise, vibration, and dust from aircraft.

5.7.2 The property owner shall enter into a lease agreement or other form of agreement with the City for the portion of the landscape and site improvements that are located on Moon Place.

5.7.3 The applicant shall pay a mitigation fee for the loss of agriculture/open space land in the amount of $10,939 per acre for the 3.1-acre project site. The fee shall be paid prior to the issuance of a certificate of occupancy.
6.0 ENVIRONMENTAL REQUIREMENTS & MITIGATION MEASURES:

6.1 Comply with all mitigation measures identified within the Initial Study/Mitigated Negative Declaration for the Rodriguez Warehouse Project, 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 The applicant shall disclose to all potential tenants or owners of units or buildings that the businesses/uses must be consistent with the standards of the land use designation/zoning district in which the project site is located.

7.2 The project site shall be cleared of all trash, debris, weeds, and other discarded items, and all existing buildings or structures on the project site that are proposed to be demolished shall be removed or razed within 90 days of Planning Commission approval or issuance of a grading permit, whichever occurs first. 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 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.

7.4 The owner of the property shall paint the buildings and/or walls to remove graffiti within 72 hours of its application.

7.5 Building and Site Design:

7.5.1 Exterior building color shall be reviewed and approved by the Director of Development Services. Colors shall be coordinated between structures, utilizing compatible hues and intensities. Final review and approval of paint colors utilizing a color test may be required prior to painting any structure, if determined necessary in the field by the Director of Development Services.

7.5.2 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.
They shall not be located on the exterior of building walls near office areas or other prominent locations on the building(s).

7.5.3 All new mechanical equipment and appurtenances of any type (including, but not limited to, HVAC equipment, skylights, stack vents or fans) whether located on rooftops, ground level or anywhere on the building structure, shall be completely screened so as not to be visible from any public street and/or adjacent property. The parapet wall should serve as the primary method of screening, or the facilities shall be enclosed. Such enclosure of facilities shall be of compatible design related to building structure for which such facilities are intended to serve.

7.5.4 Returns for parapet walls shall not be visible from public view and shall be evaluated in the field during construction, and modified if necessary so as not to be visible. All parapet returns shall be a minimum of 4 feet deep.

7.5.5 New ladders for roof access shall be mounted on the inside of the building within the commercial and industrial projects.

7.5.6 All new overhead doors, mechanical doors and/or man doors shall be color coordinated with the building.

7.5.7 Outdoor employee break areas shall be provided for each building, as specified on the conceptual landscape plan. These areas shall be provided with seating, tables, enhanced paving treatments, shade structures, and shade trees, to the satisfaction of the Director of Development Services.

7.6 Parking and Lighting:

7.6.1 All exterior lighting fixtures shall be installed in accordance with plans on file with the Development Services Department, and shall be fully operational prior to occupancy.

7.6.2 All building-mounted light fixtures within public areas shall be decorative in nature and architecturally compatible with the building. Building-mounted light fixtures shall be reviewed and approved by the Director of Development Services prior to installation. “Wall-paks” or other standardized exterior lighting shall not be permitted within public areas.
7.6.3 All parking and loading areas shall be paved and double-stripped in accordance with plans on file with the Development Services Department, Chino Municipal Code Chapter 20.18 (Parking) and the disabled parking and accessibility requirements of state law (see the CalDAG—California Disabled Accessibility Guidebook).

7.6.4 Drive surfaces contiguous with planter areas shall have a 6-inch raised curb separation, except where necessary for stormwater infiltration purposes.

7.6.5 All parking spaces, aisles, entrances and exits shall be double-stripped per City standards.

7.6.6 All parking spaces for compact cars shall be clearly identified as "Compact Car Only" on the pavement, at the opening of the space. Compact parking spaces shall be reasonably distributed throughout the parking area, subject to review and approval by the Director of Development Services.

7.7 Refuse and Recycling:

7.7.1 Separate receptacles (bins) for the collection of refuse and recyclable materials shall be provided. An adequate number of bins to allow for the collection of both refuse and recyclable materials generated by the development shall be provided, to the satisfaction of the Director of Development Services.

7.7.2 Refuse and recyclable materials bins shall be enclosed by a 6-foot-high (1.83 m) wall that is designed to be architecturally compatible with the building(s), with solid view obstructing gates fitted with self-closing door devices, and be designed with cane bolts in front of the block walls to secure the gates when in the open position. The gates should also be equipped with rod locks and corresponding rod holes in both the open and closed gate positions. Bins containing recyclable materials shall be provided protection from adverse environmental conditions that might render the collection materials unmarketable.

7.7.3 No refuse/recycling enclosure shall be located within any required setback area.

7.7.4 All refuse and recyclable material bin enclosures shall be screened with landscaping on all sides, with the exception of the gate area. All sides of the enclosure, with the exception of the gate area, shall be
surrounded by a minimum 18” wide planter area for the purpose of providing landscape material.

7.7.5 Refuse storage and recycling areas shall not be used for the storage of materials other than that for which it is designed (refuse and recyclable materials). The premises shall be kept in a neat and orderly condition, and in good repair and appearance at all times.

7.8 Landscaping:

7.8.1 All landscaping shall be designed and installed in accordance with Section 20.19 of the Chino Municipal Code.

7.8.2 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.

7.8.3 Prior to issuance of a certificate of occupancy, the landscape maintenance program for the entire project site 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, on-going 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 period inspections to ensure the irrigation system is working properly and all landscaping is being properly maintained.

7.8.4 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.

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 Building Official.

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 PM and 7 AM.
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 DESIGN REVIEW BOARD:

9.1 Should a tenant improvement to construct the second potential office pod be submitted to the City, a second employee lunch patio will be required to be constructed as part of the tenant improvement approval.
DEVELOPMENT ENGINEERING DIVISION CONDITIONS OF APPROVAL
SITE APPROVAL NO. 18-0103

DATE: May 14, 2019 PC MEETING DATE: May 20, 2019

PROJECT DESCRIPTION: 50,525 SF Warehouse on 3.1 acres zoned Light Industrial (Preserve SP)

PROJECT LOCATION: 9301 Remington Ave, Remington Ave East of Carpenter Ave

APPLICANT: HIP So-Cal Properties, LLC PROJECT ENGINEER: D. HAMMER/ F. MARSHALL

PRIOR TO THE TWO 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 DIRECTOR OF DEVELOPMENT SERVICES SHALL HAVE THE AUTHORITY TO APPROVE MINOR DEVIATIONS IN THE CONDITIONS OF APPROVAL, AND ALL PLANS INCLUDING THE CONSTRUCTION DRAWINGS.

1.0 PRIOR TO ISSUANCE OF BUILDING PERMITS:

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

1.2 Make the following dedications:

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Distance</th>
<th>Direction From C/L</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remington Ave</td>
<td>37 feet</td>
<td>South</td>
</tr>
</tbody>
</table>

1.3 Dedicate to the City additional right of way for sidewalks behind driveway aprons, if needed

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

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

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

1.8 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.

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

<table>
<thead>
<tr>
<th>Street Names</th>
<th>Remington Ave (1)</th>
<th>Carpenter Ave (1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Curb &amp; Gutter (Offset from Centerline)</td>
<td>22' N/A</td>
<td>22' N/A</td>
</tr>
<tr>
<td>Sidewalk (Width)</td>
<td>5’ N/A</td>
<td>5’ N/A</td>
</tr>
<tr>
<td>Asphalt Concrete Pavement on Aggregate Base (Width from Centerline)</td>
<td>20’ 15’</td>
<td>20’ 15’</td>
</tr>
<tr>
<td>Asphalt Concrete Overlay</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Lights</td>
<td>X N/A</td>
<td>X N/A</td>
</tr>
<tr>
<td>Median Island and Landscaping</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parkway Landscaping</td>
<td>X N/A</td>
<td>X N/A</td>
</tr>
<tr>
<td>Striping and Traffic Controls</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Traffic Signal Interconnect</td>
<td></td>
<td></td>
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<tr>
<td>Conduit System for CATV</td>
<td></td>
<td></td>
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<tr>
<td>Sewer</td>
<td></td>
<td></td>
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<tr>
<td>Storm Drain</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Domestic Water</td>
<td>X (2)</td>
<td>X (2)</td>
</tr>
<tr>
<td>Recycled Water</td>
<td>X (3)</td>
<td>X (3)</td>
</tr>
<tr>
<td>Fire Hydrants as required by CVIFD</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
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</tbody>
</table>

1. Coordinate with the City of Ontario to construct improvements (e.g. 15’ paved through lane and 5’ graded shoulder) on the north side of Remington Ave and the east side of Carpenter Ave. These improvements are not eligible for DIF credits. Improvements shall meet all federal, State and City accessibility requirements. Street improvements must transition into existing improvements to the satisfaction of the City Engineer.

2. Construct a 12” domestic water line from the existing end of main located at the intersection of Carpenter Avenue and Remington Avenue North to easterly project limits.

3. Construct an 8” recycled water line from the existing end of main located at the intersection of Carpenter Avenue and Remington Avenue North to easterly project limits.

1.10 Design and install a monitoring manhole (per City Standard No. 530) on each private sewer lateral that is tributary to IEUA’s main sewer near the southerly property line.

1.11 Execute a Public Improvement Agreement and submit security in an amount acceptable to the City Engineer to guarantee construction of the public improvements listed in 1.9. 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 Obtain design and plan approval from appropriate utility companies for undergrounding all utility lines adjoining and interior to the project, including power lines of 34.5kV or less in accordance with City Code, Chapter 13.32.
1.13 Comply with all applicable requirements of the City Code.

1.14 Pay all applicable fees pursuant to City Code including, but not limited to, the Development Impact Fees (DIF) and Sewage Facilities Development Fee (SFDF).

1.15 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.

1.16 Pursuant to Santa Ana Regional Water Quality Control Board Order Number R8-2010-0036, NPDES Permit No. CAS618036, prepare a project-specific Water Quality Management Plan (WQMP) and submit to the project engineer for review and approval. To address NPDES Permit requirements to the maximum extent practicable, the project shall be designed to specify preferential use of Low Impact Development Best Management Practices that reduce pollutants and runoff volume through structural measures (e.g. infiltration, harvesting, and bio-treatment) and non-structural measures (e.g. preserving natural areas, clustering development, and reducing impervious areas). The WQMP shall conform to the requirements of the San Bernardino County Stormwater Program, 2013 WQMP Technical Guidance Document.

1.17 Any future maintenance and repair of fire service and sewer 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.

1.18 Convey ownership of all existing onsite water wells to the City and convert to monitoring wells as directed by the City’s Water Utilities Supervisor. Prepare and record any necessary easements to provide the City with access to the monitoring wells. Any existing water wells that cannot be feasibly converted to monitoring wells shall be destroyed per City Standard No. 465.

1.19 City staff shall determine the type of water (potable or recycled) to be used for grading operations, dust control activities, and common area/public landscape irrigation at the time of permit issuance.

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

1.21 Provide adequate sight distance per City Standard No. 865 for each project driveway and at all intersections. Landscaping type and height shall be maintained to ensure sight distance requirements are perpetuated.

1.22 Private sewer and water improvements shall be reviewed and inspected by the Building Division. Onsite traffic control shall be reviewed and inspected by the Engineering Division.

1.23 Provide continued access to the City of Chino and City of Ontario over the adjoining property owned by the City of Chino. Enter into an agreement with the City of Chino for ongoing use of and maintenance of the City of Chino parcel.
1.24 The developer is responsible for the continued operation and maintenance of perimeter street lights, common area landscaping, and parkway areas (landscaping, sidewalk). The project is required to establish an association for the continued operation and maintenance of above improvements or the alternative is to annex the properties into the Preserve Master Maintenance Corporation (PMMC) or other association acceptable to the Director.

1.25 The developer is responsible for the continued operation and maintenance of water quality devices.

1.26 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.

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

2.1 Construct and secure Development Services Department approval of all public facilities enumerated under Section 1.0 above (per Resolution No. 88-23).

2.2 Underground all utility lines adjoining and interior to the project, including power lines of 34.5kV or less in accordance with City Code, Chapter 13.32

2.3 Distribute for signature of all buyers, the information and disclosure notice announcing that the development will be annexed to the PMMC or other acceptable association before transfer of property title and completion and acceptance of all public improvements.

2.4 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.

2.5 Pay all remaining applicable fees pursuant to City Code.

2.6 Slurry seal along all streets impacted by the development as directed by City staff. Install signing and striping per approved plans.

2.7 Submit to the City, electronic files of “as-built” improvement plans in AUTOCAD format and Adobe Acrobat PDF format. AUTOCAD files shall be submitted as an archived zip file of the CAD drawings with all base files attached.

DSH

Attachment
ITEMS REQUIRED FOR FIRST PLAN CHECK SUBMITTAL

SITE APPROVAL NO. 18-0103

PROJECT ENGINEER: D. Hamme

☐ A COPY OF THIS CHECK LIST MUST BE SUBMITTED WITH THE FIRST PLAN CHECK

☒ 1 Copy of Development Engineering Division Conditions of Approval

☒ 2 Sets of Maps (Subdivision Only)

☒ 2 Copies of preliminary Title Report (no older than six months) and support documents

☒ 2 Copies of Closure Calculations

☒ 1 Set of Referenced Maps

☒ 2 Copies of Preliminary Soils Report (no older than sixty days)

☐ 2 Copies of lot line adjustment certificate

☐ 2 Copies of lot merger

☒ 2 Copies of right-of-way dedication (legal description and plat)

☐ 4 Sets of Rough Grading Plans

☒ 5 Sets of Precise Grading Plans

☐ 4 Sets of Storm Drain Plans

☒ 2 Copies of Hydrology and Hydraulic Calculations with Backup Data (Signed and Sealed by a Registered Civil Engineer) with approved Preliminary Hydrology Study

☒ 2 Copies of Engineering Cost Estimate (On City Forms) with Engineer’s Wet Signature and Stamp

☒ 3 Sets of Street Improvements Plans

☒ 3 Copies of Cross-Sections (if street plans are required) at 50’ intervals and extended a minimum of 100’ beyond limits of improvements

☐ 2 Sets of Sewer Plans

☒ 3 Sets of Domestic Water Plans

☒ 2 Sets of Recycled Water Plans

☒ 2 Sets of Street Light Plans

☒ 2 Copies of Voltage Drop Calculations (Signed and Sealed by a Registered Engineer)

☒ 2 Sets of Signing and Striping Plans

☐ 1 Sets of Traffic Signal Interconnect Plans

☐ 2 Sets of Traffic Signal Plans

☒ 1 Water Quality Management Plan with Approved Preliminary WQMP
ADA ACCESSIBILITY
CONDITIONS OF APPROVAL

DATE: May 20, 2019
PROJECT FILE NO.: PL18-0103 (Site Approval)
LOCATION: 9301 Remington Avenue (APN: 0218-301-18 and 0218-301-20)
APPLICANT: Howard Industrial Partners

1.0 GENERAL:

1. All improvements shall comply with applicable federal, state, and local accessibility standards. The citations below refer to the ADA Standards for Accessible Design (ADAS, 2010) and the California Building Code, Chapter 11 (CBC, 2016).
   a. The approval of plans and specifications does not permit the violation of any section of federal law, state law, or local ordinance.
   b. Where accessibility standards are contradictory, the provision that provides the most accessible condition shall apply.
   c. Where the project’s conditions of approval conflict with accessibility standards, the prevailing provision shall be determined by City staff.

2. Accessibility of existing and proposed building improvements will be evaluated by the City’s Building Staff. Those conditions of approval are in addition to those provided herein.

3. Conventional industry construction and manufacturing tolerances do not apply to dimensions where the requirement is stated as a range with specific maximum and minimum end points. The range provides the adequate tolerance and no tolerance outside of the range at either point is permitted. To comply, structures shall be designed to a value below the maximum or above the minimum. (11B-104.1)

2.0 COMMENTS:

2.1 Pedestrian facilities shall be constructed according to the pedestrian accessibility exhibit for this project, as approved during the DRC process. Where compliance with accessibility standards is in conflict with the pedestrian accessibility exhibit, the accessibility standards in effect at the time of construction shall prevail.

2.2 Existing pedestrian facilities along the perimeter of the development and existing structures open to the public within the development shall be evaluated for accessibility. This includes, but is not limited to, park facilities, sidewalks, curb ramps, connecting crosswalks (marked and unmarked), and their associated pedestrian facilities (pedestrian push buttons, etc.).
   a. 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.
b. 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.

3.0 STANDARDS:

3.1 Please note, the standards provided below are not exhaustive. They are included here to provide supplementary guidance. Please consult the published standards for additional information.

3.2 Sidewalks
   a. Walking surfaces that are part of an accessible route shall comply with 11B-403.1
   b. Where sidewalk is provided within the PROW, it shall be a minimum of 60" wide, excluding the curb. (City Standard).
   c. Continuous Width
      i. The continuous clear width of pedestrian routes shall be a minimum of 4', exclusive of the width of the curb and finishing treatments. See exception below for refuge islands.
         (a) Street furniture and other objects shall not reduce the minimum clear width of pedestrian access routes. See protruding objects below. (11B-307.5, R210)
      ii. Where the clear width of pedestrian access routes is less than 5', passing spaces shall be provided every 200". Passing spaces shall be 5' x 5' minimum, including the width of the pedestrian access route.
      iii. Additional maneuvering space (in excess of continuous width indicated above) shall be provided at turns or changes in direction, transit stops, recesses and alcoves, building entrances, and along curved or angled routes.
   d. Grade
      i. The running slope of a walking surface shall not exceed 1:20 (5%). (11B-403.3)
   e. Cross Slope
      i. The cross slope of pedestrian access routes shall be a maximum of 2%. (11B-403.3)
   f. Floor and Ground Surfaces
      i. The surfaces of pedestrian routes shall be firm, stable, and slip resistant.
      ii. Surfaces that are heavily textured, rough, or chamfered and paving systems consisting of individual units that cannot be laid in plane should be reserved for borders and decorative accents located outside of the pedestrian access route.
   g. Vertical surface discontinuities:
      i. between 0.25" and 0.5" shall be beveled with a slope not steeper than 50 percent. The bevel shall be applied across the entire vertical surface discontinuity. (11B-303.3)
ii. greater than 0.5" shall be ramped and shall meet the applicable standards for an accessible ramp or curb ramp. (11B-303.4)

h. Openings and Joints
i. Utility covers shall be located outside of the 4.0ft width of the pedestrian access route (DOT, Design Information Bulletin 82-06).
ii. Should a utility cover be placed within the pedestrian access route:
   (a) Openings in gratings and joints shall not permit passage of a sphere more than ½” in diameter. Openings larger than ½” shall be plugged or covered where necessary.
   (b) Elongated openings in gratings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

3.3 Crosswalks

a. Crosswalk is defined as either:
   i. That portion of a roadway included within the prolongation or connection of the boundary lines of sidewalks at intersections where the intersecting roadways meet at approximately right angles, except the prolongation of such lines from an alley across a street.
   ii. Any portion of a roadway distinctly indicated for pedestrian crossing by lines or other markings on the surface.

b. Crosswalks at T-intersections and Knuckle Intersections shall be made accessible for pedestrian crossing.

c. The full width of the crosswalk shall comply with grade and cross slope standards of a pedestrian walking surface.
   i. In reference to the direction of pedestrian traffic, the maximum running slope shall be 5% and the maximum cross slope shall be 2%. (11B-403.3)

3.4 Protruding Objects

a. Objects shall not reduce the clear width (48") required for the pedestrian route. (11B-307.5) When installing or permitting the installation of street furniture the following shall be located outside of the allocated width of the pedestrian access route:
   i. Street lights, utility poles and equipment cabinets, sign posts and signs, parking meters, trash receptacles, public telephones, mailboxes, newspaper vending machines, benches, transit shelters, kiosks, bicycle racks, planters and planted trees, and street sculptures.

b. Protruding objects shall be a maximum of 27” from the finished ground and protrude a maximum of 4” horizontally into the circulation path. (11B-307.2)

c. Vertical clearance shall be a minimum of 84” from the finished ground. (CAMUTCD 2A.18)
   i. Guardrails or other barriers shall be provided where the vertical clearance is less than 84” high. The leading edge of such guardrail or barrier shall be located a maximum of 27” above the finish floor or ground.

3.5 Curb Ramps

a. Newly constructed or altered streets, roads, and highways must contain curb ramps or other sloped areas at any intersection having curbs or other barriers to entry from a street level pedestrian walkway. Newly constructed or altered street level pedestrian walkways must contain curb ramps or other sloped areas at intersections to streets, roads, or highways. (ADAS (2010) p 13, 11B-206.2.19, 11A-1112A.I General)
b. Not every transition from sidewalk elevation down to street elevation requires a curb ramp.
   i. A curb ramp shall be utilized where access between walk to below curb has a grade between 5%-8%.
   ii. Where access between walk elevation to street elevation is at a residential driveway, alley, or non-signalized commercial driveway, and grade of walk is less than 5% or can be reduced to less than 5%, use of a sloped sidewalk is preferred over use of a curb ramp.

c. Curb ramps, where provided, shall comply with 11B-406.1-406.6

d. Curb Ramps and the flared sides of Curb Ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. 11B-406.5.1

e. Curb Ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides.

f. Curb ramps may be perpendicular, parallel, or a combination of perpendicular and parallel. (11B-406.1)

g. Grade breaks at the top and bottom of curb ramp runs shall be perpendicular to the direction of the ramp run. (11B-406.5.6)
   i. Grade breaks shall not be permitted on the surface of ramp runs and turning spaces. (11B-406.5.6)

h. Counter slopes of adjoining gutters and road surfaces immediately adjacent to and within 24 inches of the curb ramp shall not be steeper than 1:20. (11B-406.5.8, Figure 11B 406.5.8)
   i. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.
   ii. Surface slopes that meet at grade breaks shall be flush.

i. Diagonal Curb Ramps shall not be permitted for new construction projects. In alteration projects, they shall only be utilized in rare circumstances where Directional Curb Ramps have been determined to be technically infeasible.
   i. Clear Space at Diagonal Curb Ramps.
      1. The slopes shall not be steeper than 1:48 (2.083%) within the maneuvering space at the bottom of the ramp. (11B-406.5.9)
      2. The bottom of diagonal curb ramps shall have a clear space 48" minimum clear space outside active traffic lanes of the roadway and within the crosswalk markings.

ii. Curb Segment at Diagonal Curb Ramps
   1. Diagonal curb ramps with flared sides shall have a segment of curb 24" long minimum located on each side of the curb ramp and within the marked crossing (11B-406.5.10)

3.6 Detectable Warnings/Truncated Domes
a. Where a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings or other elements between the pedestrian areas and vehicular areas; the boundary between the areas shall be defined by a continuous detectable warning which is a minimum of 36 inches wide, complying the CBC Sections 11B-705.1.1 and 11B-705.1.2.5

b. Detectable warnings at other locations shall comply with either Section 11B-705.1.1.3.1 or Section 11B-705.1.1.3.2.

c. Only approved Division of the State Architect, Access Compliance (DS/AC) approved detectable warning products and directional surfaces shall be installed in accordance with CBC Section 11B-705.1.1.1 and 11B-7051.1.2
d. The material used to provide visual contrast shall be an integral part of the surface. CBC 11B-705.1.1.3

e. Detectable warning surfaces shall be provided at the following locations on pedestrian routes:
   i. All curb ramps and blended transitions at street crossings;
   ii. Pedestrian refuge islands at street crossings (except those noted below);
   iii. Commercial driveways that provide a yield or stop control for vehicular traffic;
   iv. Pedestrian at-grade rail crossings not located within a street or highway;
   v. Boarding platforms at transit stops for buses and rail vehicles where the edges of the boarding platform are not protected by screens or guards; and
   vi. Boarding and alighting areas at sidewalk or street level transit stops for rail vehicles where the side of the boarding and alighting areas facing the rail vehicles is not protected by screens or guards.

f. Detectable warning surfaces shall not be provided at the following locations on the pedestrian route:
   i. Alley crossings, except where a curb ramp is provided;
   ii. Residential driveway crossings;
   iii. Commercial driveways that do not provide a yield or stop control for vehicular traffic;
   iv. Pedestrian refuge islands at street crossings that are cut-through at street level and are less than 1.8 meters (6.0 ft) in length in the direction of pedestrian travel.

3.7 Signals and Pedestrian Push Buttons
a. Pedestrian signals provided at pedestrian street crossings adjacent to project, shall include accessible pedestrian signals and accessible pedestrian pushbuttons complying with section 4E of the MUTCD and R209.1 PROWAG.
   i. Accessible pedestrian signals and pushbuttons communicate information about the WALK and DON’T WALK intervals at signalized intersections in non-visual formats (i.e., audible tones and vibrotactile surfaces) to pedestrians who are blind or have low vision.

b. Pedestrian push buttons shall be located no more than 5’ from the crosswalk marking. (CAMUTCD 4E.08 Guidance 4).

c. Operable parts shall comply with R403 AND CBC 11B-309.

d. A clear floor space complying with 11B-305.2 shall be provided.

3.8 Recreation Areas
a. Swimming pools, wading pools, and spas shall comply with 11B-242.

b. Outdoor Tables and Dining Areas
   i. At least 5%, but not less than 1, of the seating spaces and standing spaces at the dining surfaces shall comply with 11B-226.
   ii. Dining surfaces shall comply with 11B-902.
   iii. An accessible route shall be provided to outdoor dining areas. (11B-206.2.5)

c. Benches
   i. Benches shall comply with 11B-903.
May 14, 2019

HIP So-Cal Properties, LLC  
1944 N. Tustin St., Ste. 122  
Orange, CA. 92865

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

Project Name: Warehouse Building
Project Address: 9301 Remington  
Chino, CA. 91710

2018-00002569

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 RECORDERATION:

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. 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. 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. In areas without water-serving utilities, fire protection water systems shall be based on NFPA Pamphlet 1231. Water systems shall comply with Fire District Standard Nos. 101, 102, and 103. 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 three hundred feet (300') 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. In the event the project includes a fire water pump that is shared by more than one parcel, applicant shall provide CC&R's recorded against each parcel that address the maintenance and operation of the fire water pump to the satisfaction of the Chino Valley Fire District. 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.

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 A detailed site plan of the development is required to be submitted in electronic (.dwg) 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.

2.5 The Developer shall submit, as an electronic file, a drawing of the new streets in .dwg 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 An automatic protection fire sprinkler system is required. This system shall comply with NFPA 13 Standard and Fire District Standard 110. Three (3) sets of detailed plans along with hydraulic calculations and material specifications shall be submitted to the Community Risk Reduction Division. The system shall be installed, tested and approved prior to system final. Fire sprinkler systems shall be installed by a licensed C-16 contractor.

3.2 An automatic fire alarm system or fire sprinkler monitoring system is required. Three (3) sets of detailed plans shall be submitted showing the design, system components, signaling devices, fire alarm power supply, control panel and auxiliary devices and functions of the alarm system. Please refer to Fire District Standard No. 133 and current adopted editions of the California Building Code, as well as NFPA Standard 72.

3.3 High-Piled Combustible Storage plans and permit required for storage of combustible materials in closely packed piles, on pallets, in racks, or on shelves where the top of storage is greater than 12 feet in height. High-piled combustible storage also includes certain high-hazard commodities, such as rubber tires, Group A plastics, flammable and combustible liquids, idle pallets, and similar commodities where the top of storage is greater than 6 feet in height. CFC 3202

3.4 Hand-held portable fire extinguishers are required to be installed. The location, type and cabinet design shall be approved by the Community Risk Reduction Division.

3.5 Exit doors, signs and approved path marking shall be installed in accordance with the current adopted edition of the California Building Code, Section 1007

3.6 "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.

3.7 An approved key switch is required on each automatic electric security gate. Fire District Standard No. 117 shall be complied with.

3.8 An approved recessed Fire Department "KNOX" brand key box is required. The key box shall be located at or near the main entrance(s), and shall be provided with a tamper switch and shall be monitored by an approved central station monitoring service. Please refer to Fire District Standard No. 117.

3.9 Commercial, industrial, and multi-family building addresses shall be posted with a minimum eight inch (8") numbers, visible from the street and during the hours of darkness they shall be internally or externally electrically illuminated. Posted numbers shall contrast with the background used and be legible from the street.

Where building set back exceeds 100 feet from the roadway, additional non-illuminated
six inch (6") numbers shall be displayed at the property access entrance. These numbers shall also contrast with the background used. Fire District Standard No. 122 must be complied with.

3.10 Three sets 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.
   b) Building Construction
   c) Fire Sprinkler Systems, designed by C16 contractor or registered engineer, including any fire pumps.
   d) Fire Alarm Systems or Sprinkler Monitoring Systems designed by a C7, C10 contractor or registered engineer.
   e) Knox box and/or security gate locations.
   f) High Piled Combustible Storage
   g) Emergency Radio Coverage

Applicable Standards:

101, 102, 103, 110, 111, 114, 116, 117, 121, 122, 124, 133, 141, 143

CVFD Standards available online at http://www.chinovallleyfire.org