



# A G E N D A

CHINO HILLS CITY COUNCIL  
REGULAR MEETING  
TUESDAY, APRIL 12, 2016

6:00 P.M. CLOSED SESSIONS  
7:00 P.M. PUBLIC MEETING

CIVIC CENTER, CITY COUNCIL CHAMBERS  
14000 CITY CENTER DRIVE, CHINO HILLS, CALIFORNIA

This agenda contains a brief general description of each item to be considered. Except as otherwise provided by law, no action shall be taken on any item not appearing on the agenda unless the City Council makes a determination that an emergency exists or that a need to take immediate action on the item came to the attention of the City subsequent to the posting of the agenda. The City Clerk has on file copies of written documentation relating to each item of business on this Agenda available for public inspection in the Office of the City Clerk, in the public binder located at the entrance to the Council Chambers, and on the City's website at [www.chinohills.org](http://www.chinohills.org) while the meeting is in session. Materials related to an item on this Agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the Office of the City Clerk at 14000 City Center Drive, Chino Hills, CA during normal business hours.

In compliance with the Americans with Disabilities Act, if you require special assistance to participate in this meeting, please contact the City Clerk's Office, (909) 364-2620, at least 48 hours prior to the start of the meeting to enable the City to make reasonable arrangements. Thank you.

Speaker Cards - Those persons wishing to address the City Council on any matter, whether or not it appears on the agenda, are requested to complete and submit to the City Clerk a "Request to Speak" form available at the entrance to the City Council Chambers. In accordance with the Public Records Act, any information you provide on this form is available to the public. You are not required to provide personal information in order to speak, except to the extent necessary for the City Clerk to call upon you. Comments will be limited to three minutes per speaker.

**PLEASE SILENCE ALL PAGERS, CELL PHONES AND OTHER ELECTRONIC EQUIPMENT WHILE COUNCIL IS IN SESSION.** Thank you.

## CITY COUNCIL MEMBERS

ART BENNETT, MAYOR  
RAY MARQUEZ, VICE MAYOR  
ED GRAHAM  
CYNTHIA MORAN  
PETER ROGERS

KONRADT BARTLAM  
CITY MANAGER

MARK D. HENSLEY  
CITY ATTORNEY

CHERYL BALZ  
CITY CLERK

## **6:00 P.M. - CALL TO ORDER - COUNCIL**

1. PUBLIC COMMENTS: At this time members of the public may address the City Council regarding any items appearing on the Closed Session agenda. Those persons wishing to address the City Council are requested to complete and submit to the City Clerk a "Request to Speak" form available at the entrance to the City Council Chambers. Comments will be limited to three minutes per speaker.

## **RECESS INTO CLOSED SESSION**

### **CLOSED SESSION**

2. Conference with real property negotiators pursuant to Government Code Section 54956.8 for price and terms for property located at 2100 Founders Drive; APN's: 1024-431-02 and 03; Tom Cao; Michael Canfield, Foremost Companies; Richard Lewis, Lewis Acquisition Company, LLC; Ryan Aeh, Quail Capital Investments, LLC; and Eric Nelson, Trumark Homes, LLC Negotiators; and Konradt Bartlam, City Negotiator

## **7:00 P.M. - CONVENE MEETING / ROLL CALL**

### **PLEDGE OF ALLEGIANCE TO THE FLAG**

INVOCATION: Pastor Nathan Goble, Chino Valley Community Church

### **ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION**

3. PROCLAMATION - Child Abuse Prevention: Proclaiming April as Child Abuse Prevention Month
4. PROCLAMATION - National Volunteer Week: Proclaiming the week of April 10-16, 2016 as Volunteer Week; to be accepted by Kelly Bracamontes
5. HIGHLIGHTED VOLUNTEER - Kelly Bracamontes: Recognition of Kelly Bracamontes as Highlighted Volunteer of the Quarter, for her volunteer service with Chino Hills Arts Committee
6. INTRODUCTION - New Employees: Introduction of the following new employees:  
Emily Ortiz, Administrative Assistant II, Community Services  
Jessica Mejia, Deputy City Clerk II  
Robyn Harvey, Administrative Assistant I, Engineering



7. **PUBLIC COMMENTS:** At this time members of the public may address the City Council regarding any items within the subject matter jurisdiction of the Council, whether or not the item appears on the agenda, except testimony on Public Hearing items must be provided during those hearings. Individual audience participation is limited to three minutes per speaker. Please complete and submit a speaker card to the City Clerk.

## **A. CITY DEPARTMENT BUSINESS**

**CONSENT CALENDAR ITEMS A1 THROUGH A10** - *All matters listed on the Consent Calendar are considered routine by the City Council and may be enacted by one motion in the form listed below. There will be no separate discussion of these items unless, before the City Council votes on the motion to adopt, Members of the City Council or staff request the matter to be removed from the Consent Calendar for separate action. Removed consent items will be discussed immediately after the adoption of the balance of the Consent Calendar.*

- A1. [Approve March 22, 2016 City Council Meeting Minutes](#)
- A2. [Approve Warrant Registers for period of March 3 through March 16, 2016 in amount of \\$2,539,821.61](#)
- A3. [Receive and file City Official Reports pursuant to Travel, Training and Meetings Reimbursement Policy for period of March 9 through March 22, 2016](#)
- A4. [Receive and file Financial Report for February 2016](#)
- A5. [Approve Treasurer's Report for February 2016](#)
- A6. [Authorize execution of Professional Services Agreement with Onward Engineering in amount not-to-exceed \\$102,230 for preliminary engineering and final design services for Los Serranos Infrastructure - ATP Project](#)
- A7. [Approve Change Order No. 3 to Agreement No. A2015-192 with Sequel Contractors, Inc., in amount of \\$30,861.52 to install omitted street light conduits and three pull boxes on Williams Avenue between Esther and Cecilia Streets for Los Serranos Infrastructure Improvements - Safe Routes to Schools - Phase 2 Project](#)
- A8. [Accept Hickory Creek Stream Restoration as complete and authorize City Clerk to record Notice of Completion](#)
- A9. [Authorize execution of Professional Services Agreement with Raftelis Financial Consultants, Inc., in amount not-to-exceed \\$109,605 to prepare Cost of Service and Rate Design Study for Domestic Water and Recycled Water](#)

- A10. Award bid and contract to C.P. Construction in amount of \$269,670 for Butterfield 10-inch Force Main Relocation at Pine Avenue and Chino Creek - CIP Project D16001; approve transfer of \$134,500 from Unreserved Fund Balance in Sewer Utility Fund to Capital Improvement Fund; and authorize City Manager to approve change orders up to 10% (\$26,967) of awarded contract amount

## **B. ITEMS INITIATED BY COUNCIL**

- B1. Appoint delegate to cast votes on behalf of City at City Selection Committee meeting May 4, 2016; and appoint delegate to cast votes for remainder of Mayor's term

**C. PLANNING COMMISSION MATTERS** - *This portion of the City Council Agenda is for matters from the April 5, 2016 Planning Commission Meeting. No action is required unless two members of the City Council wish to request a review of the matter, in accordance with Section 16.58.070 of the Chino Hills Municipal Code. Expiration of the public appeal period on Planning Commission Items C1 through C5 is April 19, 2016, 5:30 p.m.*

- C1. Tract Home Design Review No. 426 - Tract 16338 (Vila Borba Planning Area 3) CalAtlantic: Adopted a resolution approving Tract Home Design Review No. 426 for development of 149 single-family detached homes located within Tract 16338 (Vila Borba Planning Area 3) located southeast of Butterfield Ranch Road and Avenida De Portugal, based on the findings of facts and subject to the Conditions of Approval: CalAtlantic, Applicant
- C2. Tract Home Design Review No. 427 - Tract 16413 (Vila Borba Planning Area 2) CalAtlantic: Adopted a resolution approving Tract Home Design Review No. 427 for the development of 19 single-family detached homes located within Tract 16413 (Vila Borba Planning Area 2) located southwest of Butterfield Ranch Road and Avenida De Portugal, based on the findings of facts and subject to the Conditions of Approval: CalAtlantic, Applicant
- C3. Extension of Time No. 16EXT01 - Tentative Tract Map 16413: Adopted a resolution approving Extension of Time No. 16EXT01 for Tentative Tract Map 16413 to subdivide 19.86 acres of vacant land to create 19 single-family residential properties (Vila Borba Planning Area 2) located on southwest side of Butterfield Ranch Road and Avenida De Portugal, based on the findings of facts and subject to the Conditions of Approval: CalAtlantic, Applicant
- C4. Extension of Time No. 16EXT02 - Tentative Tract Map 16338: Adopted a resolution approving Extension of Time No. 16EXT02 for Tentative Tract Map 16338 to subdivide 86.4 acres of vacant land to create 149 residential lots (Vila Borba Planning Area 3) located on southeast side of Butterfield Ranch Road and Avenida De Portugal, based on the findings of facts and subject to the Conditions of Approval: CalAtlantic, Applicant

- C5. [Extension of Time No. 16EXT03 - Tentative Tract Map 16414: Adopted a resolution approving Extension of Time No. 16EXT03 for Tentative Tract Map 16414 to subdivide 23.74 acres of vacant land to create 280 multi-family attached dwelling units and 5-acres of commercial \(Vila Borba Planning Area 4\) located on northeast side of Butterfield Ranch Road and Avenida De Portugal, based on the findings of facts and subject to the Conditions of Approval: CalAtlantic, Applicant](#)

**D. PUBLIC HEARING** - *This portion of the City Council Agenda is for all matters that legally require an opportunity for public input. Individual audience participation is encouraged and is limited to three minutes. Please complete and submit a speaker card to the City Clerk.*

- D1. [Adopt resolution approving the annual adjustment to the Traffic, Water, Sewer and Storm Drain Facilities Fees and determine this resolution is exempt from review under the California Environmental Quality Act](#)

## **PUBLIC INFORMATION OFFICER REPORT**

### **SAFETY UPDATES - Police and Fire (if any)**

### **COUNCIL REPORTS**

Chino Valley Unified School District - Mayor Bennett

Southern California Association of Governments - Vice Mayor Marquez

Omnitrans - Council Member Graham

Sanbag - Council Member Graham

Chino Basin Desalter Authority - Council Member Rogers

### **COUNCIL COMMENTS**

**ADJOURN IN MEMORIAM AND IN HOPE:** Adjourn in tribute and honor of those who serve and have served in the Armed Forces at home and abroad. Their sacrifice and strength protect the goals and ideals that have made this Country great

### **ADJOURNMENT:**

# MINUTES

## CITY COUNCIL CITY OF CHINO HILLS

MARCH 22, 2016  
REGULAR MEETING

Mayor Bennett called the Meeting of the City Council of the City of Chino Hills to order at 5:30 p.m. and requested the City Clerk to call roll.

PRESENT: COUNCIL MEMBERS: ART BENNETT  
RAY MARQUEZ  
ED GRAHAM  
CYNTHIA MORAN  
PETER ROGERS

ALSO PRESENT: KONRADT BARTLAM, CITY MANAGER  
MARK HENSLEY, CITY ATTORNEY  
CHERYL BALZ, CITY CLERK

### **PUBLIC COMMENTS**

There were no public comments.

### **LABOR NEGOTIATOR DESIGNATION**

Motion was made by Council Member Moran and seconded by Vice Mayor Marquez to designate City Attorney Mark Hensley as City's Labor Negotiator regarding the City Clerk pursuant to Government Code Section 54957.6.

Motion carried as follows:

AYES: COUNCIL MEMBERS: BENNETT, MARQUEZ, GRAHAM, MORAN,  
ROGERS

NOES: COUNCIL MEMBERS: NONE

ABSENT: COUNCIL MEMBERS: NONE

### **RECESS TO CLOSED SESSION**

Mayor Bennett declared the meeting recessed at 5:32 p.m. for closed session.

### **PERFORMANCE EVALUATION - LABOR NEGOTIATIONS**

Public Employment Performance Evaluation pursuant to Government Code Section 54957 - City Clerk.

### **CLOSED SESSION RECESS**

Mayor Bennett recessed the Closed Session at 6:50 p.m.

**CONVENE REGULAR MEETING AND ROLL CALL**

Mayor Bennett called the regular meeting order at 7:00 p.m.

PRESENT: COUNCIL MEMBERS: ART BENNETT  
RAY MARQUEZ  
ED GRAHAM  
CYNTHIA MORAN  
PETER ROGERS

ABSENT: COUNCIL MEMBERS: NONE

ALSO PRESENT: KONRADT BARTLAM, CITY MANAGER  
MARK HENSLEY, CITY ATTORNEY  
CHERYL BALZ, CITY CLERK  
DENISE CATTERN, PUBLIC INFORMATION OFFICER  
CAPTAIN ROBERT GUILLEN, CHINO HILLS POLICE  
JUDY LANCASTER, FINANCE DIRECTOR  
JOANN LOMBARDO, COMMUNITY DEVELOPMENT DIRECTOR  
NADEEM MAJAJ, PUBLIC WORKS DIRECTOR  
JONATHAN MARSHALL, COMMUNITY SERVICES DIRECTOR  
LYNNAE SISEMORE, ASSISTANT CITY CLERK  
STEVE NIX, CITY ENGINEER  
DEPUTY FIRE CHIEF SCOTT ATKINSON, CHINO VALLEY FIRE  
DEPARTMENT

**PLEDGE OF ALLEGIANCE TO THE FLAG**

Led by Matt Ogle, resident

**INVOCATION**

Led by Senior Pastor Tae-Hyung Ko Ed.D., Good Shepard Presbyterian Church of Chino Hills

**ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION**

There was no reportable action taken in Closed Session.

PROCLAMATION - National Fair Housing Month:

Mayor Bennett presented a Proclamation proclaiming April as National Fair Housing Month to Cristela Nunez, Senior Fair Housing Investigator. Ms. Cristela thanked the City Council for the Proclamation.

PROCLAMATION - Donate Life Month:

Mayor Bennett presented a Proclamation proclaiming April as Donate Life Month to Rob Ralston, Donate Life Ambassador. Mr. Ralston introduced two time donor recipient Matt Ogle and his mother Joyce Ogle. He thanked the City Council for the recognition and their continued support of Donate Life California.

PRESENTATION - Southern California Edison Tehachapi Renewable Transmission Project (TRTP) Update:

Southern California Edison (SCE) Government Affairs Representative Adriana Mendoza introduced Jennifer Wolf, Transition Stations Project Manager and James Sheftal,

Undergrounding Project Manager for the Tehachapi Renewable Transmission Project (TRTP) who provided an update on the project and gave a PowerPoint presentation, which is on file in the City Clerk's Office.

### **PUBLIC COMMENTS**

Chris Foster, Chino Valley Chamber of Commerce, announced upcoming events for the organization.

### **CITY DEPARTMENT BUSINESS**

#### **CONSENT CALENDAR**

Motion was made by Council Member Rogers and seconded by Council Member Graham to approve the following items on the Consent Calendar:

#### **MINUTES**

The City Council approved the March 8, 2016 City Council Meeting Minutes, as presented.

#### **WARRANT REGISTERS**

The City Council approved the Warrant Registers for the period of February 18 through March 2, 2016 in the amount of \$3,185,222.51, as presented.

#### **CITY OFFICIAL REPORTS**

The City Council received and filed the City Official Reports pursuant to the Travel, Training and Meetings Reimbursement Policy for the period of February 24 through March 8, 2016, as presented.

#### **AGREEMENT - TEMPORARY EMPLOYEES**

The City Council authorized the execution of Professional Services Agreement No. A2016-058 with Robert Half International, Inc., in an amount not-to-exceed \$56,000 for the use of temporary employees for support services to the Community Relations Division and the Community Development Department.

#### **AGREEMENT - ENVIRONMENTAL IMPACT REPORT ADDENDUM - VILA BORBA**

The City Council authorized the execution of Professional Services Agreement No. A2016-059 with LSA Associates, Inc., in the amount of \$60,597 to prepare an Addendum to the Environmental Impact Report (EIR) as outlined in the written staff report for Tract 16414 of the Vila Borba Project located east and west of Butterfield Ranch Road, north of the Hunters Hills development and south of Pine Avenue.

#### **UNCLAIMED FUNDS - RECTRAC HOUSEHOLD ACCOUNT**

The City Council (1) authorized the publication of a notice for two successive weeks in a newspaper of general circulation for unclaimed funds held by the City of Chino Hills in RecTrac Household Account for three or more years; and (2) authorized monies not claimed within 60 days after the publication of the first notice to become property of the City and transferred to the Recreation Fund.

### **VILA BORBA PARK ACCEPTANCE - RESOLUTION ADOPTED**

The City Council adopted Resolution No. 2016R-013, *accepting Vila Borba Park into the City-Maintained System.*

Motion carried as follows:

AYES: COUNCIL MEMBERS: BENNETT, MARQUEZ, GRAHAM, MORAN, ROGERS

NOES: COUNCIL MEMBERS: NONE

ABSENT: COUNCIL MEMBERS: NONE

### **PLANNING COMMISSION MATTERS**

#### **CUSTOM HOME DESIGN REVIEW NO. 423 – 15333 MONTEREY AVENUE**

Adopted a resolution finding that the project is exempt from review under the California Environmental Quality Act and approved Custom Home Design Review No. 423, Minor Variance No. 16MNV01 and Major Variance No. 16MJV01 for development of a two-story, single-family detached residence consisting of 2,004 square feet of livable space with attached 542-square foot, two-car garage, based on the findings of facts and subject to the Conditions of Approval: Steven Letran, Applicant, representing owner Tran Pham.

There was no action taken on the foregoing Planning Commission item.

### **PUBLIC INFORMATION OFFICER REPORT**

Public Information Officer (PIO) Cattern announced that the Healthy Steering Committee is seeking applicants of residents who are interested in prioritizing health and improving the quality of life in Chino Hills. The application must be submitted by 3:30 p.m. on Friday, March 25, 2016 to the City Clerk's office on the second floor of City Hall. For an application visit the City's website at: [www.chinohills.org/HealthyHillsApplication](http://www.chinohills.org/HealthyHillsApplication). PIO Cattern announced the Easter Egg-Citement event on Saturday, March 26, 2016 will be held at the Chino Hills Community Park from 11:00 a.m. to 2:00 p.m. For a schedule, visit the City's website at: [www.chinohills.org/Easter](http://www.chinohills.org/Easter). She announced that the City of Chino Hills and Republic Services have scheduled a free mulch giveaway on Saturday, April 2, 2016 starting at 7:30 a.m. until supplies last. The giveaway will be located at the intersection of Chino Hills Parkway and Eucalyptus Avenue, and each participant is limited to 60 gallons of mulch and must bring their own shovel and container. Lastly, PIO Cattern announced that the Chino Hills Parks and Recreation Commission is seeking High School Juniors and Seniors to serve as a student member on the Commission. The application must be submitted by 5:00 p.m. on Wednesday, April 13, 2016 to the City Clerk's office on the second floor of City Hall. For an application visit the City's website at: [www.chinohills.org/ParksandRec/Application](http://www.chinohills.org/ParksandRec/Application).

### **SAFETY UPDATES**

**Police:** Chief Guillen announced that there was a confrontation between two men today that ended tragically, and that the Sheriff's Department is currently conducting an investigation.

## **COUNCIL REPORTS**

### **WATER FACILITIES AUTHORITY**

Council Member Rogers reported that the meeting included discussions regarding rehabilitation of the Upland facility.

## **COUNCIL COMMENTS**

**Moran:** Council Member Moran reminded everyone that the 6th Annual Spring Home Tour will be held on April 10th from 1:00 to 4:00 p.m., following a reception at the Chino Hills Community Center. She publically thanked Clare Schlotterbeck for guiding her through the Chino Hills State Park along with providing the history of the hills.

**Marquez:** Vice Mayor Marquez asked staff to install larger "no smoking" and "dogs must be on a leash" signs at the Vila Borba Dog Park. He said that too many patrons are smoking within the dog run enclosure, and that too many dogs are roaming freely outside the fenced in area. He also asked that Parks and Recreation or Public Works staff display City operation booths during Career Day at Canyon Hills High School.

**Graham:** Council Member Graham congratulated the Ruben S. Ayala and Chino Hills High School basketball teams for their ongoing success.

**Rogers:** Council Member Rogers also applauded the Ruben S. Ayala and Chino Hills High School basketball teams for their current triumphs. He announced the Chino Hills Kids Art Expo sponsored event at the Shoppes on April 23, 2016 from 10:00 a.m. to 1:00 p.m. He asked staff for a status update about the Los Serranos property whose driveway access was blocked to gain sidewalk access for the project.

City Manager Bartlam responded that the property has a deficient driveway length and a history of lengthy code enforcement violations. He said that the City will provide the property owner with access to their garage, and will be working with the Engineering Department to rectify the matter.

**Bennett:** Mayor Bennett encouraged several students in the audience to speak at the podium.

Ayala High School and Don Lugo High School students spoke about how they are attending the City Council meeting to fulfill their Government class requirements.

Mayor Bennett recognized members in the audience Sara Evinger and Mike Kreeger of the Chino Valley Independent Fire District, along with World War II Veteran Wilbur Richardson.

Mayor Bennett asked the Citizen on Patrol (COP) members to speak about the passing of Lauro Baca Jr.

Two of the four members of the Citizen on Patrol volunteers spoke kind words about Lauro Baca Jr. and thanked Council for paying tribute him.



**ADJOURN IN MEMORIAM AND IN HOPE:**

Mayor Bennett adjourned in memory of Chino Hills Citizen on Patrol Member Lauro Baca Jr. who passed away on March 15, 2016.

**ADJOURNMENT**

Mayor Bennett adjourned at 7:42 p.m.

Respectfully submitted,

CHERYL BALZ, CITY CLERK

APPROVED:

## COUNCIL AGENDA STAFF REPORT



Meeting Date: April 12, 2016

Public Hearing: ☐

Discussion Item: ☐

Consent Item: ☒

CITY CLERK USE ONLY

Item No.: A02

April 5, 2016

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: CITY OF CHINO HILLS WARRANT REGISTERS FOR WARRANTS  
ISSUED FOR THE PERIOD MARCH 3, 2016 – MARCH 16, 2016, IN AN  
AMOUNT OF \$2,539,821.61

### RECOMMENDATION:

Approve the attached Warrant Registers for the time period mentioned above.

### BACKGROUND/ANALYSIS:

The Warrant Registers are listings of all payments made by the City of Chino Hills during a given period of time, exclusive of personnel costs. Warrant Registers and Wire Transfers listing reflecting payments over \$25,000 or those referred by the Finance Committee are regularly submitted for City Council's review and approval as an agenda item at each City Council meeting. During the period of March 3, 2016, to March 16, 2016, payments in excess of \$25,000 have been issued totaling \$2,539,821.61.

The Warrant Register is reviewed by the Finance Committee prior to the City Council meeting.

### FISCAL IMPACT:

The cash held by the City's various funds, including the General Fund, is reduced as a result of paying the City's authorized expenditure requests.

Respectfully submitted,

FINANCE COMMITTEE

Mayor Art Bennett

Council Member Peter Rogers

Konradt Bartlam, City Manager

Judy R. Lancaster, Finance Director

ITEMS EXCEEDING \$25,000.00

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EXPENDITURE APPROVAL LIST  
AS OF: 03/09/2016 PAYMENT DATE: 03/09/2016

PREPARED 03/07/2016, 11:26:34  
PROGRAM: GM339L  
CITY OF CHINO HILLS

VEND NO	SEQ#	VENDOR NAME	NO	NO	BK	CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EXT, ERY OR HAND-ISSUED AMOUNT
0000529	00	CHINO VALLEY UNIFIED SCHOOL DISTRICT								
M/O FEB'16	004468	00 03/09/2016	009-0000-223.11-00	SPECIAL TAX "A" CFD#9					1,225,032.96	
M/O FEB'16	004469	00 03/09/2016	009-0000-223.11-00	SPECIAL TAX "A" CFD#5					41,921.28	
M/O FEB'16	004470	00 03/09/2016	009-0000-223.11-00	SPECIAL TAX "A" CFD#6					18,631.68	
				VENDOR TOTAL *					1,285,585.92	
0005530	00	DELL MARKETING L.P.								
XJWK6884	PI4811	160315 00 03/09/2016	552-2520-888.31-10	COMPUTER MAINT./REPAIRS					32,312.33	
				VENDOR TOTAL *					32,312.33	
0007227	00	H & H GENERAL CONTRACTORS, INC.								
11	PI4798	150590 00 03/09/2016	399-7100-888.81-10	ENGINEERING SERVICES					37,398.08	
				VENDOR TOTAL *					37,398.08	
0000409	00	INLAND EMPIRE UTILITIES AGENCY								
90017631	004494	00 03/09/2016	500-8113-888.31-30	VOLUMETRIC FLOW CHARGES					1,478.61	
90017678	004495	00 03/09/2016	501-8120-888.31-65	EDU/OPERATIONS&MAINT:JAN6					396,956.83	
90017581	004496	00 03/09/2016	501-8120-888.31-66	PASS THRU/EXCESS STRENGTH					1,150.75	
				VENDOR TOTAL *					399,586.19	
				TOTAL EXPENDITURES ****					1,754,882.52	
				GRAND TOTAL *****						

EXPENDITURE APPROVAL LIST  
AS OF: 03/16/2016 PAYMENT DATE: 03/16/2016PREPARED 03/14/2016, 10:56:32  
PROGRAM: GM339L  
CITY OF CHINO HILLS

VEND NO	SEQ#	VENDOR NAME	NO	NO	BNK CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
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0004170	00	CLS LANDSCAPE MANAGEMENT, INC.							
191079		PI5089 160268	00	03/16/2016	001-8400-888.50-10	LANDSCAPE SERVICES	8,987.05		
191079		PI5090 160268	00	03/16/2016	031-8400-888.50-10	LANDSCAPE SERVICES	2,501.00		
191079		PI5091 160268	00	03/16/2016	045-8400-888.50-10	LANDSCAPE SERVICES	47,096.61		
191079		PI5092 160268	00	03/16/2016	050-8400-888.50-10	LANDSCAPE SERVICES	6,705.10		
191079		PI5093 160268	00	03/16/2016	061-8400-888.50-10	LANDSCAPE SERVICES	2,505.36		
191079		PI5094 160268	00	03/16/2016	071-8400-888.50-10	LANDSCAPE SERVICES	25,068.00		
191079		PI5095 160268	00	03/16/2016	073-8400-888.50-10	LANDSCAPE SERVICES	5,139.61		
191079		PI5096 160268	00	03/16/2016	123-8400-888.50-10	LANDSCAPE SERVICES	65.11		
191079		PI5097 160268	00	03/16/2016	124-8400-888.50-10	LANDSCAPE SERVICES	653.40		
191093		PI4950 160274	00	03/16/2016	500-8113-888.31-90	LANDSCAPE SERVICES	676.00		
						VENDOR TOTAL *	99,397.24		
0000011	00	EXCEL LANDSCAPE, INC.							
86528		PI4965 160537	00	03/16/2016	001-2510-888.50-10	LANDSCAPE SERVICES	154.99		
86652		PI5136 160267	00	03/16/2016	001-2510-888.50-10	LANDSCAPE SERVICES	3,646.00		
86651		PI5143 160538	00	03/16/2016	001-2510-888.50-10	LANDSCAPE SERVICES	7,300.80		
86652		PI5137 160267	00	03/16/2016	001-8400-888.50-10	LANDSCAPE SERVICES	5,130.00		
86652		PI5138 160267	00	03/16/2016	031-8400-888.50-10	LANDSCAPE SERVICES	3,480.00		
86651		PI5144 160538	00	03/16/2016	031-8400-888.50-10	LANDSCAPE SERVICES	3,931.20		
86548		PI4952 160278	00	03/16/2016	040-8400-888.50-10	LANDSCAPE SERVICES	303.60		
86550		PI4955 160278	00	03/16/2016	040-8400-888.50-10	LANDSCAPE SERVICES	111.61		
86652		PI5139 160267	00	03/16/2016	040-8400-888.50-10	LANDSCAPE SERVICES	17,808.00		
86532		PI4951 160278	00	03/16/2016	045-8400-888.50-10	LANDSCAPE SERVICES	75.00		
86549		PI4953 160278	00	03/16/2016	045-8400-888.50-10	LANDSCAPE SERVICES	775.77		
86550		PI4956 160278	00	03/16/2016	045-8400-888.50-10	LANDSCAPE SERVICES	272.06		
86551		PI4957 160278	00	03/16/2016	045-8400-888.50-10	LANDSCAPE SERVICES	204.22		
86652		PI5140 160267	00	03/16/2016	045-8400-888.50-10	LANDSCAPE SERVICES	32,513.00		
86549		PI4954 160278	00	03/16/2016	121-8400-888.50-10	LANDSCAPE SERVICES	124.05		
86652		PI5141 160267	00	03/16/2016	121-8400-888.50-10	LANDSCAPE SERVICES	4,915.00		
						VENDOR TOTAL *	80,745.30		
0005298	00	PCR SERVICES CORPORATION							
16-1106		PI5074 150781	00	03/16/2016	005-4200-888.30-30	CONTRACT SERVICES	36,493.75		
						VENDOR TOTAL *	36,493.75		
0000608	00	SBCERA							
PP 06/16		PR0316	00	03/16/2016	575-0000-216.20-06	SURVIVOR BENEFIT:EMPLOYEE	251.12		
PP 06/16		PR0316	00	03/16/2016	575-0000-217.35-05	CITY CONTR GEN MBR:TIER 1	145,493.08		
PP 06/16		PR0316	00	03/16/2016	575-0000-217.36-05	CITY CONTR GEN MBR:TIER 2	11,723.32		
PP 06/16		PR0316	00	03/16/2016	575-0000-217.35-10	NON-REDEMBL GEN MBR CONTRB	22,398.24		
PP 06/16		PR0316	00	03/16/2016	575-0000-217.35-13	EMPL PAID PRETAX CONTRBTRN	8,930.72		
PP 06/16		PR0316	00	03/16/2016	575-0000-217.36-13	EMPLOYEE RET. COST:TIER 2	3,658.36		
PP 06/16		PR0316	00	03/16/2016	575-0000-217.35-14	EXEMPT ADDET'L RETIREMENT	3,255.95		
PP 06/16		PR0316	00	03/16/2016	575-0000-217.35-15	REFUNDABLE GEN MBR CONTRB	10,017.72		
PP 06/16		PR0316	00	03/16/2016	575-0000-217.35-20	SURVIVORS BENEFIT:EMPLOYER	251.12		
PP 06/16		PR0316	00	03/16/2016	575-0000-217.35-16	RETIREMENT SERVICE CREDIT	218.38		
						VENDOR TOTAL *	206,198.01		
0007291	00	SEQUEL CONTRACTORS, INC.							

EXPENDITURE APPROVAL LIST  
AS OF: 03/16/2016 PAYMENT DATE: 03/16/2016

PREPARED 03/14/2016, 10:56:32  
PROGRAM: GM339L  
CITY OF CHINO HILLS

VEND NO	SEQ#	VENDOR NAME	INVOICE NO	VOUCHER P.O.	BNK	CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
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0007291	00	SEQUEL CONTRACTORS, INC.						ENGINEERING SERVICES	16,012.86	
03/021616		PI4961 160416	00	03/16/2016			017-1160-888.79-11	ENGINEERING SERVICES	142,523.62	
03/021616		PI4962 160416	00	03/16/2016			399-7100-888.81-10	ENGINEERING SERVICES		
VENDOR TOTAL *										
0000245	00	SOUTHERN CALIFORNIA EDISON CO.							158,536.48	
2264087388	MAR6004716		00	03/16/2016			001-2510-888.60-15	ELECTRIC/STREET LITE BILL	2,069.59	
2264087800	MAR6004717		00	03/16/2016			001-8400-888.60-15	ELECTRIC/STREET LITE BILL	2,557.07	
2270597321	MAR6004724		00	03/16/2016			003-0950-888.60-15	ELECTRIC/STREET LITE BILL	51.51	
2264088808	MAR6004718		00	03/16/2016			010-8300-888.60-15	ELECTRIC/STREET LITE BILL	2,429.20	
2264091158	MAR6004720		00	03/16/2016			010-8300-888.60-20	ELECTRIC/STREET LITE BILL	27,704.57	
2271636854	MAR6004731		00	03/16/2016			010-8300-888.60-15	ELECTRIC/STREET LITE BILL	41.53	
2278582051	MAR6004733		00	03/16/2016			010-8300-888.60-20	ELECTRIC/STREET LITE BILL	331.97	
2284813268	MAR6004736		00	03/16/2016			010-8300-888.60-20	ELECTRIC/STREET LITE BILL	96.31	
228635943	MAR6004737		00	03/16/2016			010-8300-888.60-20	ELECTRIC/STREET LITE BILL	60.33	
2353915630	MAR6004738		00	03/16/2016			010-8300-888.60-20	ELECTRIC/STREET LITE BILL	65.22	
2288705178	MAR6004726		00	03/16/2016			031-8400-888.60-15	ELECTRIC/STREET LITE BILL	471.49	
2264093865	MAR6004721		00	03/16/2016			045-8400-888.60-20	ELECTRIC/STREET LITE BILL	7,672.72	
2264095019	MAR6004722		00	03/16/2016			045-8400-888.60-15	ELECTRIC/STREET LITE BILL	3,455.67	
2013942867	MAR6004710		00	03/16/2016			050-8400-888.60-15	ELECTRIC/STREET LITE BILL	83.08	
2011972346	MAR6004728		00	03/16/2016			050-8400-888.60-20	ELECTRIC/STREET LITE BILL	849.51	
2013945662	MAR6004711		00	03/16/2016			061-8400-888.60-15	ELECTRIC/STREET LITE BILL	58.51	
2013945662	MAR6004712		00	03/16/2016			061-8400-888.60-20	ELECTRIC/STREET LITE BILL	323.51	
2013945761	MAR6004713		00	03/16/2016			071-8400-888.60-15	ELECTRIC/STREET LITE BILL	1,646.78	
2270597321	MAR6004723		00	03/16/2016			071-8400-888.60-15	ELECTRIC/STREET LITE BILL	51.51	
2288705178	MAR6004727		00	03/16/2016			071-8400-888.60-20	ELECTRIC/STREET LITE BILL	25.85	
2281642215	MAR6004734		00	03/16/2016			072-8400-888.60-20	ELECTRIC/STREET LITE BILL	360.37	
2281642215	MAR6004735		00	03/16/2016			072-8400-888.60-20	ELECTRIC/STREET LITE BILL	619.46	
2278087176	MAR6004732		00	03/16/2016			073-8400-888.60-20	ELECTRIC/STREET LITE BILL	82.01	
2013941695	MAR6004709		00	03/16/2016			121-8400-888.60-15	ELECTRIC/STREET LITE BILL	1,177.77	
2264091158	MAR6004719		00	03/16/2016			123-8400-888.60-20	ELECTRIC/STREET LITE BILL	245.24	
2011973674	MAR6004730		00	03/16/2016			123-8400-888.60-20	ELECTRIC/STREET LITE BILL	174.36	
2011973542	MAR6004729		00	03/16/2016			124-8400-888.60-20	ELECTRIC/STREET LITE BILL	107.82	
2013946736	MAR6004714		00	03/16/2016			500-8113-888.60-25	ELECTRIC/STREET LITE BILL	35,005.17	
2236516498	MAR6004715		00	03/16/2016			501-8120-888.60-15	ELECTRIC/STREET LITE BILL	965.82	
2264173790	MAR6004723		00	03/16/2016			501-8120-888.60-15	ELECTRIC/STREET LITE BILL	1,446.19	
VENDOR TOTAL *										
0007378	00	SWAGIT PRODUCTIONS, LLC							90,230.14	
6879		PI4969 160633	00	03/16/2016			552-2520-888.31-10	COMPUTER SERVICES	750.00	
6878		004690	00	03/16/2016			552-2520-888.31-10	COMPUTER SOFTWARE/SUPPLIE	6,975.00	
6878		004691	00	03/16/2016			552-2520-888.80-50	COMPUTER SOFTWARE/SUPPLIE	23,200.00	
VENDOR TOTAL *										
0001641	00	WEST COAST ARBORISTS, INC.							30,925.00	
113071		PI5087 160264	00	03/16/2016			031-8400-888.50-12	LANDSCAPE SERVICES	2,010.00	
112724		PI5070 160264	00	03/16/2016			033-8300-888.50-12	LANDSCAPE SERVICES	2,330.00	
113069		PI5086 160264	00	03/16/2016			033-8300-888.50-12	LANDSCAPE SERVICES	3,660.00	
113058		PI4946 160264	00	03/16/2016			040-8400-888.50-12	LANDSCAPE SERVICES	1,370.00	
113072		PI5088 160264	00	03/16/2016			045-8400-888.50-12	LANDSCAPE SERVICES	16,330.00	

EXPENDITURE APPROVAL LIST  
AS OF: 03/16/2016 PAYMENT DATE: 03/16/2016

PREPARED 03/14/2016, 10:56:32  
PROGRAM: GM339L  
CITY OF CHINO HILLS

VEND NO	SEQ#	VENDOR NAME	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, BPAY OR HAND-ISSUED AMOUNT
0001641	00	WEST COAST ARBORISUS, INC.	071-8400-888.50-12	LANDSCAPE SERVICES	720.00	
113070		PI4947 160264 00 03/16/2016				
VENDOR TOTAL *					26,420.00	
TOTAL EXPENDITURES ****					728,945.92	
GRAND TOTAL *****						728,945.92

# Outgoing Wire Transfers Over \$25,000

From 3/3/16 to 3/16/16

Vendor Name	Due Date	Account Number	Item Description	Amount
Federal EFTPS	3/9/2016	575-0000-218-1000	P/R Tax Transfer - Federal	55,993.17
Grand Total Transfers Over \$25,000 *****				<u>55,993.17</u>

## COUNCIL AGENDA STAFF REPORT

CITY CLERK USE ONLY



Meeting Date: April 12, 2016

Item No.: A03

Public Hearing: ☐

Discussion Item: ☐

Consent Item: ☒

April 5, 2016

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: CITY OFFICIAL REPORTS

### RECOMMENDATION:

Receive and file pursuant to the City's Travel, Training and Meetings Reimbursement Policy City Official Reports.

### BACKGROUND/ANALYSIS:

In accordance with Government Code Section 53232.2 and 53232.3, implementing Assembly Bill 1234 (AB 1234) effective January 1, 2006, the City's Travel, Training and Meetings Policy was amended to reflect those changes. The City Official Report provides a brief report regarding the purpose and subject matter of meetings for the period through March 22, 2016.

### REVIEW BY OTHERS:

The report format has been reviewed by the City Attorney.

### FISCAL IMPACT:

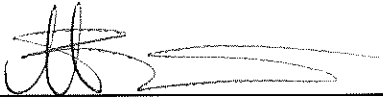
Travel, Training and Meeting expenses are included within the City's adopted budget for Fiscal Year 2015/2016.



ENVIRONMENTAL REVIEW:

This proposed action is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA regulations (14 California Code Regulations §§ 15000, et seq.) because it constitutes an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. Accordingly, this action does not constitute a "project" that requires environmental review (see specifically 14 CC § 15378 (b)(4-5)).

Recommended by,

A handwritten signature in black ink, appearing to be 'Konradt Bartlam', written over a horizontal line.

Konradt Bartlam, City Manager

KB:ssr

**CITY OFFICIAL REPORT  
CITY OF CHINO HILLS**

PERIOD TO COVER: 03/09/16 -- 03/22/16

[illegible]

\*Details on expenses are maintained in the Finance Department.

## COUNCIL AGENDA STAFF REPORT

CITY CLERK USE ONLY



Meeting Date: April 12, 2016

Item No.: A04

Public Hearing: ☐

Discussion Item: ☐

Consent Item: ☐

April 5, 2016

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: MONTHLY FINANCIAL REPORT

### RECOMMENDATION:

Receive and file the Financial Report for February 2016.

### BACKGROUND/ANALYSIS:

The Financial Report for February 2016 is attached for your review. The purpose of the monthly Financial Report is to inform the City Council, the City's citizens, and the City's staff about the financial progress of the City in meeting its service mission. The information includes the budgetary information for the City's annual financial plan as well as the actual resources received and the use of these resources in fulfilling the financial plan.

The monthly Financial Report format was designed to present comparative information for the current fiscal year as well as the prior fiscal year:

Current Fiscal Year: This section reports the original budget, the revised budget which includes any approved changes made during the fiscal year, and a proration of the revised budget based on the number of months that have lapsed during the fiscal year. Following the budget presentation columns, the year-to-date actual expenditures for the fiscal year are reported and the dollar and percentage amounts that the year-to-date actual expenditures varied from the pro-rated (year-to-date) revised budget. Any variance of 10 percent or more is explained in the footnotes that are attached to the Financial Report. The footnote legend appears at the right of the column that reports the percentage variance.

Prior Fiscal Year: This section reports the year-to-date prior fiscal year actual expenditures and the dollar and percentage amounts that the year-to-date prior year actual expenditures varied from the year-to-date current year actual expenditures. Please note that the percentage variance footnotes relate only to the variance of the current year actual expenditures vs. the current year budget; the footnotes do not explain the prior year percentage variances.

Another design feature of the report is the schedule of revenues and expenditures by major fund types that are listed down the left margin of the report. The principal discretionary resource fund, the General Fund, is listed first and discloses its major revenue categories and the City functions for which these revenues are a financing resource. Following the General Fund, the Recreation Operations Fund, and the Community Development Operations Fund, the non-discretionary enterprise and non-enterprise funds are reported showing their respective revenue and expenditures in a consolidated format.

The report also will show each fund's "bottom line". That is, the net revenues and expenditures for the governmental type funds (such as the General Fund, Development Fee Funds, and Lighting and Landscaping District Funds), and the net profit for the enterprise funds (such as the Water Fund and Sewer Fund).

All accruals are made at the end of the fiscal year. Therefore, the amounts reported could be subject to significant adjustments, upward or downward, at the end of the fiscal year.

REVIEW BY OTHERS:

None.

ENVIRONMENTAL REVIEW:

This proposed action is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq.; "CEQA") and CEQA regulations (14 California Code Regulations §§15000, et. seq.) because it does not involve any commitment to a specific project which could result in a potentially significant physical impact on the environment; and constitutes an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. Accordingly, this action does not constitute a "project" that requires environmental review (see specifically 14 CCR § 15378(b)(4-5)).

Respectfully submitted:

Recommended by:



Konradt Bartlam, City Manager



Judy R. Lancaster, Finance Director

KB:JRL:PA:EC:dk

Attachment



**City of Chino Hills**  
**Revenues, Expenditures, and Transfers**  
**Budget and Actual Comparative Analysis**  
**for the Month Ending February 29, 2016**

Month: 8	GENERAL FUND	CURRENT YEAR					PRIOR YEAR		
		Original Annual Budget	Revised Annual Budget	Year to Date Revised Budget	Year to Date Actual	Year to Date Revised Budget vs Actual Variance	Percentage Variance	Prior Year	
								Actual vs Current Year Actual	Percentage Variance
	<b>REVENUES</b>								
	Property taxes	4,597,200	4,597,200	3,064,800	2,504,115	(560,685)	(18.29%)	2,379,733	124,382
	Property taxes-Triple Flip	1,954,200	610,700	407,133	354,301	(52,832)	(12.98%)	789,265	(434,964)
	Property taxes-VLF Swap	7,086,900	7,203,600	4,802,400	3,601,800	(1,200,600)	(25.00%)	3,455,419	146,381
	Sales taxes	5,862,600	7,011,700	4,674,467	2,993,423	(1,681,043)	(35.96%)	2,963,919	29,504
	Other taxes	1,481,600	1,481,600	987,733	985,108	(2,625)	(0.27%)	842,319	142,789
	Total taxes	20,982,500	20,904,800	13,936,533	10,438,748	(3,497,786)	(25.10%)	10,430,655	8,093
	Motor vehicle in-lieu fees	31,300	31,300	20,867	31,309	10,442	50.04%	32,363	(1,054)
	Fines and Penalties	464,100	464,100	309,400	305,812	(3,588)	(1.16%)	300,435	5,377
	Interest income and franchise fees	3,293,500	3,293,500	2,195,667	1,560,088	(635,579)	(28.95%)	1,503,611	56,477
	Engineering Fee	1,623,200	1,623,200	1,082,133	972,101	(110,033)	(10.17%)	1,052,748	(80,647)
	Cost reimbursements	474,900	1,019,900	679,933	743,337	63,404	9.32%	369,412	373,925
	Other revenues	10,726,800	10,726,800	7,151,200	6,869,985	(281,215)	(3.93%)	5,522,433	1,347,552
	Operating transfers	1,609,800	15,928,800	10,619,200	15,235,123	4,615,923	43.47%	4,952	15,230,171
	Total revenues	39,206,100	53,992,400	35,994,933	36,156,502	161,568	0.45%	19,216,609	16,939,893
	<b>EXPENDITURES</b>								
	Legislative								
	City Council	257,600	272,300	181,533	180,545	988	0.54%	173,876	(6,669)
	City Attorney	350,000	350,000	233,333	144,236	89,097	38.18%	135,343	(8,893)
	City Clerk	1,128,100	1,223,100	815,400	732,817	82,583	10.13%	651,822	(80,995)
	Contract Services	187,500	187,500	125,000	101,897	23,104	18.48%	101,897	-
	City Manager								
	Administration	1,062,200	1,170,200	780,133	665,210	114,924	14.73%	684,097	18,887
	Public Safety	12,058,800	12,060,600	8,040,400	8,440,380	(399,980)	(4.97%)	7,607,270	(833,110)
	Community Relations	636,200	640,100	426,733	353,119	73,614	17.25%	336,761	(16,358)
	Human Resources	404,800	426,600	284,400	245,029	39,371	13.84%	204,408	(40,621)
	Risk Management	1,408,300	1,416,400	944,267	1,381,759	(437,492)	(46.33%)	2,490,451	1,108,692
	Emergency Preparedness	246,400	251,200	167,467	84,008	83,459	49.84%	146,605	62,597
	Code Enforcement/Neighborhood Svcs (Prior Yr)	544,000	598,000	398,667	347,452	51,215	12.85%	497,185	149,733
	Engineering								
	Engineering Administration	1,824,600	1,944,400	1,296,267	1,145,462	150,805	11.63%	1,115,721	(29,741)

Month: 8

GENERAL FUND (continued)

EXPENDITURES

Finance

Administration  
Non-Departmental  
Development Program

Public Works

Administration  
Facility and Equipment Maintenance  
Other Maintenance

Interfund Transfers

Capital Improvement Projects

Operating Transfers

Total expenditures

Net revenues over/(under)

expenditures

LIAB INSURANCE RATE STABILIZATION FUND

Operating Transfers

Total revenues

Expenditures

Net revenues and expenditures

RECREATION OPERATIONS FUND

Revenues

Operating Transfers

Total revenues

Expenditures

Net revenues and expenditures

COMMUNITY DEVELOPMENT OPERATIONS

Community Development Fees

Operating Transfers

Total revenues

Expenditures

Administration

Building Services

Development Services

Economic Development

Operating Transfers

Total expenditures

Net revenues and expenditures

	CURRENT YEAR					PRIOR YEAR		
	Original Annual Budget	Revised Annual Budget	Year to Date Revised Budget	Year to Date Actual	Year to Date vs Actual Variance	Year to Date Actual	Prior Year Actual vs Current Year Actual Variance	Percentage Variance
2,441,000	2,584,100	1,722,733	1,458,612	264,121	(6)	1,328,552	(130,060)	(9.79%)
60,300	60,300	40,200	32,498	7,702	(6)	36,487	3,989	10.93%
2,932,800	17,251,800	11,501,200	15,620,941	(4,119,741)	(12) & (16)	1,300,378	(14,320,563)	N/A
1,043,600	1,102,400	734,933	656,185	78,749	(6)	566,088	(90,097)	(15.92%)
1,773,200	1,838,700	1,225,800	1,024,263	201,537	(6)	1,003,818	(20,445)	(2.04%)
1,417,200	2,020,800	1,347,200	1,052,789	294,411	(6)	802,194	(250,595)	(31.24%)
2,316,200	2,306,400	1,537,600	41,336	1,496,264	(5)	156,080	114,744	73.52%
6,174,000	7,908,200	5,272,133	4,660,657	611,477	(5)	3,843,136	(817,521)	(21.27%)
38,266,800	55,613,100	37,075,400	38,369,194	(1,293,794)	(3.49%)	23,182,169	(115,187,026)	(65.51%)
939,300	(1,620,700)	(1,080,467)	(2,212,692)	(1,132,226)		(3,965,560)	1,752,867	44.20%
1,100,000	1,100,000	733,333	-	(733,333)	(5)	-	-	N/A
1,100,000	1,100,000	733,333	-	(733,333)		-	-	N/A
1,100,000	-	-	-	(733,333)		-	-	N/A
1,372,100	1,372,100	914,733	803,404	(111,329)	(7)	748,712	54,692	7.30%
4,293,600	4,460,900	2,973,933	2,863,000	(110,933)		2,035,170	827,830	40.68%
5,665,700	5,833,000	3,888,667	3,666,404	(222,263)		2,783,882	882,522	31.70%
5,665,700	5,887,500	3,925,000	3,399,058	525,942	(6)	3,187,844	(211,214)	(6.63%)
-	(54,500)	(36,333)	267,346	303,680		(403,962)	671,308	166.18%
4,356,800	4,171,800	2,781,200	2,198,115	(583,085)	(4)	1,167,181	1,030,934	88.33%
-	136,000	90,667	-	(90,667)	(5)	1,264,600	(1,264,600)	(100.00%)
4,356,800	4,307,800	2,871,867	2,198,115	(673,751)		2,431,781	(233,666)	(9.61%)
1,282,200	1,358,300	905,533	806,512	99,021	(6)	752,171	(54,341)	(7.22%)
1,345,000	1,411,200	940,800	784,452	156,348	(6)	681,813	(102,639)	(15.05%)
850,300	931,600	621,067	456,979	164,087	(6)	437,339	(19,640)	(4.49%)
114,700	169,700	113,133	109,901	3,233		108,276	(1,625)	(1.50%)
225,800	225,800	150,533	-	150,533	(5)	-	-	0.00%
3,818,000	4,096,600	2,731,067	2,157,844	573,223		1,979,599	(178,245)	(9.00%)
538,800	211,200	140,800	40,271	(100,529)		452,182	(411,911)	(91.09%)



Month:	8	CURRENT YEAR							PRIOR YEAR		
		Year			Year to Date		Percentage Variance	Prior Year		Percentage Variance	
		Original Annual Budget	Revised Annual Budget	Year to Date Actual	Year to Date Revised Budget	Actual vs Variance		Actual vs Variance			
<u>WATER FUND</u>											
<u>REVENUES</u>											
Water sales		28,637,900	19,091,933	14,695,582	(4,396,351)	(23.03%)	(8)	17,392,654	(2,697,072)	(15.51%)	
Other revenue		3,423,300	2,282,200	1,385,809	(896,391)	(39.28%)	(3)&(5)	4,119,823	(2,734,014)	(66.36%)	
Total revenues		32,061,200	21,374,133	16,081,391	(5,292,742)	(24.76%)		21,512,477	(5,431,086)	(25.25%)	
<u>EXPENDITURES</u>											
Water costs		12,588,800	8,392,533	6,611,467	1,781,066	21.22%	(10)	7,175,929	564,462	7.87%	
Power costs		1,000,000	666,667	464,965	201,702	30.26%	(10)	582,615	117,650	20.19%	
Interfund Transfers		5,309,200	3,368,533	289,911	3,078,622	91.39%	(5)	1,043,703	753,792	72.22%	
Other costs		14,109,100	9,714,333	5,407,521	4,306,812	44.33%	(9)	5,401,690	(5,831)	(0.11%)	
Total expenditures		33,007,100	22,142,067	12,773,864	9,368,203	42.31%		14,203,937	1,430,073	10.07%	
Net profit (loss)		(945,900)	(1,151,900)	(767,933)	4,075,460	530.70%		7,308,540	(4,001,013)	(54.74%)	
<u>SEWER FUND</u>											
Revenues		10,841,600	7,227,733	4,411,849	(2,815,884)	(38.96%)	(8)	4,239,437	172,412	4.07%	
Expenditures		9,034,400	6,134,667	3,900,778	2,233,889	36.41%	(6)	3,571,876	(328,902)	(9.21%)	
Net profit (loss)		1,807,200	1,093,067	511,071	(581,995)	(53.24%)		667,561	(156,490)	(23.44%)	
<u>SOLID WASTE FUND</u>											
Revenues		4,814,600	3,209,733	2,987,959	(221,774)	(6.91%)	(11)	2,919,129	68,830	2.36%	
Expenditures		4,814,600	3,209,733	2,187,046	1,022,688	31.86%		2,142,299	(44,747)	(2.09%)	
Net revenues and expenditures		-	-	800,914	800,914	N/A		776,830	24,084	3.10%	
<u>DEVELOPMENT FUNDS (13)</u>											
Revenues		24,762,100	16,828,000	10,097,811	(6,730,189)	(39.99%)	(12)	760,023	9,337,788	N/A	
Expenditures		8,411,100	5,923,733	2,116,704	3,807,030	64.27%	(12)	266,373	(1,850,331)	N/A	
Net revenues and expenditures		16,351,000	10,904,267	7,981,108	(2,923,159)	(26.81%)		493,650	7,487,458	N/A	
<u>CONSTRUCTION FUNDS</u>											
Revenues		25,027,800	15,587,533	7,401,760	(8,185,773)	(52.51%)	(5)	3,762,808	3,638,952	96.71%	
Expenditures		25,027,800	15,587,533	7,401,563	8,185,970	52.52%	(5)	3,762,808	(3,638,755)	(96.70%)	
Net revenues and expenditures		-	-	197	197	N/A		-	197	0.00%	
<u>LANDSCAPE AND LIGHTING DISTRICT FUNDS</u>											
Revenues		8,641,100	5,832,467	5,195,494	(636,972)	(10.92%)	(1)	5,172,584	22,910	0.44%	
Expenditures		10,288,600	7,049,467	5,599,593	1,449,874	20.57%	(5)&(6)	5,775,669	176,076	3.05%	
Net revenues and expenditure		(1,647,500)	(1,217,000)	(404,099)	812,901	66.80%		(603,085)	198,986	32.99%	
<u>ASSESSMENT DISTRICT FUNDS</u>											
Revenues		447,900	298,600	264,455	(34,145)	(11.43%)	(1)	254,029	10,426	4.10%	
Expenditures		447,900	298,600	363,567	(64,967)	(21.76%)	(5)&(6)	600,818	237,251	39.49%	
Net revenues and expenditures		-	-	(99,112)	(99,112)	N/A		(346,789)	247,677	71.42%	

Month: 8

COMMUNITY FACILITIES

DISTRICTS FUNDS

Revenues

Expenditures

Net revenues and expenditures

MISCELLANEOUS FUNDS (14)

Revenues

Expenditures

Net revenues and expenditures

CURRENT YEAR										PRIOR YEAR			
	Original Annual Budget	Revised Annual Budget	Year to Date		Year to Date Actual	Year to Date Revised Budget vs Actual		Percentage Variance		Year to Date		Prior Year Actual vs Current Year	
			Revised Budget	Budget		Variance	Actual			Actual	Variance	Actual	Percentage Variance
	7,925,100	21,787,900	14,525,267	17,972,132	3,446,865	(1)&(16)	5,037,815	23.73%	(1)&(16)	12,934,317	(14,660,438)	256.74%	(198.93%)
	10,242,700	24,776,800	16,517,867	22,030,137	(5,512,271)	(33.37%)	7,369,699	(103.65%)	(5)&(16)	(1,726,122)	(1,726,122)	(74.02%)	
	(2,317,600)	(2,988,900)	(1,992,600)	(4,058,006)	(2,065,406)		(2,331,884)						
	19,370,600	20,786,000	13,857,333	8,014,536	(5,842,797)	(42.16%)	5,743,290	(15)	(15)	2,271,246	(3,964,163)	39.55%	(71.00%)
	19,534,100	19,474,200	12,982,800	9,547,614	3,435,186	26.46%	5,583,451	(5)&(15)	(5)&(15)	(1,692,917)	(1,692,917)	N/A	
	(163,500)	1,311,800	874,533	(1,533,078)	(2,407,611)	(275.30%)	159,839						



FOOTNOTES :

1. Due to the cyclical nature of the collection of property and special assessments taxes, less are received at the beginning of the fiscal year; there is an increase from December through April when the two property tax installments become due.  
The Triple Flip and the Vehicle In-Lieu Property Taxes are received in two installments during January and May of the fiscal year.
2. Sales tax, motor vehicle in lieu fees, property transfer tax, and fines and forfeitures are collected at different intervals throughout the fiscal year.  
The sales tax received in the months of July and August were actually related to previous fiscal year. This variance is mainly caused by the two-month time lag in receiving the sales tax revenue.
3. Investment interest is allocated and recorded on a monthly basis except for the Local Agency Investment Fund (LAIF) that is received on a quarterly basis.  
Franchise fees are generally recorded annually except for the cable and telecommunication carriers that are recorded on a quarterly basis.  
A separate account was set up to account for the Fair Market Value (FMV) adjustment at year end, which should not be considered as interest earnings.
4. The collection of both building permits and engineering inspection fees are cyclical in nature.
5. The principal reason for the variance is that some of the operating transfers are made at year end, depending on the overall result of the related fund(s) and if a transfer/subsidy is needed. Also, operating transfers that are related to the capital projects are made only when the expenditures incurred.  
In some cases projects are budgeted for the fiscal year but the actual construction process has not started during the fiscal year, and therefore, the transfer amount reflects the status of these capital projects.
6. Selective budgeted expenditures are either one-time expenditures or cyclical in nature and are not expended evenly throughout the fiscal year.  
Examples include the audit and information technology related costs (Finance), insurance premiums (Risk Management), or one-time payment to the developers.  
Department is likely to request unexpended budget to be rollover into the following fiscal year, contingent to approval by the City Manager.
7. This variance is due to significant portion of the recreation revenues are generated through the summer programs, and not evenly collected throughout the fiscal year.
8. This variance is caused by the timing when the utility billings were sent out and the actual revenues collected for the period.
9. This account includes debt services payments that are paid on a semi-annual basis, and interfund transfers that relate to various CIP projects reimbursement.
10. Water purchase and pumping costs are highly seasonal and they are contingent on factors such as weather and demands from customers.
11. The City collects the solid waste fees on behalf of the contractor. This variance is caused by the lag time between when the City collects the fees and when it pays the contractor.
12. The principal reason for this variance is that the collection of the facilities development fees is cyclical in nature and depends on when the developers obtain permits for construction, and the timing when the development related credits were exercised during the fiscal year.
13. Development fees funds consist of the following: Park & Rec Facilities Fee, Quimby in Lieu, Existing Infrastructure Fee, General City Facilities Fee, Traffic Facilities Fee, Storm Drain Facilities Fee, Sewer Facilities Fee, Water Facilities Fee Funds.
14. Miscellaneous funds consist of the following: TDA Pass Through, Special Gas Tax, Air Quality, Measure I Trans Sales Tax, Citizens Option Public Safety, CDBG Entitlement, Affordable Housing, Street Sweeping, Sleepy Hollow Road Improvement, Traffic Signal Fee, Protected Tree Replacement, Public Safety Programs, Misc. Grant, Gas Tax Sec 7360, Equipment Maintenance, Information Technology and Federal Emergency Management Agency Funds.
15. The principle reason for this variance is due to the timing when the City is eligible to draw down various Federal Grants related to several capital improvement projects.
16. This variance is caused by the refunding of the 2007 COP for the Civic Center Interim Financing Project in the entire amount of \$14,175,000 in November 2015.  
This refunding was financed by the issuance of the 2016 CFD Revenue Bonds, Series C in a total of \$11,195,00, together with the fundings available in the CFDs.

## COUNCIL AGENDA STAFF REPORT

CITY CLERK USE ONLY



Meeting Date: April 12, 2016

Item No.: A05

Public Hearing: ☐

Discussion Item: ☐

Consent Item: ☒

April 5, 2016

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: TREASURER'S REPORT FOR FEBRUARY 2016

### RECOMMENDATION:

Approve the Treasurer's Report for February 2016.

### BACKGROUND/ANALYSIS:

The Treasurer's Report for February 2016 may be seen in Exhibit A (attached). The amount of cash and investments for all funds amounts to \$170,291,360.60.

The amount of cash shown in the checking accounts may be either a positive or negative (overdrawn) amount, depending on whether or not there is an opportunity to invest the "float" amount. It is the Treasurer's intention to invest all cash not needed for the immediate cash flow needs of the City. The cash flow for all major fund types is also reported in Exhibit A. As shown, the City's cash reserves, coupled with the month's cash receipts, are sufficient to meet the City's cash disbursement requirements for the month. Additionally, there are sufficient reserves and forecasted cash receipts to meet the City's budgeted expenditure requirements for the remainder of the fiscal year.

Attached are copies of the summary reports received from the agency pools and Government Obligations and money market mutual funds in which the City invests. Due to the different styles and lengths of reports, only summary information is excerpted from the reports and attached as exhibits to the Treasurer's Report. Additionally, the agencies reports that will be attached to the City Treasurer's Report may not necessarily correspond according to dates due to the lag time in producing and mailing these reports.

Included in Exhibit A is a column showing the market value of investments the City has in the various pooled investment accounts. The investment pools provide the market valuation information for the total pool and City staff then calculates and reports the City's pro rata share of the market valuation amount.

The market value may show unrealized gains or losses for the pooled investments. This does not mean that the pool has actually gained or lost any money on these transactions; it just shows what would have occurred if the pool had redeemed any of the investments as of the date of the report. Typically, the pools may not actually earn any gains nor suffer any losses, since the pools hold the investments to their maturity dates.

For interest bearing instruments (which usually comprise most, if not all, of the pools' investments), a change in the market rate of an instrument will cause the value of the instrument to change. For example, when the interest rates increase, the value of bonds, notes, and other interest-rate-sensitive investments will decrease. Conversely, when the market interest rates decrease, the value of bonds, etc., will increase. But the risk of any actual loss (or gain) occurs only if the bonds or other investments are sold before their maturity date. If the investments are held until their maturity date, the investor will receive the total principal of the investment as well as any interest earned on the investment.

REVIEW BY OTHERS:

None.

FISCAL IMPACT:

In accordance with California Government Code, the Finance Director/City Treasurer certifies that sufficient investment liquidity, as well as sufficient anticipated revenues, are available to meet the City's budgeted expenditure requirements for the remaining four months of the 2015/16 fiscal year. The investments reported in the Treasurer's Report are in compliance with the City's Investment Policy.

ENVIRONMENTAL REVIEW:


This proposed action is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq.; "CEQA") and CEQA regulations (14 California Code Regulations §§15000, et. seq.) because it does not involve any commitment to a specific project which could result in a potentially significant physical impact on the environment; and constitutes an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. Accordingly, this action does not constitute a "project" that requires environmental review (see specifically 14 CCR § 15378(b)(4-5)).

Respectfully submitted:



Konradt Bartlam, City Manager

Recommended by:

  
Judy R. Lancaster, Finance Director

KB:JRL:PA:EC:dk  
Attachments

**EXHIBIT A  
CITY OF CHINO HILLS  
TREASURER'S REPORT  
FEBRUARY 2016**

**I. Funds Held by City and Fiscal Agents:**

**A. Funds Held by City:**

	Cost	Market Value
<b>Investments</b>		
Citizens Business Bank- Certificate of Deposit	456,217.99	456,217.99
Los Angeles County Pooled Funds of Investments (LACPI)	16,714,213.65 (3)	(1)
State of California Local Agency Investment Fund (LAIF)	1,062,894.04	(1)
US Bank/Chandler Asset Management	131,044,927.92	131,900,525.87
<b>Total Investments</b>	<b>149,278,253.60</b>	<b>(2)</b>
<b>Cash</b>		
Citizens Business Bank - Checking	9,400,108.46	9,400,108.46
Citizens Business Bank - Payroll	10,000.00	10,000.00
Wells Fargo Bank - Credit Card	314,234.13	314,234.13
<b>Total Cash in Bank</b>	<b>9,724,342.59</b>	<b>9,724,342.59</b>
<b>Petty Cash</b>	<b>3,100.00</b>	<b>3,100.00</b>
<b>Total Cash</b>	<b>9,727,442.59</b>	<b>9,727,442.59</b>
<b>Total Funds Held by City</b>	<b>159,005,696.19</b>	<b>(2)</b>

**B. Funds Held by Fiscal Agents:**

U.S. Bank	11,285,664.41	11,285,664.41
<b>Total Funds Held by Fiscal Agents</b>	<b>11,285,664.41</b>	<b>11,285,664.41</b>
<b>Total Funds Held by City and Fiscal Agents</b>	<b>\$ 170,291,360.60</b>	<b>\$ (2)</b>

**II. Estimated Composite Investment Earnings Rate:**

**1.32%**

(Estimated Investment Earnings Rate for LACPI: 0.81%;

Estimated Investment Earnings Rate for LAIF : 0.37% ; Average

Purchase Yield-to-Maturity Rate for Chandler Asset Management: 1.38%)

**III. Cash Flow Transactions by Major Fund Types:**

Fund	Beginning Cash Balance 02/01/16	Cash Receipts	Cash Disbursements	Ending Cash Balance 02/29/16
General Fund	\$ 32,918,779.81	\$ 2,603,986.41	(2,442,806.33)	\$ 33,079,959.89
Recreation Fund	193,222.62	512,284.50	(446,228.88)	259,278.24
Comm Dev Fund	95,812.53	486,207.16	(275,133.73)	306,885.96
Water Funds	53,424,634.11	2,654,139.73	(1,228,341.42)	54,850,432.42
Sewer Funds	10,017,274.01	736,867.96	(634,944.29)	10,119,197.68
Parks & Landscape	4,123,607.32	363,022.64	(784,876.14)	3,701,753.82
Development Funds	11,936,331.95	4,087,430.58	(1,048,914.58)	14,974,847.95
Comm. Facilities Dist.	30,004,147.31	1,075,931.04	(1,172,605.07)	29,907,473.28
Assessment Districts	994,419.58	54,310.72	(47,004.17)	1,001,726.13
Miscellaneous Funds	18,503,934.65	7,146,096.56	(3,560,225.98)	22,089,805.23
<b>Total</b>	<b>\$ 162,212,163.89</b>	<b>\$ 19,720,277.30</b>	<b>\$ (11,641,080.59)</b>	<b>\$ 170,291,360.60</b>

EXHIBIT A  
CITY OF CHINO HILLS  
TREASURER'S REPORT  
FEBRUARY 2016

Page 2 of 2


IV. Funds Held by Deferred Compensation Providers -

	Market Value
VOYA Life Insurance and Annuity Company	\$ (4)
ICMA	7,241,592.89
Total Funds Held by Deferred Compensation Providers	<u>\$ (4)</u>

Footnotes:

- (1) The market valuation is not available as of the date of this report.
- (2) Total market valuation cannot be determined since the market value for State of California Local Agency Investment Fund and the Los Angeles County Pooled Funds of Investments are not available. However, a copy of the eCAPS statement which provides the ending balance of the Los Angeles County Pooled Funds of Investments is attached.
- (3) The Los Angeles County Pooled Funds of Investments statement is not available as of the date of this report.
- (4) The total market valuation cannot be determined as the market value for Voya Retirement Insurance and Annuity Company is provided to the City on a quarterly basis.

In accordance with the California Government Code, the Finance Director/City Treasurer certifies that sufficient liquidity, as well as sufficient anticipated revenues, are available to meet the City's budgeted expenditure requirements for the remaining five months of the 2015/16 fiscal year. The budget for the fiscal year 2016/17 will be approved by the City Council on June 14, 2016, and it is anticipated that the revenues received in the new fiscal year will provide sufficient cash flow to meet the City's budgeted expenditure requirements for the six months ending August 31, 2016. The investments reported in the Treasurer's Report are in compliance with the City's Investment Policy.

  
Judy Lancaster  
Finance Director/City Treasurer

**City of Chino Hills  
Treasurer's Report Worksheet**

	General Fund	Recreation Fund	Comm Dev Fund	Water Funds	Sewer Funds	Parks & Landscape	Development Funds	Comm. Facilities District	Assessment Districts	Miscellaneous Funds	Total
<b>Funds Held by City:</b>											
Beginning Book Balance @2/01/16	32,918,779.81	193,222.62	95,812.53	50,423,043.90	10,017,274.01	4,123,607.32	11,936,331.95	23,002,134.39	643,918.40	18,503,934.65	151,858,059.58
Cash Receipts	2,603,986.41	511,948.50	486,207.16	2,654,139.73	736,867.96	363,022.64	4,087,430.58	189,732.53	8,948.22	7,146,096.66	18,788,380.29
Cash Disbursements	(2,442,806.33)	(444,880.88)	(275,133.73)	(1,228,341.42)	(654,944.29)	(784,876.14)	(1,048,914.58)	(1,172,604.16)	(47,004.17)	(3,560,225.98)	(11,639,731.58)
Journal Entries For Month		(1,348.00)									(1,348.00)
Ending Book Balance @2/29/16	33,079,959.89	258,942.24	306,885.96	51,848,842.21	10,119,197.68	3,701,753.82	14,974,847.95	22,019,262.76	605,862.45	22,089,805.23	159,005,360.19
Reconciling Transactions		336.00									336.00
Ending Bank Balance Funds Held by City	33,079,959.89	259,278.24	306,885.96	51,848,842.21	10,119,197.68	3,701,753.82	14,974,847.95	22,019,262.76	605,862.45	22,089,805.23	159,005,696.19
<b>Funds Held by Fiscal Agent:</b>											
Beginning Book Balance @2/01/16	0.00	0.00	0.00	3,001,590.21	0.00	0.00	0.00	7,002,012.92	350,501.18	0.00	10,354,104.31
Cash Receipts	0.00	0.00	0.00	0.00	0.00	0.00	0.00	886,196.51	45,362.50	0.00	931,561.01
Cash Disbursements	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(0.91)	0.00	0.00	(0.91)
Journal Entries For Month											0.00
Ending Book Balance @2/29/16	0.00	0.00	0.00	3,001,590.21	0.00	0.00	0.00	7,888,210.52	395,863.68	0.00	11,285,664.41
Reconciling Transactions								0.00			0.00
Ending Bank Balance Funds Held by F/A	0.00	0.00	0.00	3,001,590.21	0.00	0.00	0.00	7,888,210.52	395,863.68	0.00	11,285,664.41
<b>Summary of Cash Balances:</b>											
Beginning Cash Balance											
Funds Held by City	32,918,779.81	193,222.62	95,812.53	50,423,043.90	10,017,274.01	4,123,607.32	11,936,331.95	23,002,134.39	643,918.40	18,503,934.65	151,858,059.58
Funds Held by Fiscal Agent	0.00	0.00	0.00	3,001,590.21	0.00	0.00	0.00	7,002,012.92	350,501.18	0.00	10,354,104.31
Total Beginning Cash Balance	32,918,779.81	193,222.62	95,812.53	53,424,634.11	10,017,274.01	4,123,607.32	11,936,331.95	30,004,147.31	994,419.58	18,503,934.65	162,212,163.89
Ending Cash Balance											
Funds Held by City	33,079,959.89	259,278.24	306,885.96	51,848,842.21	10,119,197.68	3,701,753.82	14,974,847.95	22,019,262.76	605,862.45	22,089,805.23	159,005,696.19
Funds Held by Fiscal Agent	0.00	0.00	0.00	3,001,590.21	0.00	0.00	0.00	7,888,210.52	395,863.68	0.00	11,285,664.41
Total Ending Cash Balance	33,079,959.89	259,278.24	306,885.96	54,850,432.42	10,119,197.68	3,701,753.82	14,974,847.95	29,907,473.28	1,001,726.13	22,089,805.23	170,291,360.60



# Balance Sheet Detail Activity By Fund

February 1, 2016 - February 29, 2016

Fiscal Year: 2016

Fund Class: TT15 TTC-JCG LAPIF

Fiscal Period: 8

Fund: TIR Chino Hills

Balance Sheet Category	Balance Sheet Class	Balance Sheet Account	Record Date	Document	Description	Beginning Balance	Debits	Credits	Ending Balance
1A Pooled Cash & Investments									
100 Cash									
1000 Cash									
Total for 1000 Cash						15,708,312.73	0.00	0.00	15,708,312.73
Total for 1A Pooled Cash & Investments						0.00	5,900.92	0.00	15,714,213.65
1J Other Receivables & Loans Receivable-Short Term						0.00	1,000,000.00	0.00	16,714,213.65
125 Interest Receivable						\$15,708,312.73	\$1,005,900.92	\$0.00	\$16,714,213.65
1450 AC-Interest Receivable						\$15,708,312.73	\$1,005,900.92	\$0.00	\$16,714,213.65
Total for 1450 AC-Interest Receivable						\$0.00	0.00	0.00	0.00
Total for 125 Interest Receivable						\$0.00	\$0.00	\$0.00	\$0.00
Total for 1J Other Receivables & Loans Receivable-Short Term						\$0.00	\$0.00	\$0.00	\$0.00
1L Due From Other Funds						\$0.00	\$0.00	\$0.00	\$0.00
141 Due From Other Funds-Year End									
1599 Due From Other Funds-Year End									
Total for 1599 Due From Other Funds-Year End						0.00	0.00	0.00	0.00
Total for 141 Due From Other Funds-Year End						\$0.00	\$0.00	\$0.00	\$0.00
Total for 1L Due From Other Funds						\$0.00	\$0.00	\$0.00	\$0.00
Total for Asset						\$15,708,312.73	\$1,005,900.92	\$0.00	\$16,714,213.65
Equity									
3E Fund Balance									
330 Fund Balance-Available									
3301 Other Fund Balance Available						(15,708,312.73)	0.00	0.00	(15,708,312.73)



# Balance Sheet Detail Activity By Fund

February 1, 2016 - February 29, 2016

Fiscal Year: 2016

Fund Class: TT15 TTC-ICG LAPIF

Fiscal Period: 8

Fund: T1R Chino Hills

Balance Sheet Category	Balance Sheet Class	Balance Sheet Account	Record Date	Document	Description	Beginning Balance	Debits	Credits	Ending Balance
Equity									
3E Fund Balance									
330 Fund Balance-Available									
3301 Other Fund Balance Available									
			02/01/2016	JVA AC IA011600027 29	INTEREST ALLOCATION FOR THE MONTH ENDING January 31, 2016	0.00	0.00	(5,900.92)	(15,714,213.65)
			02/02/2016	DP TT INV16000256 1	Deposit to Pooled Investment Funds	0.00	0.00	(1,000,000.00)	(16,714,213.65)
					Total for 3301 Other Fund Balance Available	(\$15,708,312.73)	\$0.00	(\$1,005,900.92)	(\$16,714,213.65)
					Total for 330 Fund Balance-Available	(\$15,708,312.73)	\$0.00	(\$1,005,900.92)	(\$16,714,213.65)
					Total for 3E Fund Balance	(\$15,708,312.73)	\$0.00	(\$1,005,900.92)	(\$16,714,213.65)
					Total for Equity	\$0.00	\$1,005,900.92	(\$1,005,900.92)	\$0.00
					Total for T1R Chino Hills	\$0.00	\$1,005,900.92	(\$1,005,900.92)	\$0.00
					Total for TT15 TTC-ICG Los Angeles County Pool Investment Fund	\$0.00	\$1,005,900.92	(\$1,005,900.92)	\$0.00



Local Agency Investment Fund  
P.O. Box 942809  
Sacramento, CA 94209-0001  
(916) 653-3001

[www.treasurer.ca.gov/pmia-laif/laif.asp](http://www.treasurer.ca.gov/pmia-laif/laif.asp)  
March 08, 2016

CITY OF CHINO HILLS

FINANCE DIRECTOR  
14000 CITY CENTER DRIVE  
CHINO HILLS, CA 91709

PMIA Average Monthly Yields

Account Number:  
98-36-151

Tran Type Definitions

February 2016 Statement

Account Summary

Total Deposit:	0.00	Beginning Balance:	1,062,894.04
Total Withdrawal:	0.00	Ending Balance:	1,062,894.04



Fair Value Including Accrued Interest	\$	64,282,545,927.20
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ACCOUNT NUMBER: 001050981096  
CITY OF CHINO HILLS

This statement is for the period from  
February 1, 2016 to February 29, 2016

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CITY OF CHINO HILLS  
14000 CITY CENTER DRIVE  
CHINO HILLS, CA 91709-5442

### QUESTIONS?

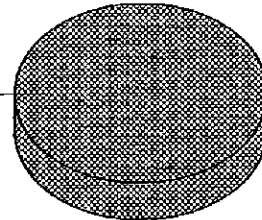
If you have any questions regarding  
your account or this statement, please  
call your Relationship Manager:

Christopher Lee Stewart  
CN-OH-W5IT  
6225 Lusk Boulevard  
San Diego, CA  
92121  
Phone 513-632-4194  
E-mail christopher.stewart3@usbank.com

### ASSET SUMMARY AS OF 02/29/16

	<u>Market Value</u>	<u>% of Total</u>	<u>Est Annual Income</u>
Taxable Bonds	\$131,032,729.74	99.3	\$1,805,679.28
Cash & Equivalents	\$867,796.13	0.7	\$52.94
<b>Total Market Value</b>	<b>\$131,900,525.87</b>	<b>100.0</b>	<b>\$1,805,732.22</b>

Taxable Bonds



### ASSET DETAIL

<u>Shares/ Par</u>	<u>Security Description</u>	<u>CUSIP</u>	<u>Market Value/ Price</u>	<u>Cost Basis</u>	<u>Yield At Market</u>	<u>Est Annual Inc</u>
<b>Taxable Bonds</b>						
1,075,000.000	Federal Home Loan Bks 3.125 03/11/2016	3133XXP43	\$1,075,806.25 100.075	\$1,162,967.25	3.12	\$33,593.75
1,000,000.000	Google Inc 2.125 05/19/2016	38259PAC6	1,003,260.00 100.326	1,051,280.00	2.12	21,250.00
1,600,000.000	Federal Home Loan Bks 0.400 06/06/2016	3130A22P0	1,599,904.00 99.994	1,599,648.00	0.40	6,400.00
700,000.000	Jpmorgan Chase CO 3.150 07/05/2016	46625HJA9	705,411.00 100.773	733,341.00	3.13	22,050.00
700,000.000	John Deere Capital Corp Medium Term Note 1.850 09/15/2016	24422ERF8	703,941.00 100.563	721,756.00	1.84	12,950.00
1,850,000.000	Federal Farm Credit Bks 1.700 10/28/2016	31331JX32	1,860,767.00 100.582	1,924,536.50	1.69	31,450.00



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ACCOUNT NUMBER: 001050981096  
CITY OF CHINO HILLS

This statement is for the period from  
February 1, 2016 to February 29, 2016

### ASSET DETAIL (continued)

Shares/ Par	Security Description	CUSIP	Market Value/ Price	Cost Basis	Yield At Market	Est Annual Inc
<b>Taxable Bonds</b>						
1,725,000.000	F N M A M T N 1.250 01/30/2017	3135G0GY3	1,734,246.00 100.536	1,763,505.45	1.24	21,562.50
1,100,000.000	Occidental Petroleum COR 1.750 02/15/2017	674599CB9	1,096,766.00 99.706	1,127,555.00	1.75	19,250.00
335,000.000	Federal Farm Credit Bks 0.660 02/22/2017	3133ECG99	334,916.25 99.975	335,020.10	0.66	2,211.00
1,000,000.000	Federal Home Loan Bks 0.875 03/10/2017	3133782N0	1,001,670.00 100.167	1,006,790.00	0.87	8,750.00
1,600,000.000	Federal Home Loan Bks 1.125 03/10/2017	313378WF4	1,607,632.00 100.477	1,610,864.00	1.12	18,000.00
1,750,000.000	F N M A 1.125 04/27/2017	3135G0JA2	1,758,470.00 100.484	1,767,780.00	1.12	19,687.50
675,000.000	General Elec Cap Corp Medium Term Note 2.300 04/27/2017	36962G5W0	687,102.75 101.793	691,260.75	2.26	15,525.00
2,250,000.000	F H L M C M T N 1.250 05/12/2017	3137EADF3	2,262,870.00 100.572	2,296,620.00	1.24	28,125.00
360,000.000	Pfizer Inc 1.100 05/15/2017	717081DJ9	360,910.80 100.253	359,683.20	1.10	3,960.00
1,100,000.000	Berkshire Hathaway Fin 1.600 05/15/2017	084664BS9	1,108,558.00 100.778	1,103,630.00	1.59	17,600.00
2,250,000.000	Federal Home Loan Bks 1.000 06/09/2017	313379FW4	2,255,445.00 100.242	2,264,737.50	1.00	22,500.00
2,100,000.000	U S Treasury Note 0.500 07/31/2017	912828TG5	2,092,209.00 99.629	2,069,817.96	0.50	10,500.00
116,369.450	John Deere Owner Trust A B S Ser 2013 B Cl A3 0.870 08/15/2017	477879AC4	116,328.72 99.965	116,353.58	0.87	1,012.41
350,000.000	F N M A Deb 0.875 08/28/2017	3135G0MZ3	350,483.00 100.138	349,989.50	0.87	3,062.50
2,210,000.000	U S Treasury Note 0.625 08/31/2017	912828TM2	2,205,160.10 99.781	2,198,090.61	0.63	13,812.50
1,600,000.000	F H L M C M T N 1.000 09/29/2017	3137EADL0	1,603,984.00 100.249	1,600,924.80	1.00	16,000.00
1,770,000.000	Oracle Corp 1.200 10/15/2017	68389XAN5	1,774,725.90 100.267	1,755,367.00	1.20	21,240.00
1,715,000.000	Chevron Corp 1.104 12/05/2017	166764AA8	1,701,297.15 99.201	1,701,862.55	1.11	18,933.60
1,375,000.000	Intel Corp 1.350 12/15/2017	458140AL4	1,383,470.00 100.616	1,378,106.50	1.34	18,562.50
719,998.760	Toyota Auto Reveivables Owner Trust A B S Ser 2014 A Cl A3 0.670 12/15/2017	89231MAC9	719,242.76 99.895	719,744.90	0.67	4,823.99
1,775,000.000	F N M A Deb 0.875 12/20/2017	3135G0RT2	1,775,887.50 100.050	1,770,456.00	0.88	15,531.25
1,755,000.000	Toyota Motor Credit Corp Medium Term Note 1.450 01/12/2018	89236TCA1	1,758,685.50 100.210	1,755,583.65	1.45	25,447.50
2,225,000.000	F H L M C M T N 0.750 01/12/2018	3137EADN6	2,220,728.00 99.808	2,198,973.68	0.75	16,687.50





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ACCOUNT NUMBER: 001050981096  
CITY OF CHINO HILLS

This statement is for the period from  
February 1, 2016 to February 29, 2016

### ASSET DETAIL (continued)

Shares/ Par	Security Description	CUSIP	Market Value/ Price	Cost Basis	Yield At Market	Est Annual Inc
<b>Taxable Bonds</b>						
1,700,000.000	IBM Corp 1.125 02/06/2018	459200HZ7	1,696,583.00 99.799	1,694,929.00	1.13	19,125.00
670,000.000	Toyota Auto Receivables Owner Tr A B S Ser 15 C Cl A2A 0.930 02/15/2018	89231TAB6	669,725.30 99.959	669,946.13	0.93	6,231.00
2,225,000.000	F H L M C Deb 0.875 03/07/2018	3137EADP1	2,224,132.25 99.961	2,166,092.75	0.88	19,468.75
620,046.780	Honda Auto Receivables Owner Trust A B S Ser 2014 2 Cl A3 0.770 03/19/2018	43814GAC4	619,135.31 99.853	619,972.25	0.69	4,296.92
645,000.000	Wal Mart Stores Inc 1.125 04/11/2018	931142DF7	646,090.05 100.169	644,406.60	1.12	7,256.25
802,077.060	John Deere Owner Trust C M O Ser 2014 A Cl A3 0.920 04/16/2018	47787VAC5	801,106.55 99.879	801,948.57	0.92	7,379.11
2,200,000.000	Federal Home Loan Bks 1.125 04/25/2018	3130A4GJ5	2,211,374.00 100.517	2,207,218.20	1.12	24,750.00
1,180,000.000	Pepsico Inc 1.250 04/30/2018	713448CR7	1,182,584.20 100.219	1,179,528.40	1.25	14,750.00
1,800,000.000	Apple Inc 1.000 05/03/2018	037833AJ9	1,795,266.00 99.737	1,783,023.40	1.00	18,000.00
575,000.000	F N M A Deb 0.875 05/21/2018	3135G0WJ8	574,494.00 99.912	560,793.27	0.88	5,031.25
1,900,000.000	U S Treasury Note 1.000 05/31/2018	912828VE7	1,907,125.00 100.375	1,889,564.96	1.00	19,000.00
2,600,000.000	Federal Home Loan Bks 1.250 06/08/2018	313379DT3	2,616,822.00 100.647	2,600,514.00	1.24	32,500.00
885,000.000	Honda Auto Receivables Owner Trust A B S Ser 2014 3 Cl A3 0.880 06/15/2018	43814HAC2	884,185.80 99.908	884,829.28	0.88	7,788.00
1,035,000.000	Honda Auto Receivables Owner T C M O Ser 16 1 Cl A2 1.340 06/18/2018	43814NAB1	1,033,789.05 99.883	1,034,896.60	1.34	13,869.00
2,175,000.000	F N M A 1.125 07/20/2018	3135G0E33	2,185,113.75 100.465	2,171,230.15	1.12	24,468.75
1,770,000.000	American Honda Finance Medium Term Note 2.125 10/10/2018	02665WAC5	1,788,177.90 101.027	1,787,921.40	2.10	37,612.50
2,560,000.000	Tennessee Valley Authority 1.750 10/15/2018	880591EQ1	2,610,227.20 101.962	2,584,996.65	1.72	44,800.00
1,030,000.000	Chase Issuance Trust A B S Ser 2013 A 8 Cl A8 1.010 10/15/2018	161571GC2	1,030,947.60 100.092	1,031,408.20	1.01	10,403.00
2,300,000.000	U S Treasury Note 1.250 10/31/2018	912828WD8	2,322,816.00 100.992	2,284,484.27	1.24	28,750.00
1,400,000.000	Praxair Inc 1.250 11/07/2018	74005PBH6	1,388,100.00 99.150	1,377,978.00	1.26	17,500.00
1,130,000.000	John Deere Owner Trust A B S Ser 2014 B Cl A3 1.070 11/15/2018	477877AD6	1,129,005.60 99.912	1,129,987.95	1.07	12,091.00



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ACCOUNT NUMBER: 001050981096  
CITY OF CHINO HILLS

This statement is for the period from  
February 1, 2016 to February 29, 2016

### ASSET DETAIL (continued)

Shares/ Par	Security Description	CUSIP	Market Value/ Price	Cost Basis	Yield At Market	Est Annual Inc
<b>Taxable Bonds</b>						
140,000.000	US Bancorp Medium Term Note 1.950 11/15/2018	91159HHE3	141,356.60 100.969	140,296.80	1.93	2,730.00
1,800,000.000	U S Treasury Note 1.250 11/30/2018	912828A34	1,818,216.00 101.012	1,775,771.66	1.24	22,500.00
1,095,000.000	John Deere Capital Corp Medium Term Note 1.950 12/13/2018	24422ESF7	1,102,325.55 100.669	1,100,497.65	1.94	21,352.50
1,000,000.000	General Elec Cap Corp Medium Term Note 2.300 01/14/2019	36962G7G3	1,032,480.00 103.248	1,011,900.00	2.23	23,000.00
1,950,000.000	U S Treasury Note 1.250 01/31/2019	912828SD3	1,969,734.00 101.012	1,927,154.97	1.24	24,375.00
1,030,000.000	Toyota Auto Receivables Owner Trust A B S Ser 2015 A Cl A3 1.440 02/15/2019	89236WAC2	1,030,401.70 100.039	1,029,844.26	1.44	14,832.00
2,155,000.000	F N M A 1.875 02/19/2019	3135G0ZA4	2,205,793.35 102.357	2,164,027.03	1.83	40,406.25
1,255,000.000	Honda Auto Receivables Owner Trust A B S Ser 2015 2 Cl A3 1.040 02/21/2019	43813NAC0	1,253,418.70 99.874	1,254,807.36	1.04	13,052.00
2,000,000.000	U S Treasury Note 1.375 02/28/2019	912828SH4	2,026,100.00 101.305	1,979,996.92	1.36	27,500.00
1,155,000.000	Cisco Systems Inc 2.125 03/01/2019	17275RAR3	1,177,845.90 101.978	1,159,623.65	2.08	24,543.75
1,225,000.000	US Bancorp Medium Term Note 2.200 04/25/2019	91159HHH6	1,242,505.25 101.429	1,227,300.95	2.17	26,950.00
1,825,000.000	U S Treasury Note 1.250 04/30/2019	912828ST8	1,841,260.75 100.891	1,788,577.40	1.24	22,812.50
2,150,000.000	F H L M C M T N 1.750 05/30/2019	3137EADG1	2,192,914.00 101.996	2,147,365.90	1.72	37,625.00
1,900,000.000	F N M A Deb 1.750 06/20/2019	3135G0ZE6	1,939,691.00 102.089	1,916,606.00	1.71	33,250.00
2,225,000.000	F H L M C Deb 1.250 08/01/2019	3137EADK2	2,235,991.50 100.494	2,167,581.20	1.24	27,812.50
1,815,000.000	Bank Of NY Mellon Medium Term Note 2.300 09/11/2019	06406HCW7	1,833,767.10 101.034	1,822,288.25	2.28	41,745.00
1,900,000.000	F N M A 1.750 09/12/2019	3135G0ZG1	1,940,527.00 102.133	1,895,725.00	1.71	33,250.00
2,500,000.000	F H L M C M T N 1.250 10/02/2019	3137EADM8	2,505,400.00 100.216	2,494,100.00	1.25	31,250.00
2,000,000.000	U S Treasury Note 1.000 11/30/2019	912828UB4	1,993,280.00 99.664	1,947,692.25	1.00	20,000.00
1,825,000.000	Wells Fargo Company Medium Term Note 2.150 01/30/2020	94974BGF1	1,820,036.00 99.728	1,821,821.60	2.16	39,237.50
2,400,000.000	U S Treasury Note 1.250 01/31/2020	912828H52	2,411,544.00 100.481	2,375,218.98	1.24	30,000.00





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CITY OF CHINO HILLS

This statement is for the period from  
February 1, 2016 to February 29, 2016

### ASSET DETAIL (continued)

Shares/ Par	Security Description	CUSIP	Market Value/ Price	Cost Basis	Yield At Market	Est Annual Inc
<b>Taxable Bonds</b>						
900,000.000	Costco Wholesale Corp 1.750 02/15/2020	22160KAG0	906,363.00 100.707	899,055.00	1.74	15,750.00
2,250,000.000	U S Treasury Note 1.375 03/31/2020	912828J84	2,269,597.50 100.871	2,252,204.80	1.36	30,937.50
2,550,000.000	F H L M C M T N 1.375 05/01/2020	3137EADR7	2,568,666.00 100.732	2,525,807.60	1.36	35,062.50
1,730,000.000	Qualcomm Inc 2.250 05/20/2020	747525AD5	1,747,888.20 101.034	1,713,310.25	2.23	38,925.00
2,350,000.000	U S Treasury Note 1.375 05/31/2020	912828VF4	2,369,011.50 100.809	2,323,478.58	1.36	32,312.50
2,500,000.000	Federal Home Loan Bks 1.750 06/12/2020	313383HU8	2,547,600.00 101.904	2,510,425.00	1.72	43,750.00
2,625,000.000	F N M A Deb 1.500 06/22/2020	3135G0D75	2,648,651.25 100.901	2,626,417.50	1.49	39,375.00
1,750,000.000	State Street Corp 2.550 08/18/2020	857477AS2	1,787,257.50 102.129	1,778,420.00	2.50	44,625.00
2,650,000.000	U S Treasury Note 1.375 10/31/2020	912828L99	2,668,020.00 100.680	2,608,499.12	1.37	36,437.50
675,000.000	Microsoft Corp 2.000 11/03/2020	594918BG8	686,502.00 101.704	674,460.00	1.97	13,500.00
2,700,000.000	F N M A 1.500 11/30/2020	3135G0F73	2,712,069.00 100.447	2,648,970.00	1.49	40,500.00
2,235,000.000	Federal Home Loan Bks 1.375 02/18/2021	3130A7CV5	2,229,837.15 99.769	2,225,970.60	1.38	30,731.25
<b>Total Taxable Bonds</b>			<b>\$131,032,729.74</b>	<b>\$130,177,131.79</b>		<b>\$1,805,679.28</b>
<b>Cash &amp; Equivalents</b>						
867,796.130	First American Government Obligation Fund Cl D	31846V401	867,796.13 1.000	867,796.13	0.01	52.94
	Income Cash		\$5,591,588.47	\$5,591,588.47		\$0.00
	Principal Cash		- \$5,591,588.47	- \$5,591,588.47		\$0.00
<b>Total Cash &amp; Equivalents</b>			<b>\$867,796.13</b>	<b>\$867,796.13</b>		<b>\$52.94</b>
<b>Total Investments</b>			<b>\$131,900,525.87</b>	<b>\$131,044,927.92</b>		<b>\$1,805,732.22</b>

Time of trade execution and trading party (if not disclosed) will be provided upon request.

Publicly traded assets are valued in accordance with market quotations or valuation methodologies from financial industry services believed by us to be reliable. Assets that are not publicly traded may be reflected at values from other external sources. Assets for which a current value is not available may be reflected at a previous value or as not valued, at par value, or at a nominal value. Values shown do not necessarily reflect prices at which assets could be bought or sold. Values are updated based on internal policy and may be updated less frequently than statement generation.



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ACCOUNT NUMBER: 001050981096  
CITY OF CHINO HILLS

This statement is for the period from  
February 1, 2016 to February 29, 2016

## CASH SUMMARY

	Income Cash	Principal Cash	Total
<b>Beginning Cash Balance</b>	<b>\$5,410,778.21</b>	<b>- \$5,410,778.21</b>	<b>\$0.00</b>
<b>Receipts</b>			
Interest	180,810.26	0.00	180,810.26
Sales/Maturities	0.00	3,641,570.46	3,641,570.46
Cash Equivalent Sales	0.00	544,657.83	544,657.83
<b>Total Cash Receipts</b>	<b>\$180,810.26</b>	<b>\$4,186,228.29</b>	<b>\$4,367,038.55</b>
<b>Disbursements</b>			
Trust & Investment Fees	0.00	- 104.17	- 104.17
Miscellaneous Disbursements	0.00	- 8,573.00	- 8,573.00
Purchases	0.00	- 3,260,867.20	- 3,260,867.20
Cash Equivalent Purchases	0.00	- 1,097,494.18	- 1,097,494.18
<b>Total Cash Disbursements</b>	<b>\$0.00</b>	<b>- \$4,367,038.55</b>	<b>- \$4,367,038.55</b>
<b>Ending Cash Balance</b>	<b>\$5,591,588.47</b>	<b>- \$5,591,588.47</b>	<b>\$0.00</b>







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ACCOUNT NUMBER: 001050981096  
CITY OF CHINO HILLS

This statement is for the period from  
February 1, 2016 to February 29, 2016

## TRANSACTION DETAIL

Date Posted	Description	Income Cash	Principal Cash	Balance
02/01/16	Beginning Cash Balance	\$5,410,778.21	- \$5,410,778.21	\$0.00
02/01/16	Interest Earned On F N M A M T N 1.250% 1/30/17 0.00625 USD/\$1 Pv On 1,725,000 Par Value Due 1/30/16	10,781.25		10,781.25
02/01/16	Interest Earned On Wells Fargo Com Mtn 2.150% 1/30/20 0.01075 USD/\$1 Pv On 1,825,000 Par Value Due 1/30/16	19,618.75		30,400.00
02/01/16	Interest Earned On U S Treasury Nt 0.500% 7/31/17 0.0025 USD/\$1 Pv On 2,600,000 Par Value Due 1/31/16	6,500.00		36,900.00
02/01/16	Interest Earned On U S Treasury Nt 1.250% 1/31/19 0.00625 USD/\$1 Pv On 1,950,000 Par Value Due 1/31/16	12,187.50		49,087.50
02/01/16	Interest Earned On U S Treasury Nt 1.250% 1/31/20 0.00625 USD/\$1 Pv On 2,400,000 Par Value Due 1/31/16	15,000.00		64,087.50
02/01/16	Interest Earned On F H L M C Deb 1.250% 8/01/19 0.00625 USD/\$1 Pv On 2,225,000 Par Value Due 2/1/16	13,906.25		77,993.75
02/01/16	Interest Earned On First Amer Govt Oblig Fund Cl D Interest From 1/1/16 To 1/31/16	7.39		78,001.14
02/05/16	Cash Disbursement Paid To Chandler Asset Management Investment Counsel Fee Mgmt Fee For Pe 1/31/16		- 8,573.00	69,428.14
02/08/16	Interest Earned On IBM Corp 1.125% 2/06/18 0.005625 USD/\$1 Pv On 1,700,000 Par Value Due 2/6/16	9,562.50		78,990.64
02/16/16	Interest Earned On Chase Issuance Trust 1.010% 10/15/18 0.000842 USD/\$1 Pv On 1,030,000 Par Value Due 2/15/16	866.92		79,857.56
02/16/16	Interest Earned On Honda Auto 0.880% 6/15/18 \$0.00073/Pv On 885,000.00 Pv Due 2/15/16	649.00		80,506.56
02/16/16	Interest Earned On John Deere Owner 1.070% 11/15/18 \$0.00089/Pv On 1,130,000.00 Pv Due 2/15/16	1,007.59		81,514.15
02/16/16	Interest Earned On John Deere Owner 0.870% 8/15/17 \$0.00073/Pv On 144,274.64 Pv Due 2/15/16	104.60		81,618.75
02/16/16	Paid Down 27,905.19 Par Value Of John Deere Owner 0.870% 8/15/17 Trade Date 2/15/16		27,905.19	109,523.94



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ACCOUNT NUMBER: 001050981096  
CITY OF CHINO HILLS

This statement is for the period from  
February 1, 2016 to February 29, 2016

### TRANSACTION DETAIL (continued)

Date Posted	Description	Income Cash	Principal Cash	Balance
02/16/16	Interest Earned On John Deere Owner 0.920% 4/16/18 \$0.00077/Pv On 905,422.90 Pv Due 2/15/16	694.16		110,218.10
02/16/16	Paid Down 103,345.84 Par Value Of John Deere Owner 0.920% 4/16/18 Trade Date 2/15/16		103,345.84	213,563.94
02/16/16	Interest Earned On Toyota Auto 0.670% 12/15/17 \$0.00056/Pv On 789,292.50 Pv Due 2/15/16	440.68		214,004.62
02/16/16	Paid Down 69,293.74 Par Value Of Toyota Auto 0.670% 12/15/17 Trade Date 2/15/16		69,293.74	283,298.36
02/16/16	Interest Earned On Toyota Auto 0.930% 2/15/18 \$0.00077/Pv On 670,000.00 Pv Due 2/15/16	513.67		283,812.03
02/16/16	Interest Earned On Toyota Auto 1.440% 2/15/19 \$0.00093/Pv On 1,030,000.00 Pv Due 2/15/16	961.33		284,773.36
02/16/16	Interest Earned On Costco Wholesale 1.750% 2/15/20 0.00875 USD/\$1 Pv On 900,000 Par Value Due 2/15/16	7,875.00		292,648.36
02/16/16	Interest Earned On Occidental Petroleum 1.750% 2/15/17 0.00875 USD/\$1 Pv On 1,100,000 Par Value Due 2/15/16	9,625.00		302,273.36
02/18/16	Interest Earned On Honda Auto 0.693% 3/19/18 \$0.00064/Pv On 662,461.55 Pv Due 2/18/16	425.08		302,698.44
02/18/16	Paid Down 42,414.77 Par Value Of Honda Auto 0.693% 3/19/18 Trade Date 2/18/16		42,414.77	345,113.21
02/18/16	Interest Earned On State Street Corp 2.550% 8/18/20 0.01275 USD/\$1 Pv On 1,750,000 Par Value Due 2/18/16	22,312.50		367,425.71
02/18/16	Purchased 2,235,000 Par Value Of F H L B Deb 1.375% 2/18/21 Trade Date 2/17/16 Purchased Through Deutsche Bank Securities, Inc. 2,235,000 Par Value At 99.596 %		- 2,225,970.60	- 1,858,544.89
02/18/16	Sold 1,900,000 Par Value Of F H L B Deb 0.625% 12/28/16 Trade Date 2/17/16 Sold Through Wells Fargo Securities, LLC Sold On The OTC Bulletin Board 1,900,000 Par Value At 100.015 %		1,900,285.00	41,740.11
02/18/16	Received Accrued Interest On Sale Of F H L B Deb 0.625% 12/28/16 Income Credit 1,649.31 USD	1,649.31		43,389.42





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ACCOUNT NUMBER: 001050981096  
CITY OF CHINO HILLS

This statement is for the period from  
February 1, 2016 to February 29, 2016

### TRANSACTION DETAIL (continued)

Date Posted	Description	Income Cash	Principal Cash	Balance
02/18/16	Sold 1,000,000 Par Value Of U S Treasury Nt 0.625% 5/31/17 Trade Date 2/17/16 Sold Through Mlpfs Inc/Fixed Income 1,000,000 Par Value At 99.902009 %		999,020.09	1,042,409.51
02/18/16	Received Accrued Interest On Sale Of U S Treasury Nt 0.625% 5/31/17 Income Credit 1,366.12 USD	1,366.12		1,043,775.63
02/19/16	Interest Earned On F N M A 1.875% 2/19/19 0.009375 USD/\$1 Pv On 2,155,000 Par Value Due 2/19/16	20,203.13		1,063,978.76
02/22/16	Interest Earned On Honda Auto 1.040% 2/21/19 \$0.00087/Pv On 1,255,000.00 Pv Due 2/21/16	1,087.67		1,065,066.43
02/22/16	Interest Earned On F F C B Deb 0.660% 2/22/17 0.0033 USD/\$1 Pv On 335,000 Par Value Due 2/22/16	1,105.50		1,066,171.93
02/23/16	Interest Earned On Honda Auto Rec 0.448% 11/21/16 2/21/16 Interest Payment	0.16		1,066,172.09
02/24/16	Paid Down 401.25 Par Value Of Honda Auto Rec 0.448% 11/21/16 Cmo Final Paydown		401.25	1,066,573.34
02/25/16	Purchased 1,035,000 Par Value Of Honda Auto 1.340% 6/18/18 Trade Date 2/16/16 Purchased Through J.P. Morgan Securities LLC Purchased On The OTC Bulletin Board 1,035,000 Par Value At 99.99001 %		- 1,034,896.60	31,676.74
02/25/16	Sold 500,000 Par Value Of U S Treasury Nt 0.500% 7/31/17 Trade Date 2/24/16 Sold Through Bmo Capital Markets Corp. 500,000 Par Value At 99.780915 %		498,904.58	530,581.32
02/25/16	Received Accrued Interest On Sale Of U S Treasury Nt 0.500% 7/31/17 Income Credit 171.70 USD	171.70		530,753.02
02/25/16	Trust Fees Collected Charged For Period 01/01/2016 Thru 01/31/2016		- 104.17	530,648.85
02/29/16	Interest Earned On F N M A Deb 0.875% 8/28/17 0.004375 USD/\$1 Pv On 350,000 Par Value Due 2/28/16	1,531.25		532,180.10
02/29/16	Interest Earned On U S Treasury Nt 0.625% 8/31/17 0.003125 USD/\$1 Pv On 2,210,000 Par Value Due 2/29/16	6,906.25		539,086.35
02/29/16	Interest Earned On U S Treasury Nt 1.375% 2/28/19 0.006875 USD/\$1 Pv On 2,000,000 Par Value Due 2/29/16	13,750.00		552,836.35



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ACCOUNT NUMBER: 001050981096  
CITY OF CHINO HILLS

This statement is for the period from  
February 1, 2016 to February 29, 2016

### TRANSACTION DETAIL (continued)

<u>Date Posted</u>	<u>Description</u>	<u>Income Cash</u>	<u>Principal Cash</u>	<u>Balance</u>
	Combined Purchases For The Period 2/ 1/16 - 2/29/16 Of First Amer Govt Oblig Fund Cl D		- 1,097,494.18	- 544,657.83
	Combined Sales For The Period 2/ 1/16 - 2/29/16 Of First Amer Govt Oblig Fund Cl D		544,657.83	0.00
02/29/16	Ending Cash Balance	<u>\$5,591,588.47</u>	<u>- \$5,591,588.47</u>	<u>\$0.00</u>





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ACCOUNT NUMBER: 001050981096  
CITY OF CHINO HILLS

This statement is for the period from  
February 1, 2016 to February 29, 2016

## SALE/MATURITY SUMMARY

Trade Date	Asset	Description	Cost Basis	Proceeds	Estimated Gain/Loss
02/15/16	John Deere Owner 0.870% 8/15/17	Paid Down 27,905.19	- 27,901.39	27,905.19	3.80
02/15/16	John Deere Owner 0.920% 4/16/18	Paid Down 103,345.84	- 103,329.28	103,345.84	16.56
02/15/16	Toyota Auto 0.670% 12/15/17	Paid Down 69,293.74	- 69,269.31	69,293.74	24.43
02/17/16	F H L B Deb 0.625% 12/28/16	Sold 1,900,000	- 1,896,311.00	1,900,285.00	3,974.00
02/17/16	U S Treasury Nt 0.625% 5/31/17	Sold 1,000,000	- 1,000,393.97	999,020.09	- 1,373.88
02/18/16	Honda Auto 0.693% 3/19/18	Paid Down 42,414.77	- 42,409.67	42,414.77	5.10
02/22/16	Honda Auto Rec 0.448% 11/21/16	Paid Down 401.25	- 401.23	401.25	0.02
02/24/16	U S Treasury Nt 0.500% 7/31/17	Sold 500,000	- 492,813.80	498,904.58	6,090.78
Total Assets Disposed			- \$3,632,829.65	\$3,641,570.46	\$8,740.81
			- Cost Basis		
			- Proceeds		
			- Estimated Gain/Loss		

For information only. Not intended for tax purposes.

World Class Service Delivered by World Class Professionals-Guaranteed!

## Glossary

**Accretion** - The accumulation of the value of a discounted bond until maturity.

**Adjusted Prior Market Realized Gain/Loss** - The difference between the proceeds and the Prior Market Value of the transaction.

**Adjusted Prior Market Unrealized Gain/Loss** - The difference between the Market Value and the Adjusted Prior Market Value.

**Adjusted Prior Market Value** - A figure calculated using the beginning Market Value for the fiscal year, adjusted for all asset related transactions during the period, employing an average cost methodology.

**Amortization** - The decrease in value of a premium bond until maturity.

**Asset** - Anything owned that has commercial exchange value. Assets may consist of specific property or of claims against others, in contrast to obligations due to others (liabilities).

**Bond Rating** - A measurement of a bond's quality based upon the issuer's financial condition. Ratings are assigned by independent rating services, such as Moody's, or S&P, and reflect their opinion of the issuer's ability to meet the scheduled interest and principal repayments for the bond.

**Cash** - Cash activity that includes both income and principal cash categories.

**Change In Unrealized Gain/Loss** - Also reported as Gain/Loss In Period in the Asset Detail section. This figure shows the market appreciation (depreciation) for the current period.

**Cost Basis (Book Value)** - The original price of an asset, normally the purchase price or appraised value at the time of acquisition. Book Value method maintains an average cost for each asset.

**Cost Basis (Tax Basis)** - The original price of an asset, normally the purchase price or appraised value at the time of acquisition. Tax Basis uses client determined methods such as Last-In-First-Out (LIFO), First-In-First-Out (FIFO), Average, Minimum Gain, and Maximum Gain.

**Ending Accrual** - (Also reported as Accrued Income) Income earned but not yet received, or expenses incurred but not yet paid, as of the end of the reporting period.

**Estimated Annual Income** - The amount of income a particular asset is anticipated to earn over the next year. The shares multiplied by annual income rate.

**Estimated Current Yield** - The annual rate of return on an investment expressed as a percentage. For stocks, yield is calculated by taking the annual dividend payments divided by the stock's current share price. For bonds, yield is calculated by the coupon rate divided by the bond's market price.

**Ex-Dividend Date** - (Also reported as Ex-Date) For stock trades, the person who owns the security on the ex-dividend date will earn the dividend, regardless of who currently owns the stock.

**Income Cash** - A category of cash comprised of ordinary earnings derived from investments, usually dividends and interest.

**Market Value** - The price per unit multiplied by the number of units.

**Maturity Date** - The date on which an obligation or note matures.

**Payable Date** - The date on which a dividend, mutual fund distribution, or interest on a bond will be made.

**Principal Cash** - A category of cash comprised of cash, deposits, cash withdrawals and the cash flows generated from purchases or sales of investments.

**Realized Gain/Loss Calculation** - The Proceeds less the Cost Basis of a transaction.

**Settlement Date** - The date on which a trade settles and cash or securities are credited or debited to the account.

**Trade Date** - The date a trade is legally entered into.

**Unrealized Gain/Loss** - The difference between the Market Value and Cost Basis at the end of the current period.

**Yield on/at Market** - The annual rate of return on an investment expressed as a percentage. For stocks, yield is calculated by the annual dividend payments divided by the stock's current share price. For bonds, yield is calculated by the coupon rate divided by the bond's market price.

The terms defined in this glossary are only for use when reviewing your account statement. Please contact your Relationship Manager with any questions.

# Monthly Account Statement

## City of Chino Hills

February 1, 2016 through February 29, 2016

### Chandler Team

For questions about your account,  
please call (800) 317-4747 or  
Email [operations@chandlerasset.com](mailto:operations@chandlerasset.com)

### Custodian

US Bank  
Linda Brimm  
(314)-418-3441

*Information contained herein is confidential. We urge you to compare this statement to the one you receive from your qualified custodian. Prices are provided by IDC, an independent pricing source.*





## Portfolio Summary

As of 2/29/2016

### PORTFOLIO CHARACTERISTICS

Average Duration	2.46
Average Coupon	1.37 %
Average Purchase YTM	1.38 %
Average Market YTM	1.11 %
Average S&P/Moody Rating	AA/Aa1
Average Final Maturity	2.65 yrs
Average Life	2.54 yrs

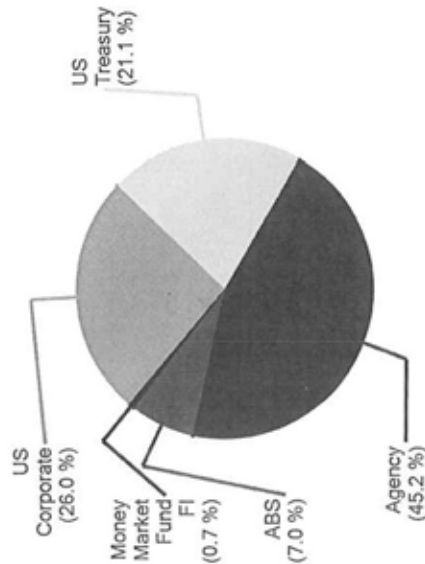
### ACCOUNT SUMMARY

	Beg. Values as of 1/31/16	End Values as of 2/29/16
Market Value	131,666,994	131,900,447
Accrued Interest	408,419	439,375
<b>Total Market Value</b>	<b>132,075,412</b>	<b>132,339,822</b>
Income Earned	146,773	148,066
Cont'd/WD		-8,677
Par	130,995,900	131,111,288
Book Value	130,731,576	130,841,053
Cost Value	130,928,142	131,044,928

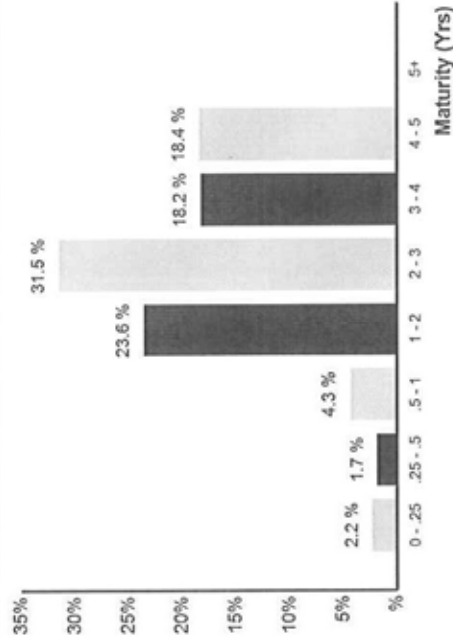
### TOP ISSUERS

Issuer	% Portfolio
Government of United States	21.1 %
Federal National Mortgage Assoc	15.0 %
Federal Home Loan Mortgage Corp	13.5 %
Federal Home Loan Bank	13.0 %
Honda ABS	2.9 %
Tennessee Valley Authority	2.0 %
Toyota ABS	1.8 %
Federal Farm Credit Bank	1.7 %
	<b>71.0 %</b>

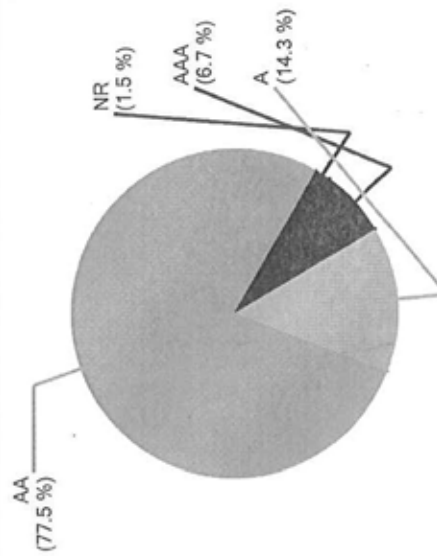
### SECTOR ALLOCATION



### MATURITY DISTRIBUTION



### CREDIT QUALITY (S&P)



### PERFORMANCE REVIEW

Total Rate of Return As of 2/29/2016	Current Month	Latest 3 Months	Year To Date	3 Yrs	5 Yrs	10 Yrs	Since 2/28/2011
City of Chino Hills	0.21 %	1.05 %	1.14 %	1.20 %	1.26 %	N/A	6.47 %
BAML 1-5 Yr US Treasury/Agency Index*	0.24 %	1.15 %	1.30 %	1.08 %	1.07 %	N/A	5.46 %

\*BAML 1-3 Yr US Treasury/Agency Index to 7/31/12



**City of Chino Hills**  
February 29, 2016

**COMPLIANCE WITH INVESTMENT POLICY**

*Assets managed by Chandler Asset Management are in full compliance with State law and with the City's investment policy.*

Category	Standard	Comment
Local Agency Bonds	No Limitation	Complies
Treasury Issues	No Limitation	Complies
Agency Issues	No Limitation (except for SBAs)	Complies
Medium Term Notes	30% maximum; A-rated or better	Complies
Asset Backed Securities	20% maximum; AA-rated issue; A-rated issuer	Complies
Money Market Mutual Funds	20% maximum; AAAf/AAaf, minimum rating	Complies
Local Agency Investment Fund - L.A.I.F.	Currently not used by investment adviser	Complies
Prohibited Securities - per State Code	Inverse floaters; Ranges notes, Interest-only strips from mortgaged backed securities; Zero interest accrual securities	Complies
Prohibited Securities -per City restrictions	Small Business Administration (SBA) debt; Bankers Acceptance; Commercial Paper; Reverse Repurchase Agreements; Mortgage-Backed Securities	Complies
Maximum maturity	5 years	Complies



Reconciliation Summary  
As of 2/29/2016

BOOK VALUE RECONCILIATION		BEGINNING BALANCE
Beginning Book Value		\$130,731,576.26
<b>Acquisition</b>		
+ Security Purchases	\$3,260,867.20	
+ Money Market Fund Purchases	\$1,532,322.62	
+ Money Market Contributions	\$0.00	
+ Security Contributions	\$0.00	
+ Security Transfers	\$0.00	
<b>Total Acquisitions</b>		\$4,793,189.82
<b>Dispositions</b>		
- Security Sales	\$3,398,209.67	
- Money Market Fund Sales	\$1,034,896.60	
- MMF Withdrawals	\$8,677.17	
- Security Withdrawals	\$0.00	
- Security Transfers	\$0.00	
- Other Dispositions	\$0.00	
- Maturities	\$0.00	
- Calls	\$0.00	
- Principal Paydowns	\$243,360.79	
<b>Total Dispositions</b>		\$4,685,144.23
<b>Amortization/Accretion</b>		
+/- Net Accretion	\$386.65	\$386.65
<b>Gain/Loss on Dispositions</b>		
+/- Realized Gain/Loss	\$1,044.81	\$1,044.81
<b>Ending Book Value</b>		<b>\$130,841,053.31</b>

CASH TRANSACTION SUMMARY		BEGINNING BALANCE
<b>Acquisition</b>		
Contributions	\$0.00	
Security Sale Proceeds	\$3,398,209.67	
Accrued Interest Received	\$3,187.13	
Interest Received	\$113,528.24	
Dividend Received	\$7.39	
Principal on Maturities	\$0.00	
Interest on Maturities	\$0.00	
Calls/Redemption (Principal)	\$0.00	
Interest from Calls/Redemption	\$0.00	
Principal Paydown	\$243,360.79	
<b>Total Acquisitions</b>		<b>\$3,758,293.22</b>
<b>Disposition</b>		
Withdrawals	\$8,677.17	
Security Purchase	\$3,260,867.20	
Accrued Interest Paid	\$0.00	
<b>Total Dispositions</b>		<b>\$3,269,544.37</b>
<b>Ending Book Value</b>		<b>\$867,796.13</b>



City of Chino Hills  
Account #10150

## Holdings Report

As of 2/29/16

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
<b>ABS</b>									
477879AC4	John Deere Owner Trust 2013-B A3 0.87% Due 8/15/2017	116,369.45	08/27/2013 0.88 %	116,353.58 116,363.59	99.97 1.01 %	116,329.07 45.00	0.09 % (34.52)	Aaa / NR AAA	1.46 0.26
89231MAC9	Toyota Auto Receivables Owner 2014-A 0.67% Due 12/15/2017	719,998.76	Various 0.71 %	719,744.90 719,884.92	99.90 0.91 %	719,244.92 214.40	0.54 % (640.00)	Aaa / AAA NR	1.79 0.45
89231TAB6	Toyota Auto Receivables Owner 2015-C 0.92% Due 2/15/2018	670,000.00	08/18/2015 0.93 %	669,946.13 669,957.33	99.96 1.00 %	669,723.96 273.96	0.51 % (233.37)	Aaa / AAA NR	1.96 0.57
43814GAC4	Honda Auto Receivables 2014-2 A3 0.77% Due 3/19/2018	620,046.78	05/13/2014 0.78 %	619,972.25 620,016.57	99.85 1.02 %	619,137.17 172.41	0.47 % (879.40)	Aaa / AAA NR	2.05 0.61
47787VAC5	John Deere Owner Trust 2014-A A3 0.92% Due 4/16/2018	802,077.06	04/02/2014 0.93 %	801,948.57 802,029.26	99.88 1.13 %	801,107.35 327.96	0.61 % (921.91)	Aaa / NR AAA	2.13 0.58
43814HAC2	Honda Auto Receivables 2014-3 A3 0.88% Due 6/15/2018	885,000.00	08/12/2014 0.89 %	884,829.28 884,919.31	99.91 1.02 %	884,187.57 346.13	0.67 % (731.74)	NR / AAA AAA	2.29 0.69
43814NAB1	Honda Auto Receivables 2016-1 A2 1.01% Due 6/18/2018	1,035,000.00	02/16/2016 1.02 %	1,034,896.60 1,034,897.21	99.88 1.13 %	1,033,783.88 174.23	0.78 % (1,113.33)	NR / AAA AAA	2.30 0.99
161571GC2	Chase CHAIT Pool #2013-A8 1.01% Due 10/15/2018	1,030,000.00	09/03/2015 0.95 %	1,031,408.20 1,031,186.50	100.09 0.87 %	1,030,943.48 462.36	0.78 % (243.02)	Aaa / AAA AAA	2.63 0.62
47787TAD6	John Deere Owner Trust 2014-B A3 1.07% Due 11/15/2018	1,130,000.00	Various 1.07 %	1,129,987.95 1,130,023.56	99.91 1.18 %	1,129,003.34 537.38	0.85 % (1,020.22)	Aaa / NR AAA	2.71 0.88
89236WAC2	Toyota Auto Receivables Owner 2015-A 1.12% Due 2/15/2019	1,030,000.00	02/24/2015 1.13 %	1,029,844.26 1,029,896.65	100.04 1.09 %	1,030,397.58 512.71	0.78 % 500.93	Aaa / AAA NR	2.96 1.16
43813NAC0	Honda Auto Receivables 2015-2 A3 1.04% Due 2/21/2019	1,255,000.00	05/13/2015 1.05 %	1,254,807.36 1,254,847.49	99.87 1.14 %	1,253,423.72 362.56	0.95 % (1,423.77)	NR / AAA AAA	2.98 1.38
<b>Total ABS</b>		<b>9,293,492.05</b>	<b>0.97 %</b>	<b>9,293,739.08</b> <b>9,294,022.39</b>	<b>1.06 %</b>	<b>9,287,282.04</b> <b>3,429.10</b>	<b>7.02 %</b> <b>(6,740.35)</b>	<b>Aaa / AAA</b> <b>Aaa</b>	<b>2.45</b> <b>0.84</b>
<b>AGENCY</b>									
31333XP43	FHLB Note 3.125% Due 3/11/2016	1,075,000.00	11/23/2011 1.16 %	1,162,967.25 1,075,562.09	100.08 0.86 %	1,075,807.33 15,863.72	0.82 % 245.24	Aaa / AA+ AAA	0.03 0.03
3130A22P0	FHLB Note 0.4% Due 6/6/2016	1,600,000.00	10/09/2014 0.41 %	1,599,648.00 1,599,943.56	99.99 0.42 %	1,599,904.00 1,511.11	1.21 % (39.56)	Aaa / AA+ AAA	0.27 0.27
31331JX32	FFCB Note 1.7% Due 10/28/2016	1,850,000.00	08/10/2012 0.73 %	1,924,536.50 1,861,687.25	100.58 0.82 %	1,860,759.60 10,745.42	1.41 % (927.65)	Aaa / AA+ AAA	0.66 0.66
3135G0GY3	FNMA Note 1.25% Due 1/30/2017	1,725,000.00	08/08/2012 0.74 %	1,763,505.45 1,732,889.50	100.54 0.66 %	1,734,252.90 1,856.77	1.31 % 1,363.40	Aaa / AA+ AAA	0.92 0.91
3133ECG99	FFCB Note 0.66% Due 2/22/2017	335,000.00	05/10/2013 0.66 %	335,020.10 335,005.21	99.98 0.69 %	334,917.59 55.28	0.25 % (87.62)	Aaa / AA+ AAA	0.98 0.98
313378WF4	FHLB Note 1.125% Due 3/10/2017	1,600,000.00	06/22/2012 0.98 %	1,610,864.00 1,602,363.66	100.48 0.66 %	1,607,625.60 8,550.00	1.22 % 5,261.94	Aaa / AA+ AAA	1.03 1.02
3133782N0	FHLB Note 0.875% Due 3/10/2017	1,000,000.00	03/13/2013 0.70 %	1,006,790.00 1,001,744.13	100.17 0.71 %	1,001,672.00 4,156.25	0.76 % (72.13)	Aaa / AA+ AAA	1.03 1.02



City of Chino Hills  
Account #10150

## Holdings Report

As of 2/29/16

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
3135G0JA2	FNMA Note 1.125% Due 4/27/2017	1,750,000.00	08/15/2012 0.90 %	1,767,780.00 1,754,375.02	100.48 0.71 %	1,758,463.00 6,781.25	1.33 % 4,087.98	Aaa / AA+ AAA	1.16 1.15
3137EADF3	FHLMC Note 1.25% Due 5/12/2017	2,250,000.00	07/30/2012 0.81 %	2,296,620.00 2,261,668.35	100.57 0.77 %	2,262,870.00 8,515.63	1.72 % 1,201.65	Aaa / AA+ AAA	1.20 1.19
313379FW4	FHLMC Note 1% Due 6/9/2017	2,250,000.00	07/27/2012 0.86 %	2,264,737.50 2,253,860.81	100.24 0.81 %	2,255,438.25 5,125.00	1.71 % 1,577.44	Aaa / AA+ AAA	1.28 1.27
3135G0MZ3	FNMA Note 0.875% Due 8/28/2017	350,000.00	01/04/2013 0.88 %	349,989.50 349,996.62	100.14 0.78 %	350,484.40 25.52	0.26 % 487.78	Aaa / AA+ AAA	1.50 1.48
3137EADL0	FHLMC Note 1% Due 9/29/2017	1,600,000.00	10/10/2014 0.98 %	1,600,924.80 1,600,493.63	100.25 0.84 %	1,603,984.00 6,755.56	1.22 % 3,490.37	Aaa / AA+ AAA	1.58 1.56
3135G0RT2	FNMA Note 0.875% Due 12/20/2017	1,775,000.00	02/22/2013 0.93 %	1,770,456.00 1,773,297.61	100.05 0.85 %	1,775,878.63 3,063.11	1.34 % 2,581.02	Aaa / AA+ AAA	1.81 1.79
3137EADN6	FHLMC Note 0.75% Due 1/12/2018	2,225,000.00	Various 1.01 %	2,198,973.68 2,214,439.61	99.81 0.85 %	2,220,716.88 2,271.35	1.68 % 6,277.27	Aaa / AA+ AAA	1.87 1.85
3137EADP1	FHLMC Note 0.875% Due 3/7/2018	2,225,000.00	Various 1.47 %	2,166,092.75 2,199,252.78	99.96 0.89 %	2,224,138.93 9,409.90	1.69 % 24,886.15	Aaa / AA+ AAA	2.02 1.99
3130A4GJ5	FHLMC Note 1.125% Due 4/25/2018	2,200,000.00	03/20/2015 1.02 %	2,207,218.20 2,205,018.85	100.52 0.88 %	2,211,380.60 8,662.50	1.68 % 6,361.75	Aaa / AA+ AAA	2.15 2.12
3135G0WJ8	FNMA Note 0.875% Due 5/21/2018	575,000.00	Various 1.45 %	560,793.27 567,903.65	99.91 0.92 %	574,492.28 1,397.57	0.44 % 6,588.63	Aaa / AA+ AAA	2.22 2.20
313379DT3	FHLMC Note 1.25% Due 6/8/2018	2,600,000.00	Various 1.23 %	2,600,514.00 2,601,289.72	100.65 0.96 %	2,616,832.40 7,493.05	1.98 % 15,542.68	Aaa / AA+ AAA	2.27 2.23
3135G0E33	FNMA Note 1.125% Due 7/20/2018	2,175,000.00	Various 1.18 %	2,171,230.15 2,172,102.69	100.46 0.93 %	2,185,102.88 2,786.72	1.65 % 13,000.19	Aaa / AA+ AAA	2.39 2.35
880591EQ1	Tennessee Valley Authority Note 1.75% Due 10/15/2018	2,560,000.00	Various 1.49 %	2,584,996.65 2,576,674.38	101.96 0.99 %	2,610,222.08 16,924.45	1.99 % 33,547.70	Aaa / AA+ AAA	2.63 2.55
3135G0ZA4	FNMA Note 1.875% Due 2/19/2019	2,155,000.00	Various 1.78 %	2,164,027.03 2,160,914.74	102.36 1.07 %	2,205,793.35 1,346.88	1.67 % 44,878.61	Aaa / AA+ AAA	2.98 2.89
3137EADG1	FHLMC Note 1.75% Due 5/30/2019	2,150,000.00	Various 1.78 %	2,147,365.90 2,148,257.09	102.00 1.12 %	2,192,907.55 9,510.77	1.66 % 44,650.46	Aaa / AA+ AAA	3.25 3.14
3135G0ZE6	FNMA Note 1.75% Due 6/20/2019	1,900,000.00	10/17/2014 1.55 %	1,916,606.00 1,911,752.84	102.09 1.11 %	1,939,689.10 6,557.64	1.47 % 27,936.26	Aaa / AA+ AAA	3.31 3.20
3137EADK2	FHLMC Note 1.25% Due 8/1/2019	2,225,000.00	Various 1.80 %	2,167,581.20 2,184,762.87	100.49 1.10 %	2,235,989.28 2,317.71	1.69 % 51,226.41	Aaa / AA+ AAA	3.42 3.34
3135G0ZG1	FNMA Note 1.75% Due 9/12/2019	1,900,000.00	10/07/2014 1.80 %	1,895,725.00 1,896,936.25	102.13 1.13 %	1,940,534.60 15,609.03	1.48 % 43,598.35	Aaa / AA+ AAA	3.54 3.40
3137EADM8	FHLMC Note 1.25% Due 10/2/2019	2,500,000.00	09/30/2015 1.31 %	2,494,100.00 2,494,717.02	100.22 1.19 %	2,505,407.50 12,934.03	1.90 % 10,690.48	Aaa / AA+ AAA	3.59 3.49
3137EADR7	FHLMC Note 1.375% Due 5/1/2020	2,550,000.00	Various 1.59 %	2,525,807.60 2,528,247.00	100.73 1.19 %	2,568,660.90 11,687.50	1.95 % 40,413.90	Aaa / AA+ AAA	4.17 4.03



# Holdings Report

As of 2/29/16

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
<b>AGENCY</b>									
313333HU8	FHLB Note 1.75% Due 6/12/2020	2,500,000.00	09/15/2015 1.66 %	2,510,425.00 2,509,419.24	101.90 1.29 %	2,547,605.00 9,600.69	1.93 % 38,185.76	Aaa / AA+ NR	4.29 4.11
3135G0D75	FNMA Note 1.5% Due 6/22/2020	2,625,000.00	09/29/2015 1.49 %	2,626,417.50 2,626,291.92	100.90 1.28 %	2,648,646.00 7,546.88	2.01 % 22,354.08	Aaa / AA+ AAA	4.32 4.16
3135G0F73	FNMA Note 1.5% Due 11/30/2020	2,700,000.00	12/16/2015 1.90 %	2,648,970.00 2,651,084.50	100.45 1.40 %	2,712,074.40 10,237.50	2.06 % 60,989.90	Aaa / AA+ AAA	4.76 4.56
3130A7CV5	FHLB Note 1.375% Due 2/18/2021	2,235,000.00	02/17/2016 1.46 %	2,225,970.60 2,226,029.91	99.77 1.42 %	2,229,828.21 1,109.74	1.69 % 3,798.30	Aaa / AA+ AAA	4.98 4.78
Total Agency		59,160,000.00	1.28 %	59,266,653.63 59,077,982.50	0.99 %	59,592,079.24 210,408.53	45.19 % 514,096.74	Aaa / AA+ Aaa	2.58 2.50
<b>MONEY MARKET FUND FI</b>									
31846V401	First American Govt Obligation MMKT Class-D	867,796.13	Various 0.00 %	867,796.13 867,796.13	1.00 0.00 %	867,796.13 0.00	0.66 % 0.00	Aaa / AAA NR	0.00 0.00
Total Money Market Fund FI		867,796.13	N/A	867,796.13 867,796.13	0.00 %	867,796.13 0.00	0.66 % 0.00	Aaa / AAA NR	0.00 0.00
<b>US CORPORATE</b>									
38259PAC6	Google Inc Note 2.125% Due 5/19/2016	1,000,000.00	08/23/2012 0.73 %	1,051,280.00 1,002,978.76	100.33 0.65 %	1,003,264.00 6,020.83	0.76 % 285.24	Aa2 / AA NR	0.22 0.22
46625HJA9	JP Morgan Chase Note 3.15% Due 7/5/2016	700,000.00	07/30/2012 1.89 %	733,341.00 702,931.59	100.77 0.93 %	705,408.90 3,430.00	0.54 % 2,477.31	A3 / A- A+	0.35 0.35
24422ERF8	John Deere Capital Corp Note 1.85% Due 9/15/2016	700,000.00	07/27/2012 1.08 %	721,756.00 702,860.35	100.56 0.81 %	703,941.00 5,971.39	0.54 % 1,080.65	A2 / A NR	0.55 0.54
674599CB9	Occidental Petroleum Note 1.75% Due 2/15/2017	1,100,000.00	08/20/2012 1.17 %	1,127,555.00 1,105,908.25	99.71 2.06 %	1,096,762.70 855.56	0.83 % (9,145.55)	A3 / A A	0.96 0.95
36962G5W0	General Electric Capital Corp Note 2.3% Due 4/27/2017	675,000.00	08/20/2012 1.76 %	691,260.75 679,017.59	101.79 0.75 %	687,103.43 5,347.50	0.52 % 8,085.84	A1 / AA+ NR	1.16 1.14
084664BS9	Berkshire Hathaway Note 1.6% Due 5/15/2017	1,100,000.00	08/26/2013 1.51 %	1,103,630.00 1,101,178.75	100.78 0.95 %	1,108,560.20 5,182.22	0.84 % 7,381.45	Aa2 / AA A+	1.21 1.19
717081DJ9	Pfizer Inc. Note 1.1% Due 5/15/2017	360,000.00	05/12/2014 1.13 %	359,683.20 359,872.82	100.25 0.89 %	360,910.08 1,166.00	0.27 % 1,037.26	A1 / AA A+	1.21 1.20
68389XAN5	Oracle Corp Note 1.2% Due 10/15/2017	1,770,000.00	Various 1.43 %	1,755,367.00 1,763,491.47	100.27 1.03 %	1,774,722.36 8,024.00	1.35 % 11,230.89	A1 / AA- A+	1.63 1.60
166764AA8	Chevron Corp Callable Note Cont 11/5/17 1.104% Due 12/5/2017	1,715,000.00	Various 1.33 %	1,701,862.55 1,708,364.68	99.20 1.59 %	1,701,295.45 4,523.03	1.29 % (7,069.23)	Aa1 / AA- NR	1.77 1.65
458140AL4	Intel Corp Note 1.35% Due 12/15/2017	1,375,000.00	Various 1.30 %	1,378,106.50 1,376,076.98	100.62 1.00 %	1,383,471.39 3,918.75	1.05 % 7,394.41	A1 / A+ A+	1.79 1.77
89236TCA1	Toyota Motor Credit Corp Note 1.45% Due 1/12/2018	1,755,000.00	Various 1.43 %	1,755,583.65 1,755,478.63	100.21 1.34 %	1,758,678.48 3,463.68	1.33 % 3,199.85	Aa3 / AA- A	1.87 1.84



City of Chino Hills  
Account #10150

Holdings Report  
As of 2/29/16

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
US CORPORATE									
459200HZ7	IBM Corp Note 1.125% Due 2/6/2018	1,700,000.00	Various 1.23 %	1,694,929.00 1,696,583.19	99.80 1.23 %	1,696,577.90 1,328.13	1.28 % (5.29)	Aa3 / AA- A+	1.94 1.91
931142DF7	Wal-Mart Stores Note 1.125% Due 4/11/2018	645,000.00	04/04/2013 1.14 %	644,406.60 644,749.45	100.17 1.04 %	646,088.12 2,821.88	0.49 % 1,338.67	Aa2 / AA AA	2.12 2.08
713448CR7	PepsiCo Inc Note 1.25% Due 4/30/2018	1,180,000.00	Various 1.26 %	1,179,528.40 1,179,659.80	100.22 1.15 %	1,182,586.56 4,957.64	0.90 % 2,926.76	A1 / A A	2.17 2.13
037833AJ9	Apple Inc Note 1% Due 5/3/2018	1,800,000.00	Various 1.25 %	1,783,023.40 1,790,420.34	99.74 1.12 %	1,795,271.41 5,900.00	1.36 % 4,851.07	Aa1 / AA+ NR	2.18 2.14
02665WAC5	American Honda Finance Note 2.125% Due 10/10/2018	1,770,000.00	Various 1.84 %	1,787,921.40 1,782,433.51	101.03 1.72 %	1,788,184.98 14,731.57	1.36 % 5,751.47	A1 / A+ NR	2.61 2.51
74005PBH6	Praxair Note 1.25% Due 11/7/2018	1,400,000.00	01/08/2015 1.68 %	1,377,978.00 1,384,502.45	99.15 1.57 %	1,388,102.80 5,541.67	1.05 % 3,600.35	A2 / A NR	2.69 2.62
91159HHE3	US Bancorp Callable Note Cont 10/15/2018 1.95% Due 11/15/2018	140,000.00	02/12/2014 1.90 %	140,296.80 140,167.26	100.97 1.57 %	141,356.74 803.83	0.11 % 1,189.48	A1 / A+ AA	2.71 2.54
24422ESF7	John Deere Capital Corp Note 1.95% Due 12/13/2018	1,095,000.00	Various 1.78 %	1,100,497.65 1,100,031.45	100.67 1.70 %	1,102,328.84 4,626.38	0.84 % 2,297.39	A2 / A NR	2.79 2.69
36962G7G3	General Electric Capital Corp Note 2.3% Due 1/14/2019	1,000,000.00	09/10/2015 1.93 %	1,011,900.00 1,010,257.27	103.25 1.15 %	1,032,480.00 3,002.78	0.78 % 22,222.73	A1 / AA+ NR	2.88 2.78
17275RAR3	Cisco Systems Note 2.125% Due 3/1/2019	1,155,000.00	Various 2.04 %	1,159,623.65 1,157,779.62	101.98 1.45 %	1,177,847.06 12,271.88	0.90 % 20,067.44	A1 / AA- NR	3.00 2.88
91159HHH6	US Bancorp Callable Note Cont 3/25/2019 2.2% Due 4/25/2019	1,225,000.00	Various 2.15 %	1,227,300.95 1,226,596.83	101.43 1.72 %	1,242,500.35 9,432.50	0.95 % 15,903.52	A1 / A+ AA	3.15 2.94
06406HCW7	Bank of New York Callable Note Cont 8/11/2019 2.3% Due 9/11/2019	1,815,000.00	Various 2.19 %	1,822,288.25 1,821,437.31	101.03 1.99 %	1,833,765.29 19,712.92	1.40 % 12,327.98	A1 / A AA-	3.53 3.27
94974BGF1	Wells Fargo Corp Note 2.15% Due 1/30/2020	1,825,000.00	Various 2.19 %	1,821,821.60 1,822,325.16	99.73 2.22 %	1,820,039.65 3,378.79	1.38 % (2,285.51)	A2 / A AA-	3.92 3.73
22160KAG0	Costco Wholesale Corp Note 1.75% Due 2/15/2020	900,000.00	02/05/2015 1.77 %	899,055.00 899,250.84	100.71 1.57 %	906,365.70 700.00	0.69 % 7,114.86	A1 / A+ A+	3.96 3.81
74752AD5	Qualcomm Inc Note 2.25% Due 5/20/2020	1,730,000.00	Various 2.46 %	1,713,310.25 1,715,620.30	101.03 1.99 %	1,747,893.40 10,920.62	1.33 % 32,273.10	A1 / A+ NR	4.22 3.99
857477AS2	State Street Bank Note 2.55% Due 8/18/2020	1,750,000.00	01/21/2016 2.17 %	1,778,420.00 1,777,822.94	102.13 2.05 %	1,787,252.25 1,611.46	1.35 % 9,429.31	A2 / A AA-	4.47 4.21
594918BG8	Microsoft Callable Note Cont. 10/03/20 2% Due 11/3/2020	675,000.00	10/29/2015 2.02 %	674,460.00 674,495.17	101.70 1.61 %	686,499.30 4,425.00	0.52 % 12,004.13	Aaa / AAA AA+	4.68 4.35
Total US Corporate		34,055,000.00	1.67 %	34,196,186.60 34,082,292.76	1.47 %	34,259,258.34 154,070.01	26.00 % 176,965.58	A1 / A+ A+	2.49 2.39





Holdings Report  
As of 2/29/16

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
US TREASURY									
912828TG5	US Treasury Note 0.5% Due 7/31/2017	2,100,000.00	Various 0.80 %	2,069,817.96 2,091,376.04	99.63 0.76 %	2,092,206.90 865.38	1.58 % 830.86	Aaa / AA+ AAA	1.42 1.41
912828TM2	US Treasury Note 0.625% Due 8/31/2017	2,210,000.00	Various 0.82 %	2,198,090.61 2,203,609.54	99.78 0.77 %	2,205,164.52 37.53	1.67 % 1,554.98	Aaa / AA+ AAA	1.50 1.49
912828VE7	US Treasury Note 1% Due 5/31/2018	1,900,000.00	Various 1.14 %	1,889,564.96 1,894,253.44	100.38 0.83 %	1,907,125.00 4,775.96	1.44 % 12,871.56	Aaa / AA+ AAA	2.25 2.22
912828WD8	US Treasury Note 1.25% Due 10/31/2018	2,300,000.00	Various 1.37 %	2,284,484.27 2,293,043.26	100.99 0.87 %	2,322,820.60 9,635.98	1.76 % 29,777.34	Aaa / AA+ AAA	2.67 2.61
912828A34	US Treasury Note 1.25% Due 11/30/2018	1,800,000.00	Various 1.54 %	1,775,771.66 1,786,154.00	101.01 0.88 %	1,818,210.60 5,655.74	1.38 % 32,056.60	Aaa / AA+ AAA	2.75 2.69
912828SD3	US Treasury Note 1.25% Due 1/31/2019	1,950,000.00	10/07/2014 1.53 %	1,927,154.97 1,934,547.71	101.01 0.90 %	1,969,728.15 2,008.93	1.49 % 35,180.44	Aaa / AA+ AAA	2.92 2.86
912828SH4	US Treasury Note 1.375% Due 2/28/2019	2,000,000.00	Various 1.60 %	1,979,996.92 1,986,771.91	101.30 0.93 %	2,026,094.00 74.73	1.53 % 39,322.09	Aaa / AA+ AAA	3.00 2.94
912828ST8	US Treasury Note 1.25% Due 4/30/2019	1,825,000.00	06/10/2014 1.68 %	1,788,577.40 1,801,419.22	100.89 0.96 %	1,841,253.45 7,645.95	1.40 % 39,834.23	Aaa / AA+ AAA	3.17 3.09
912828UB4	US Treasury Note 1% Due 11/30/2019	2,000,000.00	Various 1.56 %	1,947,692.25 1,959,795.00	99.66 1.09 %	1,993,282.00 5,027.33	1.51 % 33,487.00	Aaa / AA+ AAA	3.75 3.66
912828H52	US Treasury Note 1.25% Due 1/31/2020	2,400,000.00	Various 1.49 %	2,375,218.98 2,378,275.27	100.48 1.12 %	2,411,532.00 2,472.53	1.82 % 33,256.73	Aaa / AA+ AAA	3.92 3.81
912828J84	US Treasury Note 1.375% Due 3/31/2020	2,250,000.00	10/23/2015 1.35 %	2,252,204.80 2,252,031.74	100.87 1.16 %	2,269,599.75 12,932.89	1.72 % 17,568.01	Aaa / AA+ AAA	4.09 3.94
912828VF4	US Treasury Note 1.375% Due 5/31/2020	2,350,000.00	07/10/2015 1.62 %	2,323,478.58 2,326,927.55	100.81 1.18 %	2,369,002.10 8,122.27	1.80 % 42,074.55	Aaa / AA+ AAA	4.25 4.11
912828L99	US Treasury Note 1.375% Due 10/31/2020	2,650,000.00	11/23/2015 1.71 %	2,608,499.12 2,610,754.85	100.68 1.22 %	2,668,012.05 12,212.57	2.03 % 57,257.20	Aaa / AA+ AAA	4.67 4.49
Total US Treasury		27,735,000.00	1.40 %	27,420,552.48 27,518,959.53	0.99 %	27,894,031.12 71,467.79	21.13 % 375,071.59	Aaa / AA+ Aaa	3.16 3.08
TOTAL PORTFOLIO									
		131,111,288.18	1.38 %	131,044,927.92 130,841,053.31	1.11 %	131,900,446.87 439,375.43	100.00 % 1,059,393.56	Aa1 / AA Aaa	2.65 2.46
TOTAL MARKET VALUE PLUS ACCRUED				132,339,822.30					



Transaction Ledger  
1/31/16 Thru 2/29/16

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	02/01/2016	31846V401	13,906.25	First American Govt Obligation MMKT Class-D	1.000		13,906.25	0.00	13,906.25	0.00
Purchase	02/01/2016	31846V401	7.39	First American Govt Obligation MMKT Class-D	1.000		7.39	0.00	7.39	0.00
Purchase	02/06/2016	31846V401	9,562.50	First American Govt Obligation MMKT Class-D	1.000		9,562.50	0.00	9,562.50	0.00
Purchase	02/15/2016	31846V401	17,500.00	First American Govt Obligation MMKT Class-D	1.000		17,500.00	0.00	17,500.00	0.00
Purchase	02/16/2016	31846V401	866.92	First American Govt Obligation MMKT Class-D	1.000		866.92	0.00	866.92	0.00
Purchase	02/16/2016	31846V401	649.00	First American Govt Obligation MMKT Class-D	1.000		649.00	0.00	649.00	0.00
Purchase	02/16/2016	31846V401	1,007.59	First American Govt Obligation MMKT Class-D	1.000		1,007.59	0.00	1,007.59	0.00
Purchase	02/16/2016	31846V401	28,009.79	First American Govt Obligation MMKT Class-D	1.000		28,009.79	0.00	28,009.79	0.00
Purchase	02/16/2016	31846V401	104,040.00	First American Govt Obligation MMKT Class-D	1.000		104,040.00	0.00	104,040.00	0.00
Purchase	02/16/2016	31846V401	69,734.42	First American Govt Obligation MMKT Class-D	1.000		69,734.42	0.00	69,734.42	0.00
Purchase	02/16/2016	31846V401	513.67	First American Govt Obligation MMKT Class-D	1.000		513.67	0.00	513.67	0.00
Purchase	02/16/2016	31846V401	961.33	First American Govt Obligation MMKT Class-D	1.000		961.33	0.00	961.33	0.00
Purchase	02/18/2016	3130A7CV5	2,235,000.00	FHLB Note 1.375% Due 2/18/2021	99.596	1.46 %	2,225,970.60	0.00	2,225,970.60	0.00
Purchase	02/18/2016	31846V401	676,349.92	First American Govt Obligation MMKT Class-D	1.000		676,349.92	0.00	676,349.92	0.00
Purchase	02/18/2016	31846V401	22,312.50	First American Govt Obligation MMKT Class-D	1.000		22,312.50	0.00	22,312.50	0.00
Purchase	02/18/2016	31846V401	42,839.85	First American Govt Obligation MMKT Class-D	1.000		42,839.85	0.00	42,839.85	0.00
Purchase	02/19/2016	31846V401	20,203.13	First American Govt Obligation MMKT Class-D	1.000		20,203.13	0.00	20,203.13	0.00
Purchase	02/21/2016	31846V401	401.41	First American Govt Obligation MMKT Class-D	1.000		401.41	0.00	401.41	0.00
Purchase	02/22/2016	31846V401	1,105.50	First American Govt Obligation MMKT Class-D	1.000		1,105.50	0.00	1,105.50	0.00
Purchase	02/22/2016	31846V401	1,087.67	First American Govt Obligation MMKT Class-D	1.000		1,087.67	0.00	1,087.67	0.00



Transaction Ledger  
1/31/16 Thru 2/29/16

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
<b>ACQUISITIONS</b>										
Purchase	02/25/2016	31846V401	499,076.28	First American Govt Obligation MMKT Class-D	1.000		499,076.28	0.00	499,076.28	0.00
Purchase	02/25/2016	43814NAB1	1,035,000.00	Honda Auto Receivables 2016-1 A2 1.01% Due 6/18/2018	99.990	1.02 %	1,034,896.60	0.00	1,034,896.60	0.00
Purchase	02/28/2016	31846V401	1,531.25	First American Govt Obligation MMKT Class-D	1.000		1,531.25	0.00	1,531.25	0.00
Purchase	02/29/2016	31846V401	20,656.25	First American Govt Obligation MMKT Class-D	1.000		20,656.25	0.00	20,656.25	0.00
<b>Subtotal</b>			<b>4,802,322.62</b>				<b>4,793,189.82</b>	<b>0.00</b>	<b>4,793,189.82</b>	<b>0.00</b>
<b>TOTAL ACQUISITIONS</b>										
			<b>4,802,322.62</b>				<b>4,793,189.82</b>	<b>0.00</b>	<b>4,793,189.82</b>	<b>0.00</b>
<b>DISPOSITIONS</b>										
Sale	02/18/2016	3130A0C65	1,900,000.00	FHLB Note 0.625% Due 12/28/2016	100.015	0.61 %	1,900,285.00	1,649.31	1,901,934.31	1,171.61
Sale	02/18/2016	912828SV7	1,000,000.00	US Treasury Note 0.625% Due 5/31/2017	99.902	0.70 %	999,020.09	1,366.12	1,000,386.21	-1,104.57
Sale	02/25/2016	31846V401	1,034,896.60	First American Govt Obligation MMKT Class-D	1.000		1,034,896.60	0.00	1,034,896.60	0.00
Sale	02/25/2016	912828TC5	500,000.00	US Treasury Note 0.5% Due 7/31/2017	99.781	0.65 %	498,904.58	171.70	499,076.28	977.77
<b>Subtotal</b>			<b>4,434,896.60</b>				<b>4,433,106.27</b>	<b>3,187.13</b>	<b>4,436,293.40</b>	<b>1,044.81</b>
Paydown	02/15/2016	161571GC2	0.00	Chase CHAIT Pool #2013-A8 1.01% Due 10/15/2018	100.000		0.00	866.92	866.92	0.00
Paydown	02/15/2016	43814HAC2	0.00	Honda Auto Receivables 2014-3 A3 0.88% Due 6/15/2018	100.000		0.00	649.00	649.00	0.00
Paydown	02/15/2016	477877AD6	0.00	John Deere Owner Trust 2014-B A3 1.07% Due 11/15/2018	100.000		0.00	1,007.59	1,007.59	0.00
Paydown	02/15/2016	477879AC4	27,905.19	John Deere Owner Trust 2013-B A3 0.87% Due 8/15/2017	100.000		27,905.19	104.60	28,009.79	0.00
Paydown	02/15/2016	47787VAC5	103,345.84	John Deere Owner Trust 2014-A A3 0.92% Due 4/16/2018	100.000		103,345.84	694.16	104,040.00	0.00
Paydown	02/15/2016	89231MAC9	69,293.74	Toyota Auto Receivables Owner 2014-A 0.67% Due 12/15/2017	100.000		69,293.74	440.68	69,734.42	0.00
Paydown	02/15/2016	89231TAB6	0.00	Toyota Auto Receivables Owner 2015-C 0.92% Due 2/15/2018	100.000		0.00	513.67	513.67	0.00
Paydown	02/15/2016	89236WAC2	0.00	Toyota Auto Receivables Owner 2015-A 1.12% Due 2/15/2019	100.000		0.00	961.33	961.33	0.00



Transaction Ledger  
1/31/16 Thru 2/29/16

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
DISPOSITIONS										
Paydown	02/18/2016	43814GAC4	42,414.77	Honda Auto Receivables 2014-2 A3 0.77% Due 3/19/2018	100.000		42,414.77	425.08	42,839.85	0.00
Paydown	02/21/2016	43814CAC3	401.25	Honda Auto Receivables 2013-1 A3 0.48% Due 11/21/2016	100.000		401.25	0.16	401.41	0.00
Paydown	02/22/2016	43813NAC0	0.00	Honda Auto Receivables 2015-2 A3 1.04% Due 2/21/2019	100.000		0.00	1,087.67	1,087.67	0.00
Subtotal			243,360.79				243,360.79	6,750.86	250,111.65	0.00
Security Withdrawal	02/05/2016	31846V401	8,573.00	First American Govt Obligation MMKT Class-D	1.000		8,573.00	0.00	8,573.00	0.00
Security Withdrawal	02/25/2016	31846V401	104.17	First American Govt Obligation MMKT Class-D	1.000		104.17	0.00	104.17	0.00
Subtotal			8,677.17				8,677.17	0.00	8,677.17	0.00
TOTAL DISPOSITIONS			4,686,934.56				4,685,144.23	9,937.99	4,695,082.22	1,044.81
OTHER TRANSACTIONS										
Interest	02/01/2016	3137EADK2	2,225,000.00	FHLMC Note 1.25% Due 8/1/2019	0.000		13,906.25	0.00	13,906.25	0.00
Interest	02/06/2016	459200HZ7	1,700,000.00	IBM Corp Note 1.125% Due 2/6/2018	0.000		9,562.50	0.00	9,562.50	0.00
Interest	02/15/2016	22160KAG0	900,000.00	Costco Wholesale Corp Note 1.75% Due 2/15/2020	0.000		7,875.00	0.00	7,875.00	0.00
Interest	02/15/2016	674599CB9	1,100,000.00	Occidental Petroleum Note 1.75% Due 2/15/2017	0.000		9,625.00	0.00	9,625.00	0.00
Interest	02/18/2016	857477AS2	1,750,000.00	State Street Bank Note 2.55% Due 8/18/2020	0.000		22,312.50	0.00	22,312.50	0.00
Interest	02/19/2016	3135G0ZA4	2,155,000.00	FNMA Note 1.875% Due 2/19/2019	0.000		20,203.13	0.00	20,203.13	0.00
Interest	02/22/2016	3133ECG99	335,000.00	FFCB Note 0.66% Due 2/22/2017	0.000		1,105.50	0.00	1,105.50	0.00
Interest	02/28/2016	3135G0MZ3	350,000.00	FNMA Note 0.875% Due 8/28/2017	0.000		1,531.25	0.00	1,531.25	0.00
Interest	02/29/2016	912828SH4	2,000,000.00	US Treasury Note 1.375% Due 2/28/2019	0.000		13,750.00	0.00	13,750.00	0.00
Interest	02/29/2016	912828TM2	2,210,000.00	US Treasury Note 0.625% Due 8/31/2017	0.000		6,906.25	0.00	6,906.25	0.00
Subtotal			14,725,000.00				106,777.38	0.00	106,777.38	0.00



Transaction Ledger  
1/31/16 Thru 2/29/16

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
OTHER TRANSACTIONS										
Dividend	02/01/2016	31846V401	392,953.53	First American Govt Obligation MMKT Class-D	0.000		7.39	0.00	7.39	0.00
	Subtotal		392,953.53				7.39	0.00	7.39	0.00
TOTAL OTHER TRANSACTIONS			15,117,953.53				106,784.77	0.00	106,784.77	0.00



City of Chino Hills  
Account #10150

## Income Earned

1/31/16 Thru 2/29/16

CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Unreal G/L Total Income
<b>Fixed Income</b>						
02665WAC5	American Honda Finance Note 2.125% Due 10/10/2018	Various Various 1,770,000.00	1,782,811.87 0.00 0.00 1,782,433.51	11,597.18 0.00 14,731.57 3,134.39	0.00 378.36 (378.36) 2,756.03	0.00 0.00 2,756.03
03783AJ9	Apple Inc Note 1% Due 05/03/2018	Various Various 1,800,000.00	1,790,070.01 0.00 0.00 1,790,420.34	4,400.00 0.00 5,900.00 1,500.00	350.33 0.00 350.33 1,850.33	0.00 0.00 0.00 1,850.33
06406HCW7	Bank of New York Callable Note Cont 8/11/2019 2.3% Due 09/11/2019	Various Various 1,815,000.00	1,821,585.76 0.00 0.00 1,821,437.31	16,234.16 0.00 19,712.92 3,478.76	2.25 150.70 (148.45) 3,330.31	0.00 0.00 0.00 3,330.31
084664BS9	Berkshire Hathaway Note 1.6% Due 05/15/2017	08/26/2013 08/29/2013 1,100,000.00	1,101,256.44 0.00 0.00 1,101,178.75	3,715.56 0.00 5,182.22 1,466.66	0.00 77.69 (77.69) 1,388.97	0.00 0.00 0.00 1,388.97
161571GC2	Chase CHAIT Pool #2013-A8 1.01% Due 10/15/2018	09/03/2015 09/04/2015 1,030,000.00	1,031,222.42 0.00 0.00 1,031,186.50	482.36 866.92 462.36 866.92	0.00 35.92 (35.92) 831.00	0.00 0.00 0.00 831.00
166764AA8	Chevron Corp Callable Note Cont 11/5/17 1.104% Due 12/05/2017	Various Various 1,715,000.00	1,708,065.87 0.00 0.00 1,708,364.68	2,945.23 0.00 4,523.03 1,577.80	309.77 10.96 298.81 1,876.61	0.00 0.00 0.00 1,876.61
17275RAR3	Cisco Systems Note 2.125% Due 03/01/2019	Various Various 1,155,000.00	1,157,853.22 0.00 0.00 1,157,779.62	10,226.57 0.00 12,271.88 2,045.31	3.65 77.25 (73.60) 1,971.71	0.00 0.00 0.00 1,971.71
22160KAG0	Costco Wholesale Corp Note 1.75% Due 02/15/2020	02/05/2015 02/17/2015 900,000.00	899,235.81 0.00 0.00 899,250.84	7,262.50 7,875.00 700.00 1,312.50	15.03 0.00 15.03 1,327.53	0.00 0.00 0.00 1,327.53
24422ERF8	John Deere Capital Corp Note 1.85% Due 09/15/2016	07/27/2012 08/01/2012 700,000.00	703,279.29 0.00 0.00 702,860.35	4,892.22 0.00 5,971.39 1,079.17	0.00 418.94 (418.94) 660.23	0.00 0.00 0.00 660.23
24422ESF7	John Deere Capital Corp Note 1.95% Due 12/13/2018	Various Various 1,095,000.00	1,100,174.93 0.00 0.00 1,100,031.45	2,847.00 0.00 4,626.38 1,779.38	11.67 155.15 (143.48) 1,635.90	0.00 0.00 0.00 1,635.90



**Income Earned**  
1/31/16 Thru 2/29/16

CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Unreal G/L Total Income
3130A0C65	FHLB Note Due 12/28/2016	Various Various 0.00	1,899,065.39 0.00 1,899,113.39 0.00	1,088.54 1,649.31 0.00 560.77	80.97 32.97 48.00 608.77	0.00 608.77
3130A22P0	FHLB Note 0.4% Due 06/06/2016	10/09/2014 10/10/2014 1,600,000.00	1,599,926.69 0.00 0.00 1,599,943.56	977.78 0.00 1,511.11 533.33	16.87 0.00 16.87 550.20	0.00 550.20
3130A4GJ5	FHLB Note 1.125% Due 04/25/2018	03/20/2015 03/23/2015 2,200,000.00	2,205,204.26 0.00 0.00 2,205,018.85	6,600.00 0.00 8,662.50 2,062.50	0.00 0.00 (185.41) 1,877.09	0.00 0.00 1,877.09
3130A7CV5	FHLB Note 1.375% Due 02/18/2021	02/17/2016 02/18/2016 2,235,000.00	0.00 2,225,970.60 0.00 2,226,029.91	0.00 0.00 1,109.74 1,109.74	59.31 0.00 59.31 1,169.05	0.00 0.00 1,169.05
31331JX32	FFCB Note 1.7% Due 10/28/2016	08/10/2012 08/13/2012 1,850,000.00	1,863,093.59 0.00 0.00 1,861,687.25	8,124.58 0.00 10,745.42 2,620.84	0.00 1,406.34 (1,406.34) 1,214.50	0.00 1,214.50
3133782N0	FHLB Note 0.875% Due 03/10/2017	03/13/2013 03/15/2013 1,000,000.00	1,001,879.38 0.00 0.00 1,001,744.13	3,427.08 0.00 4,156.25 729.17	0.00 135.25 (135.25) 593.92	0.00 593.92
313378WF4	FHLB Note 1.125% Due 03/10/2017	06/22/2012 06/25/2012 1,600,000.00	1,602,546.94 0.00 0.00 1,602,363.66	7,050.00 0.00 8,550.00 1,500.00	0.00 183.28 (183.28) 1,316.72	0.00 1,316.72
313379DT3	FHLB Note 1.25% Due 06/08/2018	Various Various 2,600,000.00	2,601,334.83 0.00 0.00 2,601,289.72	4,784.72 0.00 7,493.05 2,708.33	89.12 134.23 (45.11) 2,663.22	0.00 2,663.22
313379FW4	FHLB Note 1% Due 06/09/2017	07/27/2012 07/30/2012 2,250,000.00	2,254,101.59 0.00 0.00 2,253,860.81	3,250.00 0.00 5,125.00 1,875.00	0.00 240.78 (240.78) 1,634.22	0.00 1,634.22
313383HU8	FHLB Note 1.75% Due 06/12/2020	09/15/2015 09/16/2015 2,500,000.00	2,509,593.89 0.00 0.00 2,509,419.24	5,954.86 0.00 9,600.69 3,645.83	0.00 174.85 (174.65) 3,471.18	0.00 3,471.18
3133ECG99	FFCB Note 0.66% Due 02/22/2017	05/10/2013 05/13/2013 335,000.00	335,005.63 0.00 0.00 335,005.21	976.53 1,105.50 55.28 184.25	0.00 0.42 (0.42) 183.83	0.00 183.83





City of Chino Hills  
Account #10150

Income Earned  
1/31/16 Thru 2/29/16

CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Unreal G/L Total Income
3133XXP43	FHLB Note 3.125% Due 03/11/2016	11/23/2011 11/28/2011 1,075,000.00	1,077,192.16 0.00 0.00 1,075,562.09	13,064.24 0.00 15,863.72 2,799.48	0.00 1,630.07 (1,630.07) 1,169.41	0.00 0.00 1,169.41
3135G0D75	FNMA Note 1.5% Due 06/22/2020	09/29/2015 09/30/2015 2,625,000.00	2,626,315.72 0.00 0.00 2,626,291.92	4,265.63 0.00 7,546.88 3,281.25	0.00 23.80 (23.80) 3,257.45	0.00 0.00 0.00 3,257.45
3135G0E33	FNMA Note 1.125% Due 07/20/2018	Various Various 2,175,000.00	2,172,006.23 0.00 0.00 2,172,102.69	747.66 0.00 2,786.72 2,039.06	96.46 0.00 96.46 2,135.52	0.00 0.00 0.00 2,135.52
3135G0F73	FNMA Note 1.5% Due 11/30/2020	12/16/2015 12/17/2015 2,700,000.00	2,650,266.90 0.00 0.00 2,651,084.50	6,862.50 0.00 10,237.50 3,375.00	817.60 0.00 817.60 4,192.60	0.00 0.00 0.00 4,192.60
3135G0GY3	FNMA Note 1.25% Due 01/30/2017	08/08/2012 08/09/2012 1,725,000.00	1,733,572.47 0.00 0.00 1,732,889.50	59.90 0.00 1,856.77 1,796.87	0.00 682.97 (682.97) 1,113.90	0.00 0.00 0.00 1,113.90
3135G0JA2	FNMA Note 1.125% Due 04/27/2017	08/15/2012 08/16/2012 1,750,000.00	1,754,675.67 0.00 0.00 1,754,375.02	5,140.63 0.00 6,781.25 1,640.62	0.00 300.65 (300.65) 1,339.97	0.00 0.00 0.00 1,339.97
3135G0MZ3	FNMA Note 0.875% Due 08/28/2017	01/04/2013 01/09/2013 350,000.00	349,996.44 0.00 0.00 349,996.62	1,301.56 1,531.25 25.52 255.21	0.18 0.00 0.18 255.39	0.00 0.00 0.00 255.39
3135G0RT2	FNMA Note 0.875% Due 12/20/2017	02/22/2013 02/25/2013 1,775,000.00	1,773,222.70 0.00 0.00 1,773,297.61	1,768.84 0.00 3,063.11 1,294.27	74.91 0.00 74.91 1,369.18	0.00 0.00 0.00 1,369.18
3135G0WJ8	FNMA Note 0.875% Due 05/21/2018	Various Various 575,000.00	567,649.89 0.00 0.00 567,903.65	978.29 0.00 1,397.57 419.28	253.76 0.00 253.76 673.04	0.00 0.00 0.00 673.04
3135G0ZA4	FNMA Note 1.875% Due 02/19/2019	Various Various 2,155,000.00	2,161,072.82 0.00 0.00 2,160,914.74	18,182.81 20,203.13 1,346.88 3,367.20	0.00 158.08 (158.08) 3,209.12	0.00 0.00 0.00 3,209.12
3135G0ZE6	FNMA Note 1.75% Due 06/20/2019	10/17/2014 10/20/2014 1,900,000.00	1,912,035.45 0.00 0.00 1,911,752.84	3,786.81 0.00 6,557.64 2,770.83	0.00 282.61 (282.61) 2,488.22	0.00 0.00 0.00 2,488.22

## Income Earned

1/31/16 Thru 2/29/16

CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Unreal G/L Total Income
3135G0ZG1	FNMA Note 1.75% Due 09/12/2019	10/07/2014 10/08/2014 1,900,000.00	1,896,867.38 0.00 0.00 1,896,936.25	12,838.19 0.00 15,609.03 2,770.84	68.87 0.00 68.87 2,839.71	0.00 0.00 0.00 2,839.71
3137EADF3	FHLMC Note 1.25% Due 05/12/2017	07/30/2012 07/31/2012 2,250,000.00	2,262,442.68 0.00 0.00 2,261,668.35	6,171.88 0.00 8,515.63 2,343.75	0.00 774.33 (774.33) 1,569.42	0.00 0.00 0.00 1,569.42
3137EADG1	FHLMC Note 1.75% Due 05/30/2019	Various Various 2,150,000.00	2,148,214.45 0.00 0.00 2,148,257.09	6,375.35 0.00 9,510.77 3,135.42	95.51 0.00 42.64 3,178.06	0.00 0.00 0.00 3,178.06
3137EADK2	FHLMC Note 1.25% Due 08/01/2019	Various Various 2,225,000.00	2,183,827.87 0.00 0.00 2,184,762.87	13,906.25 13,906.25 2,317.71 2,317.71	935.00 0.00 935.00 3,252.71	0.00 0.00 0.00 3,252.71
3137EADL0	FHLMC Note 1% Due 09/29/2017	10/10/2014 10/14/2014 1,600,000.00	1,600,518.44 0.00 0.00 1,600,493.63	5,422.22 0.00 6,755.56 1,333.34	0.00 24.81 (24.81) 1,308.53	0.00 0.00 0.00 1,308.53
3137EADM8	FHLMC Note 1.25% Due 10/02/2019	09/30/2015 09/30/2015 2,500,000.00	2,494,600.07 0.00 0.00 2,494,717.02	10,329.86 0.00 12,934.03 2,604.17	116.95 0.00 116.95 2,721.12	0.00 0.00 0.00 2,721.12
3137EADN6	FHLMC Note 0.75% Due 01/12/2018	Various Various 2,225,000.00	2,213,990.56 0.00 0.00 2,214,439.61	880.73 0.00 2,271.35 1,390.62	449.05 0.00 449.05 1,839.67	0.00 0.00 0.00 1,839.67
3137EADP1	FHLMC Note 0.875% Due 03/07/2018	Various Various 2,225,000.00	2,198,238.28 0.00 0.00 2,199,252.78	7,787.50 0.00 9,409.90 1,622.40	1,014.50 0.00 1,014.50 2,636.90	0.00 0.00 0.00 2,636.90
3137EADR7	FHLMC Note 1.375% Due 05/01/2020	Various Various 2,550,000.00	2,527,832.52 0.00 0.00 2,528,247.00	8,765.63 0.00 11,687.50 2,921.87	414.48 0.00 414.48 3,336.35	0.00 0.00 0.00 3,336.35
36962G5W0	General Electric Capital Corp Note 2.3% Due 04/27/2017	08/20/2012 08/23/2012 675,000.00	679,293.68 0.00 0.00 679,017.59	4,053.75 0.00 5,347.50 1,293.75	0.00 0.00 (276.09) 1,017.66	0.00 0.00 0.00 1,017.66
36962G7G3	General Electric Capital Corp Note 2.3% Due 01/14/2019	09/10/2015 09/15/2015 1,000,000.00	1,010,540.84 0.00 0.00 1,010,257.27	1,086.11 0.00 3,002.78 1,916.67	0.00 0.00 (283.57) 1,633.10	0.00 0.00 0.00 1,633.10



Income Earned  
1/31/16 Thru 2/29/16

CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Unreal G/L Total Income
38259PAC6	Google Inc Note 2.125% Due 05/19/2016	08/23/2012 08/28/2012 1,000,000.00	1,004,072.24 0.00 0.00 1,002,978.76	4,250.00 0.00 6,020.83 1,770.83	0.00 1,093.48 (1,093.48) 677.35	0.00 0.00 677.35
43813NAC0	Honda Auto Receivables 2015-2 A3 1.04% Due 02/21/2019	05/13/2015 05/20/2015 1,255,000.00	1,254,843.42 0.00 0.00 1,254,847.49	362.56 1,087.67 362.56 1,087.67	4.07 0.00 4.07 1,091.74	0.00 0.00 0.00 1,091.74
43814CAC3	Honda Auto Receivables 2013-1 A3 Due 11/21/2016	01/16/2013 01/23/2013 0.00	401.25 0.00 401.25 0.00	0.05 0.16 0.00 0.11	0.00 0.00 0.00 0.11	0.00 0.00 0.00 0.11
43814GAC4	Honda Auto Receivables 2014-2 A3 0.77% Due 03/19/2018	05/13/2014 05/21/2014 620,046.78	662,427.16 0.00 42,414.77 620,016.57	184.20 425.08 172.41 413.29	4.18 0.00 4.18 417.47	0.00 0.00 0.00 417.47
43814HAC2	Honda Auto Receivables 2014-3 A3 0.88% Due 06/15/2018	08/12/2014 08/20/2014 885,000.00	884,914.64 0.00 0.00 884,919.31	346.13 649.00 346.13 649.00	4.67 0.00 4.67 653.67	0.00 0.00 0.00 653.67
43814NAB1	Honda Auto Receivables 2016-1 A2 1.01% Due 06/18/2018	02/16/2016 02/25/2016 1,035,000.00	0.00 1,034,896.60 0.00 1,034,897.21	0.00 0.00 174.23 174.23	0.61 0.00 0.61 174.84	0.00 0.00 0.00 174.84
458140AL4	Intel Corp Note 1.35% Due 12/15/2017	Various Various 1,375,000.00	1,376,124.74 0.00 0.00 1,376,076.98	2,371.89 0.00 3,918.75 1,546.86	4.48 52.24 (47.76) 1,499.10	0.00 0.00 0.00 1,499.10
459200HZ7	IBM Corp Note 1.125% Due 02/06/2018	Various Various 1,700,000.00	1,696,443.03 0.00 0.00 1,696,583.19	9,296.88 9,562.50 1,328.13 1,593.75	140.16 0.00 140.16 1,733.91	0.00 0.00 0.00 1,733.91
46625HJA9	JP Morgan Chase Note 3.15% Due 07/05/2016	07/30/2012 08/02/2012 700,000.00	703,606.32 0.00 0.00 702,931.59	1,592.50 0.00 3,430.00 1,837.50	0.00 674.73 (674.73) 1,162.77	0.00 0.00 0.00 1,162.77
477877AD6	John Deere Owner Trust 2014-B A3 1.07% Due 11/15/2018	Various Various 1,130,000.00	1,130,024.65 0.00 0.00 1,130,023.56	537.38 1,007.59 537.38 1,007.59	6.53 7.72 (1.09) 1,006.50	0.00 0.00 0.00 1,006.50
477879AC4	John Deere Owner Trust 2013-B A3 0.87% Due 08/15/2017	08/27/2013 09/04/2013 116,369.45	144,266.98 0.00 27,905.19 116,363.59	55.79 104.60 45.00 93.81	1.80 0.00 1.80 95.61	0.00 0.00 0.00 95.61

## Income Earned

1/31/16 Thru 2/29/16

CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Unreal G/L Total Income
47787VAC5	John Deere Owner Trust 2014-A A3 0.92% Due 04/16/2018	04/02/2014 04/09/2014 802,077.06	905,365.12 0.00 103,345.84 802,029.26	370.22 694.16 327.96 651.90	9.98 0.00 9.98 661.88	0.00 0.00 0.00 661.88
594918BG8	Microsoft Callable Note Cont. 10/03/20 2% Due 11/03/2020	10/29/2015 11/03/2015 675,000.00	674,486.60 0.00 0.00 674,495.17	3,300.00 0.00 4,425.00 1,125.00	8.57 0.00 8.57 1,133.57	0.00 0.00 0.00 1,133.57
674599CB9	Occidental Petroleum Note 1.75% Due 02/15/2017	08/20/2012 08/23/2012 1,100,000.00	1,106,396.40 0.00 0.00 1,105,908.25	8,876.39 9,625.00 855.56 1,694.17	0.00 488.15 (488.15) 1,116.02	0.00 0.00 0.00 1,116.02
68389XAN5	Oracle Corp Note 1.2% Due 10/15/2017	Various Various 1,770,000.00	1,763,173.19 0.00 0.00 1,763,491.47	6,254.00 0.00 8,024.00 1,770.00	318.28 0.00 318.28 2,088.28	0.00 0.00 0.00 2,088.28
713448CR7	PepsiCo Inc Note 1.25% Due 04/30/2018	Various Various 1,180,000.00	1,179,647.31 0.00 0.00 1,179,659.80	3,728.48 0.00 4,957.64 1,229.16	12.49 0.00 12.49 1,241.65	0.00 0.00 0.00 1,241.65
717081DJ9	Pfizer Inc. Note 1.1% Due 05/15/2017	05/12/2014 05/15/2014 360,000.00	359,864.44 0.00 0.00 359,872.82	836.00 0.00 1,166.00 330.00	8.38 0.00 8.38 338.38	0.00 0.00 0.00 338.38
74005PBH6	Praxair Note 1.25% Due 11/07/2018	01/08/2015 01/13/2015 1,400,000.00	1,384,044.32 0.00 0.00 1,384,502.45	4,083.33 0.00 5,541.67 1,458.34	458.13 0.00 458.13 1,916.47	0.00 0.00 0.00 1,916.47
747525AD5	Qualcomm Inc Note 2.25% Due 05/20/2020	06/11/2015 06/16/2015 1,730,000.00	1,715,349.70 0.00 0.00 1,715,620.30	7,676.88 0.00 10,920.62 3,243.74	270.60 0.00 270.60 3,514.34	0.00 0.00 0.00 3,514.34
857477AS2	State Street Bank Note 2.55% Due 08/18/2020	01/21/2016 01/26/2016 1,750,000.00	1,778,317.65 0.00 0.00 1,777,822.94	20,205.21 22,312.50 1,611.46 3,718.75	0.00 494.71 (494.71) 3,224.04	0.00 0.00 0.00 3,224.04
880591EQ1	Tennessee Valley Authority Note 1.75% Due 10/15/2018	Various Various 2,560,000.00	2,577,179.14 0.00 0.00 2,576,674.38	13,191.11 0.00 16,924.45 3,733.34	0.00 504.76 (504.76) 3,228.58	0.00 0.00 0.00 3,228.58
89231MAC9	Toyota Auto Receivables Owner 2014-A 0.67% Due 12/15/2017	Various Various 719,998.76	789,156.47 0.00 69,293.74 719,884.92	235.04 440.68 214.40 420.04	22.19 0.00 22.19 442.23	0.00 0.00 0.00 442.23

## Income Earned

1/31/16 Thru 2/29/16

CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Unreal G/L Total Income
89231TAB6	Toyota Auto Receivables Owner 2015-C 0.92% Due 02/15/2018	08/18/2015 08/26/2015 670,000.00	669,955.60 0.00 0.00 669,957.33	273.96 513.67 273.96 513.67	1.73 0.00 1.73 515.40	0.00 0.00 0.00 515.40
89236TCA1	Toyota Motor Credit Corp Note 1.45% Due 01/12/2018	Various Various 1,755,000.00	1,755,498.97 0.00 0.00 1,755,478.63	1,343.06 0.00 3,463.68 2,120.62	13.57 33.91 (20.34) 2,100.28	0.00 0.00 0.00 2,100.28
89236WAC2	Toyota Auto Receivables Owner 2015-A 1.12% Due 02/15/2019	02/24/2015 03/04/2015 1,030,000.00	1,029,892.47 0.00 0.00 1,029,896.65	512.71 961.33 512.71 961.33	4.18 0.00 4.18 965.51	0.00 0.00 0.00 965.51
91159HHE3	US Bancorp Callable Note Cont 10/15/2018 1.95% Due 11/15/2018	02/12/2014 02/18/2014 140,000.00	140,172.32 0.00 0.00 140,167.26	576.33 0.00 803.83 227.50	0.00 5.06 (5.06) 222.44	0.00 0.00 0.00 222.44
91159HHH6	US Bancorp Callable Note Cont 3/25/2019 2.2% Due 04/25/2019	Various Various 1,225,000.00	1,226,638.76 0.00 0.00 1,226,596.83	7,186.67 0.00 9,432.50 2,245.83	19.66 61.59 (41.93) 2,203.90	0.00 0.00 0.00 2,203.90
912828A34	US Treasury Note 1.25% Due 11/30/2018	Various Various 1,800,000.00	1,785,754.07 0.00 0.00 1,786,154.00	3,872.95 0.00 5,655.74 1,782.79	399.93 0.00 399.93 2,182.72	0.00 0.00 0.00 2,182.72
912828H52	US Treasury Note 1.25% Due 01/31/2020	Various Various 2,400,000.00	2,377,835.02 0.00 0.00 2,378,275.27	82.42 0.00 2,472.53 2,390.11	440.25 0.00 440.25 2,830.36	0.00 0.00 0.00 2,830.36
912828J84	US Treasury Note 1.375% Due 03/31/2020	10/23/2015 10/26/2015 2,250,000.00	2,252,071.26 0.00 0.00 2,252,031.74	10,481.56 0.00 12,932.89 2,451.33	0.00 39.52 (39.52) 2,411.81	0.00 0.00 0.00 2,411.81
912828L99	US Treasury Note 1.375% Due 10/31/2020	11/23/2015 11/24/2015 2,650,000.00	2,610,087.34 0.00 0.00 2,610,754.85	9,309.58 0.00 12,212.57 2,902.99	667.51 0.00 667.51 3,570.50	0.00 0.00 0.00 3,570.50
912828SD3	US Treasury Note 1.25% Due 01/31/2019	10/07/2014 10/08/2014 1,950,000.00	1,934,127.34 0.00 0.00 1,934,547.71	66.96 0.00 2,008.93 1,941.97	420.37 0.00 420.37 2,362.34	0.00 0.00 0.00 2,362.34
912828SH4	US Treasury Note 1.375% Due 02/28/2019	Various Various 2,000,000.00	1,986,421.25 0.00 0.00 1,986,771.91	11,634.61 13,750.00 74.73 2,190.12	350.66 0.00 350.66 2,540.78	0.00 0.00 0.00 2,540.78



**Income Earned**  
1/31/16 Thru 2/29/16

CUSIP	Security Description	Trade Date Settle Date	Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Unreal G/L Total Income
912828ST8	US Treasury Note 1.25% Due 04/30/2019	06/10/2014 06/11/2014		1,800,827.15 0.00 0.00 1,801,419.22	5,828.47 0.00 7,645.95 1,817.48	592.07 0.00 592.07 2,409.55	0.00 0.00 0.00 2,409.55
912828SY7	US Treasury Note Due 05/31/2017	05/10/2013 05/13/2013	0.00	1,000,129.19 0.00 1,000,124.66 0.00	1,075.82 1,366.12 0.00 290.30	0.00 4.53 (4.53) 285.77	0.00 0.00 0.00 285.77
912828TG5	US Treasury Note 0.5% Due 07/31/2017	Various Various		2,588,723.80 0.00 497,926.81 2,091,376.04	35.71 171.70 865.38 1,001.37	579.05 0.00 579.05 1,580.42	0.00 0.00 0.00 1,580.42
912828TM2	US Treasury Note 0.625% Due 08/31/2017	Various Various		2,203,271.36 0.00 0.00 2,203,609.54	5,843.75 6,906.25 37.53 1,100.03	338.18 0.00 338.18 1,438.21	0.00 0.00 0.00 1,438.21
912828UB4	US Treasury Note 1% Due 11/30/2019	Various Various		1,958,943.32 0.00 0.00 1,959,795.00	3,442.62 0.00 5,027.33 1,584.71	851.68 0.00 851.68 2,436.39	0.00 0.00 0.00 2,436.39
912828VE7	US Treasury Note 1% Due 05/31/2018	Various Various		1,894,050.47 0.00 0.00 1,894,253.44	3,270.49 0.00 4,775.96 1,505.47	202.97 0.00 202.97 1,708.44	0.00 0.00 0.00 1,708.44
912828VF4	US Treasury Note 1.375% Due 05/31/2020	07/10/2015 07/13/2015		2,326,496.43 0.00 0.00 2,326,927.55	5,561.99 0.00 8,122.27 2,560.28	431.12 0.00 431.12 2,991.40	0.00 0.00 0.00 2,991.40
912828WD8	US Treasury Note 1.25% Due 10/31/2018	Various Various		2,292,836.12 0.00 0.00 2,293,043.26	7,345.46 0.00 9,635.98 2,290.52	347.09 139.95 207.14 2,497.66	0.00 0.00 0.00 2,497.66
931142DF7	Wal-Mart Stores Note 1.125% Due 04/1/2018	04/04/2013 04/11/2013		644,740.02 0.00 0.00 644,749.45	2,217.19 0.00 2,821.88 604.69	9.43 0.00 9.43 614.12	0.00 0.00 0.00 614.12
94974BGF1	Wells Fargo Corp Note 2.15% Due 01/30/2020	Various Various		1,822,270.92 0.00 0.00 1,822,325.16	108.99 0.00 3,378.79 3,269.80	54.24 0.00 54.24 3,324.04	0.00 0.00 0.00 3,324.04
				130,352,528.98 3,260,867.20 3,640,525.65 129,973,257.18	408,418.55 116,715.37 439,375.43 147,672.25	12,275.15 11,888.50 386.65 148,058.90	0.00 0.00 0.00 148,058.90
	<b>TOTAL Fixed Income</b>		130,243,492.05				



**Income Earned**  
1/31/16 Thru 2/29/16

CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Unreal G/L Total Income
<b>Cash &amp; Equivalent</b>						
31846V401	First American Govt Obligation MMKT Class-D	Various Various 867,796.13	379,047.28 1,532,322.62 1,043,573.77 867,796.13	0.00 7.39 0.00 7.39	0.00 0.00 0.00 7.39	0.00 0.00 0.00 7.39
<b>TOTAL Cash &amp; Equivalent</b>						
		867,796.13	379,047.28 1,532,322.62 1,043,573.77 867,796.13	0.00 7.39 0.00 7.39	0.00 0.00 0.00 7.39	0.00 0.00 0.00 7.39
<b>TOTAL PORTFOLIO</b>						
		131,111,288.18	130,731,576.26 4,793,189.82 4,684,099.42 130,841,053.31	408,418.55 116,722.76 439,375.43 147,679.64	12,275.15 11,888.50 386.65 148,066.29	0.00 0.00 0.00 148,066.29



Cash Flow Report  
From 02/29/2016

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
03/01/2016	Interest	17275RAR3	1,155,000.00	Cisco Systems Note 2.125% Due 3/1/2019	0.00	12,271.88	12,271.88
03/01/2016	Purchase	31846V401	199,533.98	First American Govt Obligation MMKT Class-D	0.00	0.00	0.00
03/01/2016	Sale	912828TM2	200,000.00	US Treasury Note 0.625% Due 8/31/2017	0.00	3.40	3.40
03/02/2016	Purchase	47788MAC4	1,010,000.00	John Deere Owner Trust 2016-A A3 1.36% Due 4/15/2020	0.00	0.00	0.00
03/02/2016	Short Sale	31846V401	-1,009,841.03	First American Govt Obligation MMKT Class-D	0.00	0.00	0.00
03/03/2016	Purchase	30231GAV4	630,000.00	Exxon Mobil Corp Callable Note Cont 2/1/2021 2.222% Due 3/1/2021	0.00	0.00	0.00
03/03/2016	Sale	31846V401	630,000.00	First American Govt Obligation MMKT Class-D	0.00	0.00	0.00
03/07/2016	Interest	3137EADP1	2,225,000.00	FHLMC Note 0.875% Due 3/7/2018	0.00	9,734.38	9,734.38
03/10/2016	Interest	3133782N0	1,000,000.00	FHLB Note 0.875% Due 3/10/2017	0.00	4,375.00	4,375.00
03/10/2016	Interest	313378WF4	1,600,000.00	FHLB Note 1.125% Due 3/10/2017	0.00	9,000.00	9,000.00
03/11/2016	Interest	06406HCW7	1,815,000.00	Bank of New York Callable Note Cont 8/1/2019 2.3% Due 9/11/2019	0.00	20,872.50	20,872.50
03/11/2016	Maturity	3133XXP43	1,075,000.00	FHLB Note 3.125% Due 3/11/2016	1,075,000.00	16,796.88	1,091,796.88
03/12/2016	Interest	3135G0ZG1	1,900,000.00	FNMA Note 1.75% Due 9/12/2019	0.00	16,625.00	16,625.00
03/15/2016	Interest	24422ERF8	700,000.00	John Deere Capital Corp Note 1.85% Due 9/15/2016	0.00	6,475.00	6,475.00
03/15/2016	Paydown	477879AC4	116,369.45	John Deere Owner Trust 2013-B A3 0.87% Due 8/15/2017	6,412.51	84.37	6,496.88
03/15/2016	Paydown	47787VAC5	802,077.06	John Deere Owner Trust 2014-A A3 0.92% Due 4/16/2018	70,095.34	614.93	70,710.27
03/15/2016	Paydown	161571GC2	1,030,000.00	Chase CHAIT Pool #2013-A8 1.01% Due 10/15/2018	0.00	866.92	866.92
03/15/2016	Paydown	43814HAC2	885,000.00	Honda Auto Receivables 2014-3 A3 0.88% Due 6/15/2018	59,032.82	649.00	59,681.82
03/15/2016	Paydown	477877AD6	1,130,000.00	John Deere Owner Trust 2014-B A3 1.07% Due 11/15/2018	0.00	1,007.59	1,007.59
03/15/2016	Paydown	89231MAC9	719,998.76	Toyota Auto Receivables Owner 2014-A 0.67% Due 12/15/2017	72,223.00	402.00	72,625.00





Cash Flow Report  
From 02/29/2016

Transaction		CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
Payment Date	Type						
03/15/2016	Paydown	89231TAB6	670,000.00	Toyota Auto Receivables Owner 2015-C 0.92% Due 2/15/2018	39,426.45	513.67	39,940.12
03/15/2016	Paydown	89236WAC2	1,030,000.00	Toyota Auto Receivables Owner 2015-A 1.12% Due 2/15/2019	57,294.65	961.33	58,255.98
03/18/2016	Paydown	43814GAC4	620,046.78	Honda Auto Receivables 2014-2 A3 0.77% Due 3/19/2018	51,501.09	397.86	51,898.95
03/18/2016	Paydown	43814NAB1	1,035,000.00	Honda Auto Receivables 2016-1 A2 1.01% Due 6/18/2018	36,541.04	667.86	37,208.90
03/21/2016	Paydown	43813NAC0	1,255,000.00	Honda Auto Receivables 2015-2 A3 1.04% Due 2/21/2019	48,057.43	1,087.67	49,145.10
03/29/2016	Interest	3137EADL0	1,600,000.00	FHLMC Note 1% Due 9/29/2017	0.00	8,000.00	8,000.00
03/31/2016	Interest	912828J84	2,250,000.00	US Treasury Note 1.375% Due 3/31/2020	0.00	15,468.75	15,468.75
Mar 2016					1,515,584.33	126,875.99	1,642,460.32
04/02/2016	Interest	3137EADM8	2,500,000.00	FHLMC Note 1.25% Due 10/2/2019	0.00	15,625.00	15,625.00
04/10/2016	Interest	02665WAC5	1,770,000.00	American Honda Finance Note 2.125% Due 10/10/2018	0.00	18,806.25	18,806.25
04/11/2016	Interest	931142DF7	645,000.00	Wal-Mart Stores Note 1.125% Due 4/11/2018	0.00	3,628.13	3,628.13
04/15/2016	Interest	68389XAN5	1,770,000.00	Oracle Corp Note 1.2% Due 10/15/2017	0.00	10,620.00	10,620.00
04/15/2016	Interest	380591EQ1	2,560,000.00	Tennessee Valley Authority Note 1.75% Due 10/15/2018	0.00	22,400.00	22,400.00
04/15/2016	Paydown	89231MAC9	719,998.76	Toyota Auto Receivables Owner 2014-A 0.67% Due 12/15/2017	70,009.18	361.68	70,370.86
04/15/2016	Paydown	89231TAB6	670,000.00	Toyota Auto Receivables Owner 2015-C 0.92% Due 2/15/2018	38,431.95	483.44	38,915.39
04/15/2016	Paydown	161571GC2	1,030,000.00	Chase CHAIT Pool #2013-A8 1.01% Due 10/15/2018	0.00	866.92	866.92
04/15/2016	Paydown	43814HAC2	885,000.00	Honda Auto Receivables 2014-3 A3 0.88% Due 6/15/2018	58,301.56	605.71	58,907.27
04/15/2016	Paydown	477877AD6	1,130,000.00	John Deere Owner Trust 2014-B A3 1.07% Due 11/15/2018	72,986.07	1,007.59	73,993.66
04/15/2016	Paydown	477879AC4	116,369.45	John Deere Owner Trust 2013-B A3 0.87% Due 8/15/2017	6,418.65	79.72	6,498.37
04/15/2016	Paydown	47787VAC5	802,077.06	John Deere Owner Trust 2014-A A3 0.92% Due 4/16/2018	68,134.59	561.19	68,695.78
04/15/2016	Paydown	89236WAC2	1,030,000.00	Toyota Auto Receivables Owner 2015-A 1.12% Due 2/15/2019	56,054.99	907.86	56,962.85



Cash Flow Report  
From 02/29/2016

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
04/18/2016	Paydown	43814GAC4	620,046.78	Honda Auto Receivables 2014-2 A3 0.77% Due 3/19/2018	50,055.13	364.82	50,419.95
04/18/2016	Paydown	43814NAB1	1,035,000.00	Honda Auto Receivables 2016-1 A2 1.01% Due 6/18/2018	36,572.16	840.37	37,412.53
04/21/2016	Paydown	43813NAC0	1,255,000.00	Honda Auto Receivables 2015-2 A3 1.04% Due 2/21/2019	47,314.66	1,046.02	48,360.68
04/25/2016	Interest	91159HHH6	1,225,000.00	US Bancorp Callable Note Cont 3/25/2019 2.2% Due 4/25/2019	0.00	13,475.00	13,475.00
04/25/2016	Interest	3130A4GJ5	2,200,000.00	FHLB Note 1.125% Due 4/25/2018	0.00	12,375.00	12,375.00
04/27/2016	Interest	3135G0JA2	1,750,000.00	FNMA Note 1.125% Due 4/27/2017	0.00	9,843.75	9,843.75
04/27/2016	Interest	36962G5W0	675,000.00	General Electric Capital Corp Note 2.3% Due 4/27/2017	0.00	7,762.50	7,762.50
04/28/2016	Interest	31331JX32	1,850,000.00	FFCB Note 1.7% Due 10/28/2016	0.00	15,725.00	15,725.00
04/30/2016	Interest	912828ST8	1,825,000.00	US Treasury Note 1.25% Due 4/30/2019	0.00	11,406.25	11,406.25
04/30/2016	Interest	912828WD8	2,300,000.00	US Treasury Note 1.25% Due 10/31/2018	0.00	14,375.00	14,375.00
04/30/2016	Interest	713448CR7	1,180,000.00	PepsiCo Inc Note 1.25% Due 4/30/2018	0.00	7,375.00	7,375.00
04/30/2016	Interest	912828L99	2,650,000.00	US Treasury Note 1.375% Due 10/31/2020	0.00	18,218.75	18,218.75
<b>Apr 2016</b>					<b>504,278.94</b>	<b>188,760.95</b>	<b>693,039.89</b>
05/01/2016	Interest	3137EADR7	2,550,000.00	FHLMC Note 1.375% Due 5/1/2020	0.00	17,531.25	17,531.25
05/03/2016	Interest	037833AJ9	1,800,000.00	Apple Inc Note 1% Due 5/3/2018	0.00	9,000.00	9,000.00
05/03/2016	Interest	594918BG8	675,000.00	Microsoft Callable Note Cont. 10/03/20 2% Due 11/3/2020	0.00	6,750.00	6,750.00
05/07/2016	Interest	74005PBH6	1,400,000.00	Praxair Note 1.25% Due 11/7/2018	0.00	8,750.00	8,750.00
05/12/2016	Interest	3137EADF3	2,250,000.00	FHLMC Note 1.25% Due 5/12/2017	0.00	14,062.50	14,062.50
05/15/2016	Interest	084664BS9	1,100,000.00	Berkshire Hathaway Note 1.6% Due 5/15/2017	0.00	8,800.00	8,800.00
05/15/2016	Interest	91159HHE3	140,000.00	US Bancorp Callable Note Cont 10/15/2018 1.95% Due 11/15/2018	0.00	1,365.00	1,365.00
05/15/2016	Interest	717081DJ9	360,000.00	Pfizer Inc. Note 1.1% Due 5/15/2017	0.00	1,980.00	1,980.00



## Cash Flow Report

From 02/29/2016

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
05/15/2016	Paydown	89231MAC9	719,998.76	Toyota Auto Receivables Owner 2014-A 0.67% Due 12/15/2017	67,792.80	322.59	68,115.39
05/15/2016	Paydown	89231TAB6	670,000.00	Toyota Auto Receivables Owner 2015-C 0.92% Due 2/15/2018	37,436.59	453.98	37,890.57
05/15/2016	Paydown	89236WAC2	1,030,000.00	Toyota Auto Receivables Owner 2015-A 1.12% Due 2/15/2019	54,813.90	855.54	55,669.44
05/15/2016	Paydown	43814HAC2	885,000.00	Honda Auto Receivables 2014-3 A3 0.88% Due 6/15/2018	57,544.69	562.95	58,107.64
05/15/2016	Paydown	477877AD6	1,130,000.00	John Deere Owner Trust 2014-B A3 1.07% Due 11/15/2018	71,267.89	942.51	72,210.40
05/15/2016	Paydown	161571GC2	1,030,000.00	Chase CHAT Pool #2013-A8 1.01% Due 10/15/2018	0.00	866.92	866.92
05/15/2016	Paydown	477879AC4	116,369.45	John Deere Owner Trust 2013-B A3 0.87% Due 8/15/2017	6,424.79	75.07	6,499.86
05/15/2016	Paydown	47787VAC5	802,077.06	John Deere Owner Trust 2014-A A3 0.92% Due 4/16/2018	66,171.57	508.95	66,680.52
05/18/2016	Paydown	43814GAC4	620,046.78	Honda Auto Receivables 2014-2 A3 0.77% Due 3/19/2018	48,607.77	332.70	48,940.47
05/18/2016	Paydown	43814NAB1	1,035,000.00	Honda Auto Receivables 2016-1 A2 1.01% Due 6/18/2018	36,603.30	809.59	37,412.89
05/19/2016	Maturity	38259PAC6	1,000,000.00	Google Inc Note 2.125% Due 5/19/2016	1,000,000.00	10,625.00	1,010,625.00
05/20/2016	Interest	747525AD5	1,730,000.00	Qualcomm Inc Note 2.25% Due 5/20/2020	0.00	19,462.50	19,462.50
05/21/2016	Interest	3135G0WJ8	575,000.00	FNMA Note 0.875% Due 5/21/2018	0.00	2,515.63	2,515.63
05/21/2016	Paydown	43813NAC0	1,255,000.00	Honda Auto Receivables 2015-2 A3 1.04% Due 2/21/2019	46,570.91	1,005.01	47,575.92
05/30/2016	Interest	3135G0F73	2,700,000.00	FNMA Note 1.5% Due 11/30/2020	0.00	20,250.00	20,250.00
05/30/2016	Interest	3137EADG1	2,150,000.00	FHLMC Note 1.75% Due 5/30/2019	0.00	18,812.50	18,812.50
05/31/2016	Interest	912828UB4	2,000,000.00	US Treasury Note 1% Due 11/30/2019	0.00	10,000.00	10,000.00
05/31/2016	Interest	912828VE7	1,900,000.00	US Treasury Note 1% Due 5/31/2018	0.00	9,500.00	9,500.00
05/31/2016	Interest	912828VF4	2,350,000.00	US Treasury Note 1.375% Due 5/31/2020	0.00	16,156.25	16,156.25
05/31/2016	Interest	912828A34	1,800,000.00	US Treasury Note 1.25% Due 11/30/2018	0.00	11,250.00	11,250.00
May 2016					1,493,234.21	193,546.44	1,686,780.65



Cash Flow Report  
From 02/29/2016

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
06/05/2016	Interest	166764AA8	1,715,000.00	Chevron Corp Callable Note Cont 11/5/17 1.104% Due 12/5/2017	0.00	9,466.80	9,466.80
06/06/2016	Maturity	3130A22P0	1,600,000.00	FHLB Note 0.4% Due 6/6/2016	1,600,000.00	3,200.00	1,603,200.00
06/08/2016	Interest	313379DT3	2,600,000.00	FHLB Note 1.25% Due 6/8/2018	0.00	16,250.00	16,250.00
06/09/2016	Interest	313379FW4	2,250,000.00	FHLB Note 1% Due 6/9/2017	0.00	11,250.00	11,250.00
06/12/2016	Interest	313383HU8	2,500,000.00	FHLB Note 1.75% Due 6/12/2020	0.00	21,875.00	21,875.00
06/13/2016	Interest	24422ESF7	1,095,000.00	John Deere Capital Corp Note 1.95% Due 12/13/2018	0.00	10,676.25	10,676.25
06/15/2016	Interest	458140AL4	1,375,000.00	Intel Corp Note 1.35% Due 12/15/2017	0.00	9,281.25	9,281.25
06/15/2016	Paydown	89231MAC9	719,998.76	Toyota Auto Receivables Owner 2014-A 0.67% Due 12/15/2017	65,573.84	284.74	65,858.58
06/15/2016	Paydown	89231TAB6	670,000.00	Toyota Auto Receivables Owner 2015-C 0.92% Due 2/15/2018	36,440.37	425.27	36,865.64
06/15/2016	Paydown	161571GC2	1,030,000.00	Chase CHAT Pool #2013-A8 1.01% Due 10/15/2018	0.00	866.92	866.92
06/15/2016	Paydown	43814HAC2	885,000.00	Honda Auto Receivables 2014-3 A3 0.88% Due 6/15/2018	56,761.52	520.76	57,282.28
06/15/2016	Paydown	477877AD6	1,130,000.00	John Deere Owner Trust 2014-B A3 1.07% Due 11/15/2018	69,546.85	878.96	70,425.81
06/15/2016	Paydown	477879AC4	116,369.45	John Deere Owner Trust 2013-B A3 0.87% Due 8/15/2017	6,430.95	70.41	6,501.36
06/15/2016	Paydown	47787VAC5	802,077.06	John Deere Owner Trust 2014-A A3 0.92% Due 4/16/2018	64,206.27	458.22	64,664.49
06/15/2016	Paydown	89236WAC2	1,030,000.00	Toyota Auto Receivables Owner 2015-A 1.12% Due 2/15/2019	53,571.37	804.38	54,375.75
06/18/2016	Paydown	43814GAC4	620,046.78	Honda Auto Receivables 2014-2 A3 0.77% Due 3/19/2018	47,158.99	301.51	47,460.50
06/18/2016	Paydown	43814NAB1	1,035,000.00	Honda Auto Receivables 2016-1 A2 1.01% Due 6/18/2018	36,634.48	778.78	37,413.26
06/20/2016	Interest	3135G0RT2	1,775,000.00	FNMA Note 0.875% Due 12/20/2017	0.00	7,765.63	7,765.63
06/20/2016	Interest	3135G0ZE6	1,900,000.00	FNMA Note 1.75% Due 6/20/2019	0.00	16,625.00	16,625.00
06/21/2016	Paydown	43813NAC0	1,255,000.00	Honda Auto Receivables 2015-2 A3 1.04% Due 2/21/2019	45,826.16	964.65	46,790.81



Cash Flow Report  
From 02/29/2016

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
06/22/2016	Interest	3135G0D75	2,625,000.00	FNMA Note 1.5% Due 6/22/2020	0.00	19,687.50	19,687.50
Jun 2016							
07/05/2016	Maturity	46625HJA9	700,000.00	JP Morgan Chase Note 3.15% Due 7/5/2016	2,082,150.80	132,432.03	2,214,582.83
07/12/2016	Interest	3137EADN6	2,225,000.00	FHLMC Note 0.75% Due 1/12/2018	0.00	8,343.75	8,343.75
07/12/2016	Interest	89236TCA1	1,755,000.00	Toyota Motor Credit Corp Note 1.45% Due 1/12/2018	0.00	12,723.75	12,723.75
07/14/2016	Interest	36962G7G3	1,000,000.00	General Electric Capital Corp Note 2.3% Due 1/14/2019	0.00	11,500.00	11,500.00
07/15/2016	Paydown	43814HAC2	885,000.00	Honda Auto Receivables 2014-3 A3 0.88% Due 6/15/2018	55,951.39	479.13	56,430.52
07/15/2016	Paydown	477877AD6	1,130,000.00	John Deere Owner Trust 2014-B A3 1.07% Due 11/15/2018	67,822.97	816.94	68,639.91
07/15/2016	Paydown	89231MAC9	719,998.76	Toyota Auto Receivables Owner 2014-A 0.67% Due 12/15/2017	63,352.34	248.12	63,600.46
07/15/2016	Paydown	89231TAB6	670,000.00	Toyota Auto Receivables Owner 2015-C 0.92% Due 2/15/2018	35,443.27	397.34	35,840.61
07/15/2016	Paydown	89236WAC2	1,030,000.00	Toyota Auto Receivables Owner 2015-A 1.12% Due 2/15/2019	52,327.39	754.38	53,081.77
07/15/2016	Paydown	161571GC2	1,030,000.00	Chase CHAIT Pool #2013-A8 1.01% Due 10/15/2018	0.00	866.92	866.92
07/15/2016	Paydown	477879AC4	116,369.45	John Deere Owner Trust 2013-B A3 0.87% Due 8/15/2017	6,437.11	65.74	6,502.85
07/15/2016	Paydown	47787VAC5	802,077.06	John Deere Owner Trust 2014-A A3 0.92% Due 4/16/2018	62,238.70	408.99	62,647.69
07/18/2016	Paydown	43814NAB1	1,035,000.00	Honda Auto Receivables 2016-1 A2 1.01% Due 6/18/2018	36,665.68	747.95	37,413.63
07/18/2016	Paydown	43814GAC4	620,046.78	Honda Auto Receivables 2014-2 A3 0.77% Due 3/19/2018	45,708.80	271.25	45,980.05
07/20/2016	Interest	3135G0E33	2,175,000.00	FNMA Note 1.125% Due 7/20/2018	0.00	12,234.38	12,234.38
07/21/2016	Paydown	43813NAC0	1,255,000.00	Honda Auto Receivables 2015-2 A3 1.04% Due 2/21/2019	45,080.43	924.93	46,005.36
07/30/2016	Interest	3135G0GY3	1,725,000.00	FNMA Note 1.25% Due 1/30/2017	0.00	10,781.25	10,781.25
07/30/2016	Interest	94974BGF1	1,825,000.00	Wells Fargo Corp Note 2.15% Due 1/30/2020	0.00	19,618.75	19,618.75
07/31/2016	Interest	912828H52	2,400,000.00	US Treasury Note 1.25% Due 1/31/2020	0.00	15,000.00	15,000.00



City of Chino Hills  
Account #10150

## Cash Flow Report

From 02/29/2016

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
07/31/2016	Interest	912828SD3	1,950,000.00	US Treasury Note 1.25% Due 1/31/2019	0.00	12,187.50	12,187.50
07/31/2016	Interest	912828TG5	2,100,000.00	US Treasury Note 0.5% Due 7/31/2017	0.00	5,250.00	5,250.00
Jul 2016					1,171,028.08	124,646.07	1,295,674.15
08/01/2016	Interest	3137EADK2	2,225,000.00	FHLMC Note 1.25% Due 8/1/2019	0.00	13,906.25	13,906.25
08/06/2016	Interest	459200HZ7	1,700,000.00	IBM Corp Note 1.125% Due 2/6/2018	0.00	9,562.50	9,562.50
08/15/2016	Interest	22160KAG0	900,000.00	Costco Wholesale Corp Note 1.75% Due 2/15/2020	0.00	7,875.00	7,875.00
08/15/2016	Interest	674599CB9	1,100,000.00	Occidental Petroleum Note 1.75% Due 2/15/2017	0.00	9,625.00	9,625.00
08/15/2016	Paydown	89231MAC9	719,998.76	Toyota Auto Receivables Owner 2014-A 0.67% Due 12/15/2017	61,128.26	212.75	61,341.01
08/15/2016	Paydown	89231TAB6	670,000.00	Toyota Auto Receivables Owner 2015-C 0.92% Due 2/15/2018	34,445.32	370.16	34,815.48
08/15/2016	Paydown	43814HAC2	885,000.00	Honda Auto Receivables 2014-3 A3 0.88% Due 6/15/2018	55,113.58	438.10	55,551.68
08/15/2016	Paydown	477877AD6	1,130,000.00	John Deere Owner Trust 2014-B A3 1.07% Due 11/15/2018	66,096.22	756.47	66,852.69
08/15/2016	Paydown	477879AC4	116,369.45	John Deere Owner Trust 2013-B A3 0.87% Due 8/15/2017	6,443.27	61.08	6,504.35
08/15/2016	Paydown	47787VAC5	802,077.06	John Deere Owner Trust 2014-A A3 0.92% Due 4/15/2018	60,268.84	361.28	60,630.12
08/15/2016	Paydown	89236WAC2	1,030,000.00	Toyota Auto Receivables Owner 2015-A 1.12% Due 2/15/2019	51,081.97	705.54	51,787.51
08/15/2016	Paydown	161571GC2	1,030,000.00	Chase CHAIT Pool #2013-A8 1.01% Due 10/15/2018	0.00	866.92	866.92
08/18/2016	Interest	3130A7CV5	2,235,000.00	FHLB Note 1.375% Due 2/18/2021	0.00	15,365.63	15,365.63
08/18/2016	Interest	857477AS2	1,750,000.00	State Street Bank Note 2.55% Due 8/18/2020	0.00	22,312.50	22,312.50
08/18/2016	Paydown	43814GAC4	620,046.78	Honda Auto Receivables 2014-2 A3 0.77% Due 3/19/2018	44,257.18	241.92	44,499.10
08/18/2016	Paydown	43814NAB1	1,035,000.00	Honda Auto Receivables 2016-1 A2 1.01% Due 6/18/2018	36,696.90	717.09	37,413.99
08/19/2016	Interest	3135G0ZA4	2,155,000.00	FNMA Note 1.875% Due 2/19/2019	0.00	20,203.13	20,203.13
08/21/2016	Paydown	43813NAC0	1,255,000.00	Honda Auto Receivables 2015-2 A3 1.04% Due 2/21/2019	44,333.70	885.86	45,219.56



Cash Flow Report  
From 02/29/2016

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
08/22/2016	Interest	3133ECG99	335,000.00	FFCB Note 0.66% Due 2/22/2017	0.00	1,105.50	1,105.50
08/28/2016	Interest	3135G0MZ3	350,000.00	FNMA Note	0.00	1,531.25	1,531.25
08/31/2016	Interest	912828SH4	2,000,000.00	US Treasury Note 1.375% Due 2/28/2019	0.00	13,750.00	13,750.00
08/31/2016	Interest	912828TM2	2,210,000.00	US Treasury Note 0.625% Due 8/31/2017	0.00	6,906.25	6,906.25
Aug 2016					459,865.24	127,760.18	587,625.42
09/01/2016	Interest	17275RAR3	1,155,000.00	Cisco Systems Note 2.125% Due 3/1/2019	0.00	12,271.88	12,271.88
09/07/2016	Interest	3137EADP1	2,225,000.00	FHLMC Note 0.875% Due 3/7/2018	0.00	9,734.38	9,734.38
09/10/2016	Interest	3133782N0	1,000,000.00	FHLB Note 0.875% Due 3/10/2017	0.00	4,375.00	4,375.00
09/10/2016	Interest	313378WF4	1,600,000.00	FHLB Note 1.125% Due 3/10/2017	0.00	9,000.00	9,000.00
09/11/2016	Interest	06406HCW7	1,815,000.00	Bank of New York Callable Note Cont 8/11/2019 2.3% Due 9/11/2019	0.00	20,872.50	20,872.50
09/12/2016	Interest	3135G0ZG1	1,900,000.00	FNMA Note 1.75% Due 9/12/2019	0.00	16,625.00	16,625.00
09/15/2016	Maturity	24422ERF8	700,000.00	John Deere Capital Corp Note 1.85% Due 9/15/2016	700,000.00	6,475.00	706,475.00
09/15/2016	Paydown	477879AC4	116,369.45	John Deere Owner Trust 2013-B A3 0.87% Due 8/15/2017	6,449.44	56.41	6,505.85
09/15/2016	Paydown	47787VAC5	802,077.06	John Deere Owner Trust 2014-A A3 0.92% Due 4/16/2018	58,296.70	315.07	58,611.77
09/15/2016	Paydown	161571GC2	1,030,000.00	Chase CHAIT Pool #2013-A8 1.01% Due 10/15/2018	0.00	866.92	866.92
09/15/2016	Paydown	43814HAC2	885,000.00	Honda Auto Receivables 2014-3 A3 0.88% Due 6/15/2018	54,247.41	397.68	54,645.09
09/15/2016	Paydown	477877AD6	1,130,000.00	John Deere Owner Trust 2014-B A3 1.07% Due 11/15/2018	64,366.62	697.53	65,064.15
09/15/2016	Paydown	89231MAC9	719,998.76	Toyota Auto Receivables Owner 2014-A 0.67% Due 12/15/2017	58,901.59	178.62	59,080.21
09/15/2016	Paydown	89231TAB6	670,000.00	Toyota Auto Receivables Owner 2015-C 0.92% Due 2/15/2018	33,446.50	343.75	33,790.25
09/15/2016	Paydown	89236WAC2	1,030,000.00	Toyota Auto Receivables Owner 2015-A 1.12% Due 2/15/2019	49,835.11	657.87	50,492.98
09/18/2016	Paydown	43814GAC4	620,046.78	Honda Auto Receivables 2014-2 A3 0.77% Due 3/19/2018	42,804.16	213.52	43,017.68



## Cash Flow Report

From 02/29/2016

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
09/18/2016	Paydown	43814NAB1	1,035,000.00	Honda Auto Receivables 2016-1 A2 1.01% Due 6/18/2018	36,728.16	686.20	37,414.36
09/21/2016	Paydown	43813NAC0	1,255,000.00	Honda Auto Receivables 2015-2 A3 1.04% Due 2/21/2019	43,585.98	847.44	44,433.42
09/29/2016	Interest	3137EADL0	1,600,000.00	FHLMC Note 1% Due 9/29/2017	0.00	8,000.00	8,000.00
09/30/2016	Interest	912828J84	2,250,000.00	US Treasury Note 1.375% Due 3/31/2020	0.00	15,468.75	15,468.75
Sep 2016					1,148,661.67	108,083.52	1,256,745.19
10/02/2016	Interest	3137EADM8	2,500,000.00	FHLMC Note 1.25% Due 10/2/2019	0.00	15,625.00	15,625.00
10/10/2016	Interest	02665WAC5	1,770,000.00	American Honda Finance Note 2.125% Due 10/10/2018	0.00	18,806.25	18,806.25
10/11/2016	Interest	931142DF7	645,000.00	Wal-Mart Stores Note 1.125% Due 4/11/2018	0.00	3,628.13	3,628.13
10/15/2016	Interest	68389XAN5	1,770,000.00	Oracle Corp Note 1.2% Due 10/15/2017	0.00	10,620.00	10,620.00
10/15/2016	Interest	880591EQ1	2,560,000.00	Tennessee Valley Authority Note 1.75% Due 10/15/2018	0.00	22,400.00	22,400.00
10/15/2016	Paydown	89231MAC9	719,998.76	Toyota Auto Receivables Owner 2014-A 0.67% Due 12/15/2017	56,672.35	145.73	56,818.08
10/15/2016	Paydown	89231TAB6	670,000.00	Toyota Auto Receivables Owner 2015-C 0.92% Due 2/15/2018	32,446.81	318.11	32,764.92
10/15/2016	Paydown	161571GC2	1,030,000.00	Chase CHAIT Pool #2013-A8 1.01% Due 10/15/2018	0.00	866.92	866.92
10/15/2016	Paydown	43814HAC2	885,000.00	Honda Auto Receivables 2014-3 A3 0.88% Due 6/15/2018	53,352.11	357.90	53,710.01
10/15/2016	Paydown	477877AD6	1,130,000.00	John Deere Owner Trust 2014-B A3 1.07% Due 11/15/2018	62,634.17	640.13	63,274.30
10/15/2016	Paydown	477879AC4	116,369.45	John Deere Owner Trust 2013-B A3 0.87% Due 8/15/2017	6,455.62	51.73	6,507.35
10/15/2016	Paydown	47787VAC5	802,077.06	John Deere Owner Trust 2014-A A3 0.92% Due 4/16/2018	56,322.28	270.38	56,592.66
10/15/2016	Paydown	89236WAC2	1,030,000.00	Toyota Auto Receivables Owner 2015-A 1.12% Due 2/15/2019	48,586.81	611.35	49,198.16
10/18/2016	Paydown	43814GAC4	620,046.78	Honda Auto Receivables 2014-2 A3 0.77% Due 3/19/2018	41,349.71	186.05	41,535.76
10/18/2016	Paydown	43814NAB1	1,035,000.00	Honda Auto Receivables 2016-1 A2 1.01% Due 6/18/2018	36,759.44	655.29	37,414.73
10/21/2016	Paydown	43813NAC0	1,255,000.00	Honda Auto Receivables 2015-2 A3 1.04% Due 2/21/2019	42,837.26	809.67	43,646.93





Cash Flow Report  
From 02/29/2016

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
10/25/2016	Interest	91159HHH6	1,225,000.00	US Bancorp Callable Note Cont 3/25/2019 2.2% Due 4/25/2019	0.00	13,475.00	13,475.00
10/25/2016	Interest	3130A4GJ5	2,200,000.00	FHLB Note 1.125% Due 4/25/2018	0.00	12,375.00	12,375.00
10/27/2016	Interest	3135GQJA2	1,750,000.00	FNMA Note 1.125% Due 4/27/2017	0.00	9,843.75	9,843.75
10/27/2016	Interest	36962G5W0	675,000.00	General Electric Capital Corp Note 2.3% Due 4/27/2017	0.00	7,762.50	7,762.50
10/28/2016	Maturity	31331JX32	1,850,000.00	FFCB Note 1.7% Due 10/28/2016	1,850,000.00	15,725.00	1,865,725.00
10/30/2016	Interest	713448CR7	1,180,000.00	PepsiCo Inc Note 1.25% Due 4/30/2018	0.00	7,375.00	7,375.00
10/31/2016	Interest	912828ST8	1,825,000.00	US Treasury Note 1.25% Due 4/30/2019	0.00	11,406.25	11,406.25
10/31/2016	Interest	912828WD8	2,300,000.00	US Treasury Note 1.25% Due 10/31/2018	0.00	14,375.00	14,375.00
10/31/2016	Interest	912828L99	2,650,000.00	US Treasury Note 1.375% Due 10/31/2020	0.00	18,218.75	18,218.75
Oct 2016					2,287,416.56	186,548.89	2,473,965.45
11/01/2016	Interest	3137EADR7	2,550,000.00	FHLMC Note 1.375% Due 5/1/2020	0.00	17,531.25	17,531.25
11/03/2016	Interest	037833AJ9	1,800,000.00	Apple Inc Note 1% Due 5/3/2018	0.00	9,000.00	9,000.00
11/03/2016	Interest	594918BG8	675,000.00	Microsoft Callable Note Cont. 10/03/20 2% Due 11/3/2020	0.00	6,750.00	6,750.00
11/07/2016	Interest	74005PBH6	1,400,000.00	Praxair Note 1.25% Due 11/7/2018	0.00	8,750.00	8,750.00
11/12/2016	Interest	3137EADF3	2,250,000.00	FHLMC Note 1.25% Due 5/12/2017	0.00	14,062.50	14,062.50
11/15/2016	Interest	084664BS9	1,100,000.00	Berkshire Hathaway Note 1.6% Due 5/15/2017	0.00	8,800.00	8,800.00
11/15/2016	Interest	717081DJ9	360,000.00	Pfizer Inc. Note 1.1% Due 5/15/2017	0.00	1,980.00	1,980.00
11/15/2016	Interest	91159HHE3	140,000.00	US Bancorp Callable Note Cont 10/15/2018 1.95% Due 11/15/2018	0.00	1,365.00	1,365.00
11/15/2016	Paydown	89231MAC9	719,998.76	Toyota Auto Receivables Owner 2014-A 0.67% Due 12/15/2017	54,440.53	114.09	54,554.62
11/15/2016	Paydown	89231TAB6	670,000.00	Toyota Auto Receivables Owner 2015-C 0.92% Due 2/15/2018	31,446.26	293.24	31,739.50
11/15/2016	Paydown	89236WAC2	1,030,000.00	Toyota Auto Receivables Owner 2015-A 1.12% Due 2/15/2019	47,337.06	566.00	47,903.06



Cash Flow Report  
From 02/29/2016

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
11/15/2016	Paydown	43814HAC2	885,000.00	Honda Auto Receivables 2014-3 A3 0.88% Due 6/15/2018	52,426.97	318.78	52,745.75
11/15/2016	Paydown	477877AD6	1,130,000.00	John Deere Owner Trust 2014-B A3 1.07% Due 11/15/2018	60,898.83	584.29	61,483.12
11/15/2016	Paydown	161571GC2	1,030,000.00	Chase CHAIT Pool #2013-A8 1.01% Due 10/15/2018	42,506.81	866.92	43,373.73
11/15/2016	Paydown	477879AC4	116,369.45	John Deere Owner Trust 2013-B A3 0.87% Due 8/15/2017	6,461.80	47.05	6,508.85
11/15/2016	Paydown	47787VAC5	802,077.06	John Deere Owner Trust 2014-A A3 0.92% Due 4/16/2018	54,345.58	227.20	54,572.78
11/18/2016	Paydown	43814NAB1	1,035,000.00	Honda Auto Receivables 2016-1 A2 1.01% Due 6/18/2018	36,790.74	624.35	37,415.09
11/18/2016	Paydown	43814GAC4	620,046.78	Honda Auto Receivables 2014-2 A3 0.77% Due 3/19/2018	39,893.84	159.52	40,053.36
11/20/2016	Interest	747525AD5	1,730,000.00	Qualcomm Inc Note 2.25% Due 5/20/2020	0.00	19,462.50	19,462.50
11/21/2016	Interest	3135G0WJ8	575,000.00	FNMA Note 0.875% Due 5/21/2018	0.00	2,515.63	2,515.63
11/21/2016	Paydown	43813NAC0	1,255,000.00	Honda Auto Receivables 2015-2 A3 1.04% Due 2/21/2019	42,087.56	772.54	42,860.10
11/30/2016	Interest	912828UB4	2,000,000.00	US Treasury Note 1% Due 11/30/2019	0.00	10,000.00	10,000.00
11/30/2016	Interest	912828VF4	2,350,000.00	US Treasury Note 1.375% Due 5/31/2020	0.00	16,156.25	16,156.25
11/30/2016	Interest	3135G0F73	2,700,000.00	FNMA Note 1.5% Due 11/30/2020	0.00	20,250.00	20,250.00
11/30/2016	Interest	3137EADG1	2,150,000.00	FHLMC Note 1.75% Due 5/30/2019	0.00	18,812.50	18,812.50
11/30/2016	Interest	912828A34	1,800,000.00	US Treasury Note 1.25% Due 11/30/2018	0.00	11,250.00	11,250.00
11/30/2016	Interest	912828VE7	1,900,000.00	US Treasury Note 1% Due 5/31/2018	0.00	9,500.00	9,500.00
Nov 2016					468,635.98	180,759.61	649,395.59
12/05/2016	Interest	166764AA8	1,715,000.00	Chevron Corp Callable Note Cont 11/5/17 1.104% Due 12/5/2017	0.00	9,466.80	9,466.80
12/08/2016	Interest	313379DT3	2,600,000.00	FHLB Note 1.25% Due 6/8/2018	0.00	16,250.00	16,250.00
12/09/2016	Interest	313379FW4	2,250,000.00	FHLB Note 1% Due 6/9/2017	0.00	11,250.00	11,250.00
12/12/2016	Interest	313383HU8	2,500,000.00	FHLB Note 1.75% Due 6/12/2020	0.00	21,875.00	21,875.00



Cash Flow Report  
From 02/29/2016

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
12/13/2016	Interest	24422ESF7	1,095,000.00	John Deere Capital Corp Note 1.95% Due 12/13/2018	0.00	10,676.25	10,676.25
12/15/2016	Interest	458140AL4	1,375,000.00	Intel Corp Note 1.35% Due 12/15/2017	0.00	9,281.25	9,281.25
12/15/2016	Paydown	89231MAC9	719,998.76	Toyota Auto Receivables Owner 2014-A 0.67% Due 12/15/2017	52,206.13	83.70	52,289.83
12/15/2016	Paydown	161571GC2	1,030,000.00	Chase CHAIT Pool #2013-A8 1.01% Due 10/15/2018	42,542.23	831.14	43,373.37
12/15/2016	Paydown	43814HAC2	885,000.00	Honda Auto Receivables 2014-3 A3 0.88% Due 6/15/2018	51,471.21	280.33	51,751.54
12/15/2016	Paydown	477877AD6	1,130,000.00	John Deere Owner Trust 2014-B A3 1.07% Due 11/15/2018	59,160.60	530.00	59,690.60
12/15/2016	Paydown	477879AC4	116,369.45	John Deere Owner Trust 2013-B A3 0.87% Due 8/15/2017	6,467.98	42.37	6,510.35
12/15/2016	Paydown	47787VAC5	802,077.06	John Deere Owner Trust 2014-A A3 0.92% Due 4/16/2018	52,366.59	185.53	52,552.12
12/15/2016	Paydown	89231TAB6	670,000.00	Toyota Auto Receivables Owner 2015-C 0.92% Due 2/15/2018	30,444.84	269.13	30,713.97
12/15/2016	Paydown	89236WAC2	1,030,000.00	Toyota Auto Receivables Owner 2015-A 1.12% Due 2/15/2019	46,085.85	521.82	46,607.67
12/18/2016	Paydown	43814GAC4	620,046.78	Honda Auto Receivables 2014-2 A3 0.77% Due 3/19/2018	38,436.55	133.92	38,570.47
12/18/2016	Paydown	43814NAB1	1,035,000.00	Honda Auto Receivables 2016-1 A2 1.01% Due 6/18/2018	36,822.08	593.38	37,415.46
12/20/2016	Interest	3135G0RT2	1,775,000.00	FNMA Note 0.875% Due 12/20/2017	0.00	7,765.63	7,765.63
12/20/2016	Interest	3135G0ZE6	1,900,000.00	FNMA Note 1.75% Due 6/20/2019	0.00	16,625.00	16,625.00
12/21/2016	Paydown	43813NAC0	1,255,000.00	Honda Auto Receivables 2015-2 A3 1.04% Due 2/21/2019	41,336.84	736.07	42,072.91
12/22/2016	Interest	3135G0D75	2,625,000.00	FNMA Note 1.5% Due 6/22/2020	0.00	19,687.50	19,687.50
Dec 2016					457,340.90	127,084.82	584,425.72
01/12/2017	Interest	3137EADN6	2,225,000.00	FHLMC Note 0.75% Due 1/12/2018	0.00	8,343.75	8,343.75
01/12/2017	Interest	89236TCA1	1,755,000.00	Toyota Motor Credit Corp Note 1.45% Due 1/12/2018	0.00	12,723.75	12,723.75
01/14/2017	Interest	36962G7G3	1,000,000.00	General Electric Capital Corp Note 2.3% Due 1/14/2019	0.00	11,500.00	11,500.00
01/15/2017	Paydown	161571GC2	1,030,000.00	Chase CHAIT Pool #2013-A8 1.01% Due 10/15/2018	42,577.69	795.33	43,373.02

## Cash Flow Report

From 02/29/2016

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
01/15/2017	Paydown	43814HAC2	885,000.00	Honda Auto Receivables 2014-3 A3 0.88% Due 6/15/2018	50,484.05	242.58	50,726.63
01/15/2017	Paydown	477877AD6	1,130,000.00	John Deere Owner Trust 2014-B A3 1.07% Due 11/15/2018	57,419.53	477.24	57,896.77
01/15/2017	Paydown	47787VAC5	802,077.06	John Deere Owner Trust 2014-A A3 0.92% Due 4/16/2018	50,385.31	145.38	50,530.69
01/15/2017	Paydown	89231MAC9	719,998.76	Toyota Auto Receivables Owner 2014-A 0.67% Due 12/15/2017	49,969.15	54.55	50,023.70
01/15/2017	Paydown	89231TAB6	670,000.00	Toyota Auto Receivables Owner 2015-C 0.92% Due 2/15/2018	29,442.55	245.79	29,688.34
01/15/2017	Paydown	477879AC4	116,369.45	John Deere Owner Trust 2013-B A3 0.87% Due 8/15/2017	6,474.17	37.68	6,511.85
01/15/2017	Paydown	89236WAC2	1,030,000.00	Toyota Auto Receivables Owner 2015-A 1.12% Due 2/15/2019	44,833.20	478.81	45,312.01
01/17/2017	Paydown	89231MAC9	719,998.76	Toyota Auto Receivables Owner 2014-A 0.67% Due 12/15/2017	47,729.59	1.77	47,731.36
01/18/2017	Paydown	43814GAC4	620,046.78	Honda Auto Receivables 2014-2 A3 0.77% Due 3/19/2018	36,977.83	109.26	37,087.09
01/18/2017	Paydown	43814NAB1	1,035,000.00	Honda Auto Receivables 2016-1 A2 1.01% Due 6/18/2018	36,853.44	562.39	37,415.83
01/20/2017	Interest	3135G0E33	2,175,000.00	FNMA Note 1.125% Due 7/20/2018	0.00	12,234.38	12,234.38
01/21/2017	Paydown	43813NAC0	1,255,000.00	Honda Auto Receivables 2015-2 A3 1.04% Due 2/21/2019	40,585.15	700.24	41,285.39
01/30/2017	Interest	94974BGF1	1,825,000.00	Wells Fargo Corp Note 2.15% Due 1/30/2020	0.00	19,618.75	19,618.75
01/30/2017	Maturity	3135G0GY3	1,725,000.00	FNMA Note 1.25% Due 1/30/2017	1,725,000.00	10,781.25	1,735,781.25
01/31/2017	Interest	912828H52	2,400,000.00	US Treasury Note 1.25% Due 1/31/2020	0.00	15,000.00	15,000.00
01/31/2017	Interest	912828SD3	1,950,000.00	US Treasury Note 1.25% Due 1/31/2019	0.00	12,187.50	12,187.50
01/31/2017	Interest	912828TG5	2,100,000.00	US Treasury Note 0.5% Due 7/31/2017	0.00	5,250.00	5,250.00
Jan 2017					2,218,731.66	111,490.40	2,330,222.06
02/01/2017	Interest	3137EADK2	2,225,000.00	FHLMC Note 1.25% Due 8/1/2019	0.00	13,906.25	13,906.25
02/06/2017	Interest	459200HZ7	1,700,000.00	IBM Corp Note 1.125% Due 2/6/2018	0.00	9,562.50	9,562.50
02/15/2017	Interest	22160KAG0	900,000.00	Costco Wholesale Corp Note 1.75% Due 2/15/2020	0.00	7,875.00	7,875.00



Cash Flow Report  
From 02/29/2016

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
02/15/2017	Maturity	674599CB9	1,100,000.00	Occidental Petroleum Note 1.75% Due 2/15/2017	1,100,000.00	9,625.00	1,109,625.00
02/15/2017	Paydown	89231TAB6	670,000.00	Toyota Auto Receivables Owner 2015-C 0.92% Due 2/15/2018	28,439.40	223.21	28,662.61
02/15/2017	Paydown	89236WAC2	1,030,000.00	Toyota Auto Receivables Owner 2015-A 1.12% Due 2/15/2019	43,579.09	436.97	44,016.06
02/15/2017	Paydown	161571GC2	1,030,000.00	Chase CHAIT Pool #2013-A8 1.01% Due 10/15/2018	42,613.16	759.50	43,372.66
02/15/2017	Paydown	43814HAC2	885,000.00	Honda Auto Receivables 2014-3 A3 0.88% Due 6/15/2018	49,464.69	205.56	49,670.25
02/15/2017	Paydown	477877AD6	1,130,000.00	John Deere Owner Trust 2014-B A3 1.07% Due 11/15/2018	55,675.58	426.04	56,101.62
02/15/2017	Paydown	477878AC4	116,369.45	John Deere Owner Trust 2013-B A3 0.87% Due 8/15/2017	6,480.38	32.98	6,513.36
02/15/2017	Paydown	47787VAC5	802,077.06	John Deere Owner Trust 2014-A A3 0.92% Due 4/16/2018	48,401.74	106.75	48,508.49
02/18/2017	Interest	3130A7CV5	2,235,000.00	FHLB Note 1.375% Due 2/18/2021	0.00	15,365.63	15,365.63
02/18/2017	Interest	857477AS2	1,750,000.00	State Street Bank Note 2.55% Due 8/18/2020	0.00	22,312.50	22,312.50
02/18/2017	Paydown	43814NAB1	1,035,000.00	Honda Auto Receivables 2016-1 A2 1.01% Due 6/18/2018	36,884.83	531.37	37,416.20
02/18/2017	Paydown	43814GAC4	620,046.78	Honda Auto Receivables 2014-2 A3 0.77% Due 3/19/2018	35,517.70	85.53	35,603.23
02/19/2017	Interest	3135G0ZA4	2,155,000.00	FNMA Note 1.875% Due 2/19/2019	0.00	20,203.13	20,203.13
02/21/2017	Paydown	43813NAC0	1,255,000.00	Honda Auto Receivables 2015-2 A3 1.04% Due 2/21/2019	39,832.44	665.07	40,497.51
02/22/2017	Maturity	3133ECG99	335,000.00	FFCB Note 0.66% Due 2/22/2017	335,000.00	1,105.50	336,105.50
02/28/2017	Interest	912828SH4	2,000,000.00	US Treasury Note 1.375% Due 2/28/2019	0.00	13,750.00	13,750.00
02/28/2017	Interest	3135G0MZ3	350,000.00	FNMA Note	0.00	1,531.25	1,531.25
02/28/2017	Interest	912828TM2	2,210,000.00	US Treasury Note 0.625% Due 8/31/2017	0.00	6,906.25	6,906.25
Feb 2017					1,821,889.01	125,615.99	1,947,505.00
Total					15,628,817.38	1,733,604.89	17,362,422.27

## COUNCIL AGENDA STAFF REPORT

CITY CLERK USE ONLY



Meeting Date: April 12, 2016

Item No.: A06

Public Hearing: ☐  
Discussion Item: ☐  
Consent Item: ☐

April 5, 2016

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: PROFESSIONAL SERVICES AGREEMENT (PSA) WITH ONWARD  
ENGINEERING

### RECOMMENDATION:

Authorize the execution of a Professional Services Agreement with Onward Engineering for preliminary engineering and final design services associated with the Los Serranos Infrastructure - ATP project for a not-to-exceed amount of \$102,230.

### BACKGROUND/ANALYSIS:

On November 18, 2014, the City received notification from the Southern California Association of Governments (SCAG) that the California Transportation Commission (CTC) formally approved funding for the Los Serranos Infrastructure – ATP project. The grant amount of \$1,732,000 is for project design and construction. This grant will aid in funding the design and construction of sidewalks, curb and gutter, curb ramps, minor necessary asphalt improvements, and street lighting along the following street sections:

- Mariposa Avenue between Bird Farm Road and Fairway Boulevard
- Fairway Boulevard between Mariposa Avenue and Carmelita Avenue
- Carmelita Avenue between Bird Farm Road and Fairway Boulevard
- Yorba Avenue between Mesa Boulevard and Bird Farm Road
- Murray Avenue north of Bird Farm Road
- Esther Street between Fairway Boulevard and Williams Avenue
- Ethel Street between Fairway Boulevard and Williams Avenue
- Avery Street between Fairway Boulevard and Los Serranos Road
- Pheasant Street between Fairway Boulevard and Los Serranos Road
- Quail Street between Fairway Boulevard and Los Serranos Road

On September 25, 2015, staff received notification that the authorization to proceed with design was approved.

On November 24, 2015, Council adopted a Program Supplement Agreement between the City of Chino Hills and Caltrans regarding the Los Serranos Infrastructure – ATP project.

On January 11, 2016, staff issued a request for proposals (RFP) for engineering design services associated with the Los Serranos Infrastructure – ATP project.

On February 4, 2016, the City received ten (10) proposals. The proposals were evaluated by staff with consideration of the consultants' knowledge of the project, proposed scope of work, and project timeline. As a result, three firms were selected for the interview process. Those firms were:

GHD  
Onward Engineering  
Minigar & Associates

Based upon the interviews, staff determined that Onward Engineering had the best combination of experience, staffing, and overall approach to the work.

CEQA REVIEW:

On March 24, 2015, the City Council determined that the Los Serranos Infrastructure – ATP is Categorically Exempt under the California Environmental Quality Act pursuant to CEQA Guidelines Sections 15301(c) and 15302. On June 11, 2015, the City received notification that the project received a Categorical Exclusion under 23 CFR 771.117(c): activity (c)(3) of NEPA.

REVIEW BY OTHERS:

This agenda item has been reviewed by the City Attorney and the Finance Director.

FISCAL IMPACT:

Funding for these services will come from the Los Serranos Infrastructure - ATP project, as approved in the FY 2015-16 Capital Improvement budget.

Respectfully submitted,

Recommended by:

  
Konradt Bartlam, City Manager

  
Steven C. Nix, City Engineer

SN/VC/PS

Attachments: Exhibits A, B, C, D  
Professional Services Agreement



**AGREEMENT NO. A2016-  
FOR PROFESSIONAL SERVICES  
BETWEEN THE CITY OF CHINO HILLS AND  
ONWARD ENGINEERING**

**THIS AGREEMENT**, made and entered into this 12th day of April, 2016, between the CITY OF CHINO HILLS, a municipal corporation, hereinafter referred to as "City" and Onward Engineering hereinafter referred to as "Consultant". In consideration of the mutual covenants and conditions set forth herein, the parties agree as follows:

1. SCOPE OF SERVICES. Consultant agrees to perform the services set forth in Exhibit A "SCOPE OF SERVICES" attached hereto and made a part hereof. Consultant shall submit its work to the City for its review after completing each phase of the project as described in Exhibit A, or when otherwise requested by the City. Consultant shall, at its own cost, make any revisions of its own work as required by the City and re-do, at its own cost, any work which the City finds unsatisfactory due to Consultant's or subcontractor's errors or omissions. Consultant represents and warrants that it has the qualifications, experience and facilities to properly perform said services in a thorough, competent and professional manner and shall, at all times during the term of this Agreement, have in full force and effect, all licenses required of it by law. Consultants shall begin its services under this Agreement on April 13, 2016.



2. STATUS OF CONSULTANT. Consultant is and shall at all times remain as to the City a wholly independent contractor. The personnel performing the services under this Agreement on behalf of Consultant shall at all times be under Consultant's exclusive direction and control. Neither City nor any of its officers, employees or agents shall have control over the conduct of Consultant or any of Consultant's officers, employees or agents, except as set forth in this Agreement. Consultant shall not at any time or in any manner represent that it or any of its officers, employees or agents are in any manner officers, employees or agents of the City. Consultant shall not incur or have the power to incur any debt, obligation or liability whatever against City, or bind City in any manner. Consultant shall not disseminate any information or reports gathered or created pursuant to this Agreement without the prior written approval of City except information or reports required by government agencies to enable Consultant to perform its duties under this Agreement.

3. CONSULTANT'S KNOWLEDGE OF APPLICABLE LAWS. Consultant shall keep itself informed of applicable local, state and federal laws and regulations which may affect those employed by it or in any way affect the performance of its services pursuant to this Agreement. Consultant shall observe and comply with all such laws and regulations affecting its employees. City and its officers and employees, shall not be liable at law or in equity as a result of any failure of Consultant to comply with this section.

4. PERSONNEL. Consultant shall make every reasonable effort to maintain the stability and continuity of Consultant's staff assigned to perform the services hereunder and shall obtain the approval of the City Manager of all proposed staff members performing services under this Agreement prior to any such performance.

5. COMPENSATION AND METHOD OF PAYMENT. Compensation to the Consultant shall be as set forth in Exhibit B attached hereto and made a part hereof. Total compensation shall not exceed \$102,230.00. Payments shall be made within thirty (30) days after receipt of each invoice as to all undisputed fees. If the City disputes any of consultant's fees it shall give written notice to Consultant within 30 days of receipt of an invoice of any disputed fees set forth on the invoice.

6. ADDITIONAL SERVICES OF CONSULTANT. Consultant shall not be compensated for any services rendered in connection with its performance of this Agreement which are in addition to those set forth herein or listed in Exhibit A, unless such additional services are authorized in advance and in writing by the City Manager. Consultant shall be compensated for any additional services in the amounts and in the manner as agreed to by City Manager and Consultant at the time City's written authorization is given to Consultant for the performance of said services.

7. ASSIGNMENT. All services required hereunder shall be performed by Consultant, its employees or personnel under direct contract with Consultant. Consultant shall not assign to any subcontractor the performance of this

Agreement, nor any part thereof, nor any monies due hereunder, without the prior written consent of City Manager.

8. FACILITIES AND RECORDS. Consultant shall maintain complete and accurate records with respect to sales, costs, expenses, receipts and other such information required by City that relate to the performance of services under this Agreement. Consultant shall maintain adequate records of services provided in sufficient detail to permit an evaluation of services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Consultant shall provide free access to the representatives of City or its designees at reasonable times to such books and records, shall give City the right to examine and audit said books and records, shall permit City to make transcripts therefrom as necessary, and shall allow inspection of all work, data, documents, proceedings and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three (3) years after receipt of final payment.

9. TERMINATION OF AGREEMENT. This Agreement may be renewed annually, but will terminate on October 14, 2016, unless otherwise extended in advance and in writing by the City Manager. This Agreement may be terminated with or without cause by either party upon 30 days written notice. In the event of such termination, Consultant shall be compensated for non-disputed fees under the terms of this Agreement up to the date of termination.



10. COOPERATION BY CITY. All public information, data, reports, records, and maps as are existing and available to City as public records, and which are necessary for carrying out the work as outlined in the Scope of Services, shall be furnished to Consultant in every reasonable way to facilitate, without undue delay, the work to be performed under this Agreement.

11. OWNERSHIP OF DOCUMENTS. Upon satisfactory completion of, or in the event of termination, suspension or abandonment of, this Agreement, all original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents prepared in the course of providing the services to be performed pursuant to this Agreement shall, become the sole property of City. With respect to computer files, Consultant shall make available to the City, upon reasonable written request by the City, the necessary computer software and hardware for purposes of accessing, compiling, transferring and printing computer files.

12. RELEASE OF INFORMATION/CONFLICTS OF INTEREST.

(a) All information gained by Consultant in performance of this Agreement shall be considered confidential and shall not be released by Consultant without City's prior written authorization excepting that information which is a public record and subject to disclosure pursuant to the California Public Records Act, Government Code § 6250, et seq. Consultant, its officers, employees, agents or subcontractors, shall not without written authorization from the City Manager or unless requested by the City Attorney, voluntarily provide

declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement or relating to any project or property located within the City. Response to a subpoena or court order shall not be considered "voluntary" provided Consultant gives City notice of such court order or subpoena.

If Consultant or any of its officers, employees, consultants or subcontractors does voluntarily provide information in violation of this Agreement, City has the right to reimbursement and indemnity from Consultant for any damages caused by Consultant's conduct, including the City's attorney's fees.

Consultant shall promptly notify City should Consultant, its officers, employees, agents or subcontractors be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed thereunder or with respect to any project or property located within the City. City retains the right, but has no obligation, to represent Consultant and/or be present at any deposition, hearing or similar proceeding. Consultant agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Consultant. However, City's right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

(b) Consultant covenants that neither they nor any officer or principal of their firm have any interest in, or shall they acquire any interest, directly or

indirectly which will conflict in any manner or degree with the performance of their services hereunder. Consultant further covenants that in the performance of this Agreement, no person having such interest shall be employed by them as an officer, employee, agent, or subcontractor without the express written consent of the City Manager. Consultant further covenants that Consultant has not contracted with nor is performing any services directly or indirectly with any developer(s) and/or property owner(s) and/or firm(s) and/or partnerships owning property in the City or the study area and further covenants and agrees that Consultant and/or its subcontractors shall provide no service or enter into any agreement or agreements with any developer(s) and/or property owner(s) and/or firm(s) and/or partnerships owning property in the City or the study area prior to the completion of the work under this Agreement without the express written consent of the City Manager.

13. DEFAULT. In the event that Consultant is in default of any of the provisions of this Agreement, City shall have no obligation or duty to continue compensating Consultant for any work performed after the date of default and can terminate this Agreement immediately by written notice to the Consultant.

14. INDEMNIFICATION.

(a) Consultant represents it is skilled in the professional calling necessary to perform the services and duties agreed to hereunder by Consultant, and City relies upon the skills and knowledge of Consultant. Consultant shall perform such services and duties consistent with the standards generally



recognized as being employed by professionals performing similar service in the State of California.

(b) Consultant is an independent contractor and shall have no authority to bind City nor to create or incur any obligation on behalf of or liability against City, whether by contract or otherwise, unless such authority is expressly conferred under this agreement or is otherwise expressly conferred in writing by City.

(c) Consultant shall save harmless, indemnify and defend City and all its officers, officials, employees, volunteers, and representatives from and against any and all liability, loss, damage, expense, or cost (including without limitation reasonable attorneys fees, expert fees and all other costs and fees of litigation) of every nature arising from, pertaining to, or relating to the negligence, recklessness, or willful misconduct of Consultant or any of Consultant's officers, agents, employees, or representatives in the performance of work hereunder or its failure to comply with any of its obligations contained in this Agreement, except such loss or damage which is caused by the sole active negligence or willful misconduct of the City. Consultant's duties and obligations under this paragraph shall apply notwithstanding any alleged or actual passive negligence of City which may have contributed to the liability, loss, damage, expense, or cost.

(d) For purposes of this section "City" includes City's officers, officials, employees, agents, representatives, and volunteers.

(e) It is expressly understood and agreed that this paragraph 14 is intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this Agreement.

(f) The requirements as to the types and limits of insurance coverage to be maintained by Consultant, as required by paragraph 15, and any approval of said insurance by City, are not intended to and will not in any manner limit or qualify the liabilities and obligations otherwise assumed by Consultant pursuant to this Agreement, including, without limitation, to the provisions concerning indemnification.

(g) If any action or proceeding is brought against the City by reason of any of the matters against which Consultant has agreed to indemnify the City as above provided, Consultant, upon notice from the City, shall defend the City at Consultant's expense by counsel determined acceptable to the City in City's sole discretion. The City need not have first paid any of the matters as to which the City is entitled in order to be so indemnified. The insurance required to be maintained by Consultant under paragraph 15 shall ensure Consultant's obligations under this paragraph 14(g), but the limits of such insurance shall not limit the liability of Consultant hereunder.

(h) The Consultant shall promptly pay any final judgment rendered against the City with respect to claims determined by a trier of fact to have been Consultant's allocated share of liability.



15. INSURANCE.

A. Insurance Requirements. Consultant shall provide and maintain insurance acceptable to the City Attorney in full force and effect throughout the term of this Agreement, against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by Consultant, its agents, representatives or employees. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII. Consultant shall provide the following scope and limits of insurance:

(1) Minimum Scope of Insurance. Coverage shall be at least as broad as:

(a) Insurance Services Office form Commercial General Liability coverage (Occurrence Form CG 0001).

(b) Insurance Services Office form number CA 0001 (Ed. 1/87) covering Automobile Liability, including code 1 "any auto" and endorsement CA 0025, or equivalent forms subject to the written approval of the City.

(c) Workers' Compensation insurance as required by the Labor Code of State of California and Employer's Liability insurance and covering all persons providing services on behalf of the Consultant and all risks to such persons under this Agreement.

(d) Errors and omissions liability insurance appropriate to the Consultant's profession.

(2) Minimum Limits of Insurance. Consultant shall maintain limits of insurance no less than:

(a) General Liability: \$1,000,000 per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the activities related to this Agreement or the general aggregate limit shall be twice the required occurrence limit.

(b) Automobile Liability: \$1,000,000 per accident for bodily injury and property damage.

(c) Workers' Compensation and Employer's Liability: Workers' Compensation as required by the Labor Code of the State of California and Employers Liability limits of \$1,000,000 per accident.

(d) Errors and Omissions Liability: \$1,000,000 per claim.

B Other Provisions. Insurance policies required by this Agreement shall contain the following provisions:

(1) All Policies. Each insurance policy required by this paragraph 15 shall be endorsed and state the coverage shall not be suspended, voided, canceled by the insurer or either party to this Agreement, reduced in coverage or in limits except after 30 days' prior written notice by Certified mail, return receipt requested, has been given to the City.

(2) General Liability and Automobile Liability Coverages.

(a) City, its officers, officials, and employees and volunteers are to be covered as additional insureds as respects: liability arising out of activities Consultant performs, products and completed operations of Consultant; premises owned, occupied or used by Consultant, or automobiles owned, leased or hired or borrowed by Consultant. The coverage shall contain no special limitations on the scope of protection afforded to City, its officers, officials, or employees.

(b) Consultant's insurance coverage shall be primary insurance as respect to City, its officers, officials, employees and volunteers. Any insurance or self insurance maintained by City, its officers, officials, employees or volunteers shall apply in excess of, and not contribute with, Consultant's insurance.

(c) Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

(d) Any failure to comply with the reporting or other provisions of the policies including breaches of warranties shall not affect coverage provided to the City, its officers, officials, employees or volunteers.

(3) Workers' Compensation and Employer's Liability Coverage. Unless the City Manager otherwise agrees in writing, the insurer shall agree to waive all rights of subrogation against City, its officers, officials,

employees and agents for losses arising from work performed by Consultant for City.

C. Other Requirements. Consultant agrees to deposit with City, at or before the effective date of this contract, certificates of insurance necessary to satisfy City that the insurance provisions of this contract have been complied with. The City Attorney may require that Consultant furnish City with copies of original endorsements effecting coverage required by this Section. The certificates and endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. City reserves the right to inspect complete, certified copies of all required insurance policies, at any time.

(1) Consultant shall furnish certificates and endorsements from each subcontractor identical to those Consultant provides.

(2) Any deductibles or self-insured retentions must be declared to and approved by City. At the option of the City, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, officials, employees and volunteers; or the Consultant shall procure a bond guaranteeing payment of losses and related investigations, claim administration, defense expenses and claims.

(3) The procuring of such required policy or policies of insurance shall not be construed to limit Consultant's liability hereunder nor to fulfill the indemnification provisions and requirements of this Agreement.



16. NONDISCRIMINATION/NONPREFERENTIAL TREATMENT STATEMENT. In performing this Agreement, the Parties shall not discriminate or grant preferential treatment on the basis of race, sex, color, age, religion, sexual orientation, disability, ethnicity, or national origin, and shall comply, to the fullest extent allowed by law, with all applicable local, state and federal laws relating to nondiscrimination.

17. UNAUTHORIZED ALIENS. Consultant hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act (8 U.S.C.A. & 1101, et seq.), as amended; and in connection therewith, shall not employ unauthorized aliens as defined therein. Should Consultant so employ such unauthorized aliens for the performance of work and/or services covered by this contract, and should the Federal Government impose sanctions against the City for such use of unauthorized aliens, Consultant hereby agrees to, and shall, reimburse City for the cost of all such sanctions imposed, together with any and all costs, including attorneys' fees, incurred by the City in connection therewith.

18. ENTIRE AGREEMENT. This Agreement is the complete, final, entire and exclusive expression of the Agreement between the parties hereto and supersedes any and all other agreements, either oral or in writing, between the parties with respect to the subject matter herein. Each party to this Agreement acknowledges that no representations by any party which are not embodied herein and that no other agreement, statement, or promise not contained in this Agreement shall be valid and binding.

19. GOVERNING LAW. The City and Consultant understand and agree that the laws of the State of California shall govern the rights, obligations, duties and liabilities of the parties to this Agreement and also govern the interpretation of this Agreement. Any litigation concerning this Agreement shall take place in the San Bernardino County Superior Court.

20. ASSIGNMENT OR SUBSTITUTION. City has an interest in the qualifications of and capability of the persons and entities who will fulfill the duties and obligations imposed upon Consultant by this Agreement. In recognition of that interest, neither any complete nor partial assignment of this Agreement may be made by Consultant nor changed, substituted for, deleted, or added to without the prior written consent of City. Any attempted assignment or substitution shall be ineffective, null, and void, and constitute a material breach of this Agreement entitling City to any and all remedies at law or in equity, including summary termination of this Agreement. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement.

21. MODIFICATION OF AGREEMENT. The terms of this Agreement can only be modified in writing approved by the City Council and the Consultant. The parties agree that this requirement for written modifications cannot be waived and any attempted waiver shall be void.

22. AUTHORITY TO EXECUTE. The person or persons executing this Agreement on behalf of Consultant warrants and represents that he/she/they has/have the authority to execute this Agreement on behalf of his/her/their

corporation and warrants and represents that he/she/they has/have the authority to bind Consultant to the performance of its obligations hereunder.

23. NOTICES. Notices shall be given pursuant to this Agreement by personal service on the party to be notified, or by written notice upon such party deposited in the custody of the United States Postal Service addressed as follows:

City.

Attention: City Clerk  
City of Chino Hills  
14000 City Center Drive  
Chino Hills, California 91709

Consultant.

Attention: Majdi Ataya  
Onward Engineering  
300 S. Harbor Blvd., Suite 814  
Anaheim, CA 92805

The notices shall be deemed to have been given as of the date of personal service, or three (3) days after the date of deposit of the same in the custody of the United States Postal Service.

24. OTHER TERMS AND CONSISTENCY. This Agreement is subject to the terms and conditions set forth in Exhibit D. In resolving any conflicts or ambiguities, Exhibit D takes precedence over the main body of this Agreement and Exhibits A, B and C. The main body of the Agreement takes precedence over Exhibits A, B and C. Exhibit C sets forth the Schedule of Fees and is incorporated into Exhibit B by reference. Any inconsistency will be resolved in the order which appears below:

Exhibit D

Main Body of the Agreement

Exhibit A

Exhibit B

Exhibit C

25. SEVERABILITY. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of the other provisions of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

ONWARD ENGINEERING

By Majdi Ataya

Title PRESIDENT

By [Signature]

Title CORPORATE SECRETARY

CITY OF CHINO HILLS

\_\_\_\_\_  
Art Bennett  
Mayor

ATTEST:

\_\_\_\_\_  
Cheryl Balz  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Mark D. Hensley  
City Attorney



**Exhibit A**  
**Scope of Services**

**ONWARD ENGINEERING SCOPE OF WORK**

**Phase I – Site Research**

**Kick-Off Meeting**

**Deliverables**

- Meeting minutes and agenda

**Research & Review Available Data**

**Deliverables**

- Existing records matrix and copies of existing records (roadway, right-of-way, utility)

**Utility Research & Notification**

**Deliverables**

- Utility matrix & notification log; 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> utility notices; Correspondence to each utility company

**Site Evaluation & Preliminary Design Analysis**

**Deliverables:**

- Site evaluation notes, photos, & video; Pavement marking and roadway signage inventory; Survey notes

**Design Topographic Survey**

**Deliverables**

- Signed & dated survey notes; CAD survey files & Topographic Survey Basemap

**Phase II – Preliminary Design**

**Base Sheets**

**Deliverables**

- Street, right-of-way, and utility base maps (CAD & PDF file)

**35% Plans & Estimates**

**Deliverables**

- Plans & Estimates in hard copy & soft copy; CD of all submittal review comments/responses and red-lines

**Phase III – Final Design**

**Prepare 65% & 90% PS&E Submittals**

**Deliverables**

- PS&E in hard copy & soft copy; CD of all submittal review comments/responses and red-lined plans

**Progress Meetings**

**Deliverables**

- Progress meeting minutes

**100% & Final PS&E Submittal**

**Deliverables**

- Complete set of plans; Complete unbound project specifications; Project quantities and cost estimate;

Exhibit B  
Compensation

- A. The method of payment for this Agreement will be based on a lump sum. The total lump sum price paid Consultant will include compensation for all work and deliverables, including travel and equipment described in Exhibit A - Statement of Work - of this Agreement. Total compensation under this Contract must not exceed \$102,230, unless there is a change in the scope of the work or the scope of the project. In the instance of a change in the scope of work or scope of the project, adjustment to the total lump sum compensation will be negotiated between Consultant and City consistent with billing rates found on Exhibit C. Adjustment in the total lump sum compensation will not be effective until authorized by contract amendment and approved by the City Manager.
- B. Progress payments may be made monthly in arrears based on the percentage of work completed by Consultant with respect to each Task detailed in the Table of Estimated Fees and Expenses ("Table"). If Consultant fails to submit the required deliverable items according to the schedule set forth in the Table and the Statement of Work, City shall have the right to delay payment or terminate this contract in accordance with the provisions of Section 9 "Termination." In no event shall the amount of compensation exceed the amount allotted for each Task set forth in the table unless the City Engineer approves such exceedance in writing.
- C. Consultant shall not commence performance of work or services until this Agreement has been approved by the City Council and notification to proceed has been issued by the City's Contract Compliance Officer. No payment will be made prior to approval of any work, or for any work performed prior to approval of this Agreement.
- D. Invoices shall detail the work performed on each Task set forth in the Table, as applicable. Invoices shall follow the format stipulated in the Table and shall reference this Agreement number and project title. Final invoice must contain the final cost. The final invoice should be submitted within sixty (60) calendar days after completion of Consultant's work. Invoices shall be mailed to the City's Contract Compliance Officer at the following address:

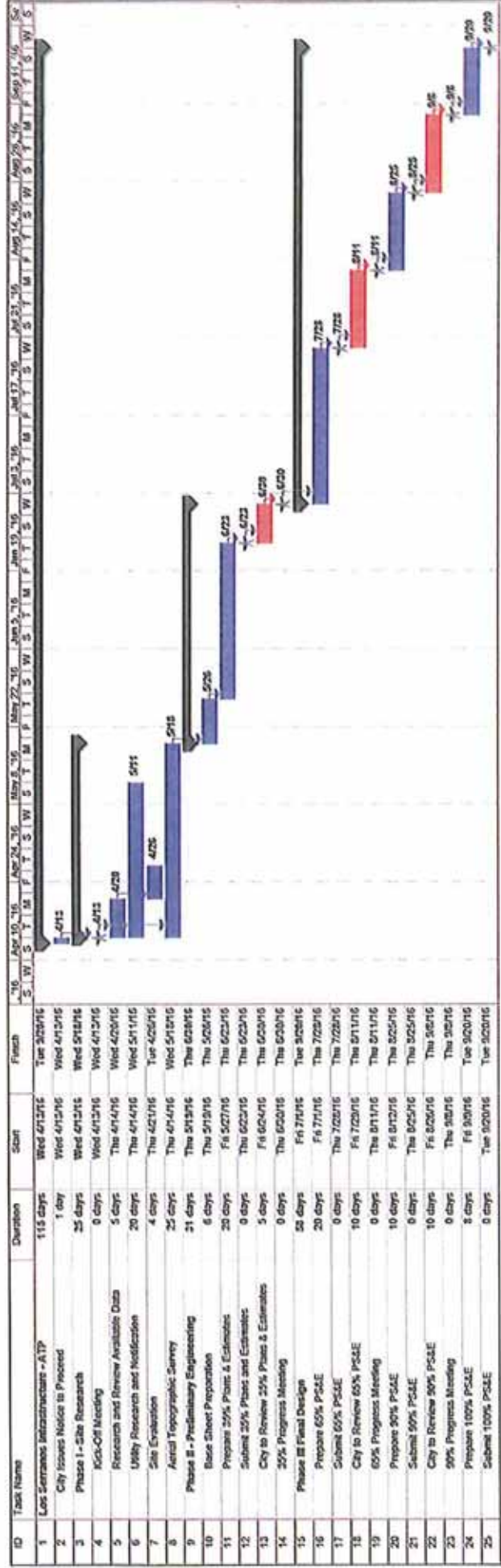
City of Chino Hills  
14000 City Center Drive  
Chino Hills, California 91709
- E. Subcontracts shall not exceed \$25,000 and must be approved in advance by the City Manager.



**ONWARD ENGINEERING FEE PROPOSAL TO PROVIDE  
PRELIMINARY ENGINEERING & FINAL DESIGN SERVICES FOR THE  
LOS SERRANOS INFRASTRUCTURE - ATP PROJECT IN THE CITY OF CHINO HILLS**

Phase	Project Tasks	QA/QC Manager Majdi Ataya, PE		Project Manager Justin Smeets, PE		Project Engineers		Subconsultants		Total
		Hours	\$110	Hours	\$100	Hours	\$90			
I	Phase I - Site Research									
I	1 Kick-Off Meeting	2		4		2				\$800
I	2 Research and Review Available Data	2		8		40				\$4,620
I	3 Utility Research and Notification			8		24				\$2,960
I	4 Site Evaluation	2		8		16				\$2,460
I	5 Aerial Topographic Survey			2		8		\$32,890		\$33,810
I	6 Reimbursable Expenses									\$200
I	Phase I - Site Research	6		30		90		\$32,890		\$44,850
II	Phase II - Preliminary Engineering									
II	1 Base Sheets	4		26		60				\$8,440
II	2 35% Plans & Estimates	10		30		160				\$18,500
II	3 Reimbursable Expenses									\$400
II	Phase II - Preliminary Engineering	14		56		220		\$0		\$27,340
III	Phase III - Final Design									
III	1 Prepare 65% and 90% PS&E	15		60		180				\$23,850
III	2 Prepare 100% and Final PS&E	4		15		40				\$5,540
III	3 Reimbursable Expenses									\$650
III	Phase III - Final Design	19		75		220		\$0		\$30,040
<b>TOTAL</b>			<b>\$4,290</b>	<b>\$16,100</b>		<b>\$47,700</b>		<b>\$32,890</b>		<b>\$102,230</b>





**Exhibit C**  
**Fee Schedule**

**ONWARD ENGINEERING:**  
**SCHEDULE OF HOURLY RATES**

No.	Classification	Hourly Rate*
1	QA/QC Manager	\$110
3	Project Manager	\$100
4	Construction Manager	\$100
5	Project Engineer	\$90
6	Construction Inspector	\$90
7	Administrative Staff	\$60

\*Costs include office overhead and are fully burdened and include all mileage and reimbursable expenses. This hourly rate schedule is part of our quote for use in invoicing for progress payments and for extra work incurred that is not part of this RFP.

**EXHIBIT 10-R A &E SAMPLE CONTRACT LANGUAGE**

(For Local Assistance Federal-aid Projects)

**ARTICLE IV PERFORMANCE PERIOD (Verbatim)**

- A. This contract shall go into effect on April 13, 2016, contingent upon approval by LOCAL AGENCY, and CONSULTANT shall commence work after notification to proceed by LOCAL AGENCY'S Contract Administrator. The contract shall end on Oct. 14, 2016, unless extended by contract amendment.
- B. CONSULTANT is advised that any recommendation for contract award is not binding on LOCAL AGENCY until the contract is fully executed and approved by LOCAL AGENCY.

**ARTICLE V ALLOWABLE COSTS AND PAYMENTS (Verbatim)**

- A. The method of payment for this contract will be based on lump sum. The total lump sum price paid to CONSULTANT will include compensation for all work and deliverables, including travel and equipment described in Article II Statement of Work of this contract. No additional compensation will be paid to CONSULTANT, unless there is a change in the scope of the work or the scope of the project. In the instance of a change in the scope of work or scope of the project, adjustment to the total lump sum compensation will be negotiated between CONSULTANT and LOCAL AGENCY. Adjustment in the total lump sum compensation will not be effective until authorized by contract amendment and approved by LOCAL AGENCY.
- B. Progress payments may be made monthly in arrears based on the percentage of work completed by CONSULTANT. If CONSULTANT fails to submit the required deliverable items according to the schedule set forth in the Statement of Work, LOCAL AGENCY shall have the right to delay payment or terminate this Contract in accordance with the provisions of Article VI Termination.
- C. CONSULTANT shall not commence performance of work or services until this contract has been approved by LOCAL AGENCY and notification to proceed has been issued by LOCAL AGENCY'S Contract Administrator. No payment will be made prior to approval of any work, or for any work performed prior to approval of this contract.
- D. CONSULTANT will be reimbursed, as promptly as fiscal procedures will permit, upon receipt by LOCAL AGENCY'S Contract Administrator of itemized invoices in triplicate. Invoices shall be submitted no later than 45 calendar days after the performance of work for which CONSULTANT is billing. Invoices shall detail the work performed on each milestone, on each project as applicable. Invoices shall follow the format stipulated for the Cost Proposal and shall reference this contract number and project title. Final invoice must contain the final cost and all credits due LOCAL AGENCY that include any equipment purchased under the provisions of Article XI Equipment Purchase of this contract. The final invoice should be submitted within 60-calendar days after completion of CONSULTANT's work. Invoices shall be mailed to LOCAL AGENCY's Contract Administrator at the following address:
- (CITY OF CHINO HILLS, JOE DYER, ASSISTANT CITY ENGINEER)  
(14000 CITY CENTER DRIVE, CHINO HILLS, CA 91709)
- E. The total amount payable by LOCAL AGENCY shall not exceed \$102,230.
- F. All subcontracts in excess of \$25,000 shall contain the above provisions.



**ARTICLE VI TERMINATION (Verbatim)**

- A. LOCAL AGENCY reserves the right to terminate this contract upon thirty (30) calendar days written notice to CONSULTANT with the reasons for termination stated in the notice.
- B. LOCAL AGENCY may terminate this contract with CONSULTANT should CONSULTANT fail to perform the covenants herein contained at the time and in the manner herein provided. In the event of such termination, LOCAL AGENCY may proceed with the work in any manner deemed proper by LOCAL AGENCY. If LOCAL AGENCY terminates this contract with CONSULTANT, LOCAL AGENCY shall pay CONSULTANT the sum due to CONSULTANT under this contract prior to termination, unless the cost of completion to LOCAL AGENCY exceeds the funds remaining in the contract. In which case the overage shall be deducted from any sum due CONSULTANT under this contract and the balance, if any, shall be paid to CONSULTANT upon demand.
- C. The maximum amount for which the Government shall be liable if this contract is terminated is \$0 dollars.

**ARTICLE VII COST PRINCIPLES AND ADMINISTRATIVE REQUIREMENTS (Verbatim)**

- A. CONSULTANT agrees that the Contract Cost Principles and Procedures, 48 CFR, Federal Acquisition Regulations System, Chapter 1, Part 31.000 et seq., shall be used to determine the cost allowability of individual items.
- B. CONSULTANT also agrees to comply with federal procedures in accordance with 49 CFR, Part 18, Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments.
- C. Any costs for which payment has been made to CONSULTANT that are determined by subsequent audit to be unallowable under 49 CFR, Part 18 and 48 CFR, Federal Acquisition Regulations System, Chapter 1, Part 31.000 et seq., are subject to repayment by CONSULTANT to LOCAL AGENCY.
- D. All subcontracts in excess of \$25,000 shall contain the above provisions.

**ARTICLE VIII RETENTION OF RECORDS/AUDIT (Verbatim)**

For the purpose of determining compliance with Public Contract Code 10115, et seq. and Title 21, California Code of Regulations, Chapter 21, Section 2500 et seq., when applicable and other matters connected with the performance of the contract pursuant to Government Code 8546.7; CONSULTANT, subconsultants, and LOCAL AGENCY shall maintain and make available for inspection all books, documents, papers, accounting records, and other evidence pertaining to the performance of the contract, including but not limited to, the costs of administering the contract. All parties shall make such materials available at their respective offices at all reasonable times during the contract period and for three years from the date of final payment under the contract. The state, State Auditor, LOCAL AGENCY, FHWA, or any duly authorized representative of the Federal Government shall have access to any books, records, and documents of CONSULTANT and its certified public accountants (CPA) work papers that are pertinent to the contract and indirect cost rates (ICR) for audit, examinations, excerpts, and transactions, and copies thereof shall be furnished if requested. Subcontracts in excess of \$25,000 shall contain this provision.

**ARTICLE IX AUDIT REVIEW PROCEDURES (Verbatim)**

- A. Any dispute concerning a question of fact arising under an interim or post audit of this contract that is not disposed of by agreement, shall be reviewed by LOCAL AGENCY'S Chief Financial Officer.

- B. Not later than 30 days after issuance of the final audit report, CONSULTANT may request a review by LOCAL AGENCY'S Chief Financial Officer of unresolved audit issues. The request for review will be submitted in writing.
- C. Neither the pendency of a dispute nor its consideration by LOCAL AGENCY will excuse CONSULTANT from full and timely performance, in accordance with the terms of this contract.

**ARTICLE X SUBCONTRACTING (Verbatim)**

- A. Nothing contained in this contract or otherwise, shall create any contractual relation between LOCAL AGENCY and any subconsultant(s), and no subcontract shall relieve CONSULTANT of its responsibilities and obligations hereunder. CONSULTANT agrees to be as fully responsible to LOCAL AGENCY for the acts and omissions of its subconsultant(s) and of persons either directly or indirectly employed by any of them as it is for the acts and omissions of persons directly employed by CONSULTANT. CONSULTANT's obligation to pay its subconsultant(s) is an independent obligation from LOCAL AGENCY'S obligation to make payments to the CONSULTANT.
- B. CONSULTANT shall perform the work contemplated with resources available within its own organization and no portion of the work pertinent to this contract shall be subcontracted without written authorization by LOCAL AGENCY's Contract Administrator, except that, which is expressly identified in the approved Cost Proposal.
- C. CONSULTANT shall pay its subconsultants within ten (10) calendar days from receipt of each payment made to CONSULTANT by LOCAL AGENCY.
- D. Any subcontract in excess of \$25,000 entered into as a result of this contract shall contain all the provisions stipulated in this contract to be applicable to subconsultants.
- E. Any substitution of subconsultant(s) must be approved in writing by LOCAL AGENCY's Contract Administrator prior to the start of work by the subconsultant(s).

**ARTICLE XI EQUIPMENT PURCHASE (Verbatim)**

- A. Prior authorization in writing, by LOCAL AGENCY's Contract Administrator shall be required before CONSULTANT enters into any unbudgeted purchase order, or subcontract exceeding \$5,000 for supplies, equipment, or CONSULTANT services. CONSULTANT shall provide an evaluation of the necessity or desirability of incurring such costs.
- B. For purchase of any item, service or consulting work not covered in CONSULTANT's Cost Proposal and exceeding \$5,000 prior authorization by LOCAL AGENCY's Contract Administrator; three competitive quotations must be submitted with the request, or the absence of bidding must be adequately justified.
- C. Any equipment purchased as a result of this contract is subject to the following: "CONSULTANT shall maintain an inventory of all nonexpendable property. Nonexpendable property is defined as having a useful life of at least two years and an acquisition cost of \$5,000 or more. If the purchased equipment needs replacement and is sold or traded in, LOCAL AGENCY shall receive a proper refund or credit at the conclusion of the contract, or if the contract is terminated, CONSULTANT may either keep the equipment and credit LOCAL AGENCY in an amount equal to its fair market value, or sell such equipment at the best price obtainable at a public or private sale, in accordance with established LOCAL AGENCY procedures; and credit LOCAL AGENCY in an amount equal to the sales price. If CONSULTANT elects to keep the equipment, fair market value shall be determined at CONSULTANT's expense, on the basis of a competent independent appraisal of such equipment. Appraisals shall be obtained from an appraiser mutually agreeable to by LOCAL AGENCY and CONSULTANT, if it is determined to sell the equipment, the terms and conditions of such sale must be approved in advance by LOCAL AGENCY." 49 CFR, Part 18 requires a



credit to Federal funds when participating equipment with a fair market value greater than \$5,000 is credited to the project.

- D. All subcontracts in excess \$25,000 shall contain the above provisions.

#### ARTICLE XII STATE PREVAILING WAGE RATES (Verbatim)

- A. CONSULTANT shall comply with the State of California's General Prevailing Wage Rate requirements in accordance with California Labor Code, Section 1770, and all Federal, State, and local laws and ordinances applicable to the work.
- B. Any subcontract entered into as a result of this contract, if for more than \$25,000 for public works construction or more than \$15,000 for the alteration, demolition, repair, or maintenance of public works, shall contain all of the provisions of this Article.
- C. When prevailing wages apply to the services described in the scope of work, transportation and subsistence costs shall be reimbursed at the minimum rates set by the Department of Industrial Relations (DIR) as outlined in the applicable Prevailing Wage Determination. See <http://www.dir.ca.gov>.

#### ARTICLE XIII CONFLICT OF INTEREST (Verbatim)

- A. CONSULTANT shall disclose any financial, business, or other relationship with LOCAL AGENCY that may have an impact upon the outcome of this contract, or any ensuing LOCAL AGENCY construction project. CONSULTANT shall also list current clients who may have a financial interest in the outcome of this contract, or any ensuing LOCAL AGENCY construction project, which will follow.
- B. CONSULTANT hereby certifies that it does not now have, nor shall it acquire any financial or business interest that would conflict with the performance of services under this contract.
- C. Any subcontract in excess of \$25,000 entered into as a result of this contract, shall contain all of the provisions of this Article.
- D. CONSULTANT hereby certifies that neither CONSULTANT, nor any firm affiliated with CONSULTANT will bid on any construction contract, or on any contract to provide construction inspection for any construction project resulting from this contract. An affiliated firm is one, which is subject to the control of the same persons through joint-ownership, or otherwise.
- E. Except for subconsultants whose services are limited to providing surveying or materials testing information, no subconsultant who has provided design services in connection with this contract shall be eligible to bid on any construction contract, or on any contract to provide construction inspection for any construction project resulting from this contract.
- F. Except for subconsultants whose services are limited to materials testing, no subconsultant who is providing service on this contract shall have provided services on the design of any project included within this contract.

#### ARTICLE XIV REBATES, KICKBACKS OR OTHER UNLAWFUL CONSIDERATION (Verbatim)

CONSULTANT warrants that this contract was not obtained or secured through rebates kickbacks or other unlawful consideration, either promised or paid to any LOCAL AGENCY employee. For breach or violation of this warranty, LOCAL AGENCY shall have the right in its discretion; to terminate the contract without liability; to pay only for the value of the work actually performed; or to deduct from the contract price; or otherwise recover the full amount of such rebate, kickback or other unlawful consideration.

**ARTICLE XV STATEMENT OF COMPLIANCE**

- A. CONSULTANT's signature affixed herein, and dated, shall constitute a certification under penalty of perjury under the laws of the State of California that CONSULTANT has, unless exempt, complied with, the nondiscrimination program requirements of Government Code Section 12990 and Title 2, California Administrative Code, Section 8103.
- B. During the performance of this Contract, Consultant and its subconsultants shall not unlawfully discriminate, harass, or allow harassment against any employee or applicant for employment because of sex, race, color, ancestry, religious creed, national origin, physical disability (including HIV and AIDS), mental disability, medical condition (e.g., cancer), age (over 40), marital status, and denial of family care leave. Consultant and subconsultants shall insure that the evaluation and treatment of their employees and applicants for employment are free from such discrimination and harassment. Consultant and subconsultants shall comply with the provisions of the Fair Employment and Housing Act (Gov. Code §12990 (a-f) et seq.) and the applicable regulations promulgated there under (California Code of Regulations, Title 2, Section 7285 et seq.). The applicable regulations of the Fair Employment and Housing Commission implementing Government Code Section 12990 (a-f), set forth in Chapter 5 of Division 4 of Title 2 of the California Code of Regulations, are incorporated into this Contract by reference and made a part hereof as if set forth in full. Consultant and its subconsultants shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other Agreement.

**ARTICLE XVI DEBARMENT AND SUSPENSION CERTIFICATION**

- A. CONSULTANT's signature affixed herein, shall constitute a certification under penalty of perjury under the laws of the State of California, that CONSULTANT has complied with Title 2 CFR, Part 180, "OMB Guidelines to Agencies on Government wide Debarment and Suspension (nonprocurement)", which certifies that he/she or any person associated therewith in the capacity of owner, partner, director, officer, or manager, is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any federal agency; has not been suspended, debarred, voluntarily excluded, or determined ineligible by any federal agency within the past three (3) years; does not have a proposed debarment pending; and has not been indicted, convicted, or had a civil judgment rendered against it by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past three (3) years. Any exceptions to this certification must be disclosed to LOCAL AGENCY.
- B. Exceptions will not necessarily result in denial of recommendation for award, but will be considered in determining CONSULTANT responsibility. Disclosures must indicate to whom exceptions apply, initiating agency, and dates of action.
- C. Exceptions to the Federal Government Excluded Parties List System maintained by the General Services Administration are to be determined by the Federal highway Administration.

## COUNCIL AGENDA STAFF REPORT

CITY CLERK USE ONLY



Meeting Date: April 12, 2016

Item No.: A07

Public Hearing: ☐  
Discussion Item: ☐  
Consent Item: ☒

April 5, 2016

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: CHANGE ORDER NO. 3 TO AGREEMENT NO. A2015-192 WITH SEQUEL CONTRACTORS, INC. FOR CONSTRUCTION OF THE LOS SERRANOS INFRASTRUCTURE IMPROVEMENTS – SAFE ROUTES TO SCHOOLS – PHASE 2 PROJECT

### RECOMMENDATION:

Approve Change Order No. 3 to Agreement No. A2015-192 with Sequel Contractors, Inc. in the amount of (\$30,861.52).

### BACKGROUND/ANALYSIS:

On September 8, 2015, the City Council awarded a contract to Sequel Contractors, Inc. for the Los Serranos Infrastructure – Safe Routes to Schools (SRTS) – Phase 2 Project in the amount of \$894,668.50. In addition to the award of the contract, the City Council also provided authorization to the City Manager to approve change orders up to a maximum amount of \$44,733.43, or 5% of the contract amount.

Construction on the project began October 19, 2015. On December 10, 2015, the City Manager authorized Change Order No. 1 in the amount of \$16,080.97 for the necessary reconstruction of existing sewer manholes and cleanout.

On March 8, 2016, the City Council approved Change Order No. 2 in the amount \$49,256.29 for additional work needed to ensure smooth transition between the new construction and the existing residential frontage improvements along Country Club Drive. The cumulative value of Change Order No. 1 & 2 exceeded the authority given to the City Manager therefore it required approval from the City Council.

As construction continued to the next phase of the project on Williams Avenue and Esther Street, Change Order No. 3 was necessary to account for items which were omitted from the Southern California Edison (SCE) street light design plan. In addition, minor extra work was needed to address concerns regarding steep driveways on Esther Street. To



AGENDA DATE: APRIL 12, 2016

PAGE 2

SUBJECT: CHANGE ORDER NO. 3 TO AGREEMENT NO. A2015-192  
WITH SEQUEL CONTRACTORS, INC. FOR CONSTRUCTION OF  
THE LOS SERRANOS INFRASTRUCTURE – SAFE ROUTES TO  
SCHOOLS – PHASE 2 PROJECT

account for the change order work and avoid construction delays, staff directed the contractor to track this extra work via time and material (T&M) and submit extra work daily reports, as necessary, for approval.

Change Order No. 3 items are summarized below:

1. During construction of street light conduits, staff discovered that approximately 388 linear feet of street light conduits and three (3) pull boxes proposed for Williams Avenue between Esther Street and Cecelia Street were omitted in the SCE street light plans. Installation of these additional conduits and pull boxes was necessary to ensure that the project will provide the proposed street lights on Williams Avenue as promised to the residents.

**Additional Cost: \$18,045.94**

2. Re-sawcutting of existing concrete driveways was necessary to address the issues of steep driveways and to ensure that the new concrete driveways will not cause vehicles from "bottoming-out". A total of five (5) residential driveways on Esther Street required the limits of driveway work to be extended.

**Additional Cost: \$384.28**

On March 11, 2016, the contractor substantially completed construction work items for the project. As this is a unit-price contract, there were adjustments in quantities required to reflect actual quantities constructed versus estimated quantities for the purpose of bidding the work. Final adjustments in quantities are summarized as follows:

Bid Item No.	Description	Est. Qty.	Actual Qty.	Diff.	Unit	Unit Cost	Total Cost
<b>Base Bid Items (Country Club Drive &amp; Esther Street)</b>							
5	Remove Existing AC Pavement	23,263	24,750	1,487	SF	\$ 1.60	\$2,379.20
6	Remove Existing Concrete Curb/AC Dike/ Berm	235	185.5	-49.5	LF	\$ 8.00	-\$ 396.00
9	Remove Existing Tree	27	24	-3	EA	\$900.00	-\$2,700.00
10	Remove Bollard/ Guard Post	6	8	2	EA	\$200.00	\$ 400.00
11	Remove and Dispose Existing Concrete Block Wall	185	168	-17	LF	\$ 20.00	-\$ 340.00
12	Remove and Replace Existing Chain Link Fence in-kind	83	43	-40	LF	\$ 31.00	-\$1,240.00
13	Remove and Replace Existing Chain Link Fence in-kind	152	141	-11	LF	\$ 26.00	-\$ 286.00

AGENDA DATE: APRIL 12, 2016

PAGE 3

SUBJECT: CHANGE ORDER NO. 3 TO AGREEMENT NO. A2015-192  
WITH SEQUEL CONTRACTORS, INC. FOR CONSTRUCTION OF  
THE LOS SERRANOS INFRASTRUCTURE – SAFE ROUTES TO  
SCHOOLS – PHASE 2 PROJECT

Bid Item No.	Description	Est. Qty.	Actual Qty.	Diff.	Unit	Unit Cost	Total Cost
14	Remove and Dispose Existing Wood Picket Fence	32	30	-2	LF	\$ 10.00	-\$ 20.00
15	Remove and Dispose Existing Tubular Steel or Wrought Iron Fence	50	0	30	LF	\$ 10.00	-\$ 500.00
16	Remove and Dispose Existing Concrete Block Wall with Wood Fence	40	0	-40	LF	\$ 20.00	-\$ 800.00
17	Remove and Dispose Existing Concrete Block Wall with Wood Lattice Fence	60	0	-60	LF	\$ 20.00	-\$ 1,200.00
18	Remove and Dispose Existing Swing Gate	5	0	-5	EA	\$ 200.00	-\$ 1,000.00
19	Remove and Relocate Existing Swing Gate	4	0	-4	EA	\$1,600.00	-\$ 6,400.00
20	Remove and Relocate Existing Rolling Gate	4	3	-1	EA	\$1,500.00	-\$ 1,500.00
21	Construct 6" Concrete Curb & Gutter per City Std. 109	3,176	3,088	-88.5	LF	\$ 22.00	-\$ 1,947.00
22	Construct Modified Sidewalk per Std. 107	11,990	10,370.75	-1,619.25	SF	\$ 5.00	-\$ 8,096.25
25	Construct Modified Residential Drive Approach per Std. 116	10,044	12,137	2,093	SF	\$ 5.50	\$ 11,511.50
26	Construct Concrete Block Retaining Wall per SPPWC Std. 618-2	1,850	1,740	-110	SF	\$ 38.00	-\$ 4,180.00
27	Cold Mill AC Pavement 0.12' Minimum Depth	24,671	43,363	18,692	SF	\$ 0.50	\$ 9,346.00
28	Construct Variable Depth AC Overlay per Detail	248	329.61	81.61	TON	\$ 71.00	\$ 5,794.31
29	Construct AC Pavement	569	541.40	-27.60	TON	\$ 70.00	-\$ 1,932.00
30	Construct AB	781	431.04	-349.96	TON	\$ 25.00	-\$ 8,749.00
31	Construct False Curb at MH	7	0	-7	EA	\$3,000.00	-\$21,000.00
32	Relocate Existing Mail Box	43	55	12	EA	\$ 200.00	\$ 2,400.00
33	Relocate Existing Water Meter	7	0	-7	EA	\$1,200.00	-\$ 8,400.00
34	Relocate Existing Fire Hydrant	2	0	-2	EA	\$4,000.00	-\$ 8,000.00
36	Adjust Existing Water Meter	14	22	8	EA	\$ 200.00	\$ 1,600.00
37	Adjust Existing Manhole	9	6	-3	EA	\$ 600.00	-\$ 1,800.00
39	Relocate Existing Traffic Sign and Post	5	4	-1	EA	\$ 300.00	-\$ 300.00

AGENDA DATE: APRIL 12, 2016

PAGE 4

SUBJECT: CHANGE ORDER NO. 3 TO AGREEMENT NO. A2015-192  
WITH SEQUEL CONTRACTORS, INC. FOR CONSTRUCTION OF  
THE LOS SERRANOS INFRASTRUCTURE – SAFE ROUTES TO  
SCHOOLS – PHASE 2 PROJECT

Bid Item No.	Description	Est. Qty.	Actual Qty.	Diff.	Unit	Unit Cost	Total Cost
<b>Additive Bid Items (Williams Avenue)</b>							
49	Remove and Relocate Existing Swing Gate	1	0	-1	EA	\$2,000.00	-\$2,000.00
49	Remove and Relocate Existing Swing Gate	1	0	-1	EA	\$2,000.00	-\$2,000.00
53	Construct Modified Access Ramp per Std. 108	7	8	1	EA	\$2,500.00	\$2,500.00
55	Construct Cross Gutter and Spandrel per Std. 111	1,030	1,110	80	SF	\$ 10.00	\$800.00
57	Construct Variable Depth AC Overlay per Detail	92	124.50	32.50	TON	\$ 71.00	\$2,307.50
58	Construct AC Pavement	156	141.75	-14.25	TON	\$ 70.00	-\$ 997.50
59	Construct AB	208	146.14	-61.86	TON	\$ 25.00	-\$1,546.50
62	Relocate Existing Traffic Sign and Post	3	1	-2	EA	\$ 300.00	-\$ 600.00
<b>Total Quantity Adjustments:</b>							<b>(\$49,291.74)</b>

**Change Order No. 3 Total Amount = (\$30,861.52)**

The contract is summarized below:

Original Contract:	\$ 894,668.50
Change Order No. 1	\$ 16,080.97
Change Order No. 2	\$ 49,256.29
Change Order No. 3	\$ (30,861.52)
Revised Contract	\$ 929,144.24

**REVIEW BY OTHERS:**

This item has been reviewed by the City Attorney, the Finance Director, and the Public Works Director.

**FISCAL IMPACT:**

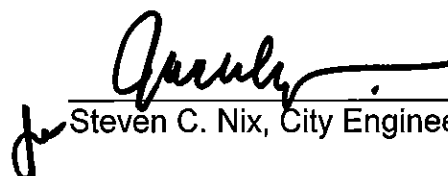
This project was included in the approved Los Serranos Infrastructure Improvements – Safe Routes to Schools – Phase 2 project budget.

Respectfully submitted,

Recommended by:



Konradt Bartlam, City Manager



Steven C. Nix, City Engineer

SN/FR/PS

Attachment: Change Order No. 3

**CITY OF CHINO HILLS**  
**CHANGE ORDER NO. 3**  
**DATE: April 12, 2016**

Page 1 of 2

<b>Project No</b> <b>S09009</b>	<b>Contract No.</b> <b>A2015-192</b>
<b>Project:</b> <b>Los Serranos Infrastructure Improv.</b>	<b>P.O. No.</b> <b>160416</b>
<b>Safe Routes to Schools - Phase 2</b>	<b>Account No.</b> <b>399-7100-888-8110</b>
<b>Contractor:</b> <b>Sequel Contractors, Inc.</b>	<b>Distribution:</b>
<b>13546 Imperial Highway</b>	Original to City Clerk
<b>Santa Fe Springs, CA 90670</b>	Contractor
	Purchasing
	Department

<b>DESCRIPTION:</b>	<b>Current Change Order</b>	<b><u>-3.45%</u></b>
<b>1.) EXTENSION OF STREET LIGHT CONDUIT</b>		
Construct approximately 388 feet of street light conduit on Williams Avenue from STA. 13+32 to STA. 17+20 to accommodate 3 additional proposed street lights and pull boxes. Work includes installation of 3-inch dia. conduit, pull boxes, trenching, & removal/disposal of dirt. Total lump sum cost = \$18,045.94	Total Cost of Item No. 1=	\$18,045.94
<b>2.) EXTEND CONCRETE DRIVEWAY PAVEMENT LIMITS</b>		
Extra work needed to re-sawcut concrete driveway. Limits of PCC driveway changed to alleviate vehicles from "bottoming-out" on 5 residences at 15645, 15635, 15609, 15593, & 15573 Esther Street. Total lump sum cost = \$384.28	Total Cost of Item No. 2=	\$384.28
	<b>Subtotal Amount=</b>	<b>\$18,430.22</b>

**3.) ADJUSTMENT IN QUANTITIES**

<b>No.</b>	<b>Description</b>	<b>Est</b>	<b>Act</b>	<b>Diff</b>	<b>Unit Cost</b>	<b>Ext.</b>
<b>Base Bid Items (Country Club Dr &amp; Esther St)</b>						
5	Remove Ex. AC Pavement	23,263 SF	24,750	1,487	\$1.60	\$2,379.20
6	Remove Ex. Concrete Curb/AC Dike/ Berm	235 LF	185.5	-49.5	\$8.00	-\$396.00
9	Remove Existing Tree	27 EA	24	-3	\$900.00	-\$2,700.00
10	Remove Bollard/ Guard Post	6 EA	8	2	\$200.00	\$400.00
11	Remove/Dispose Ex Concrete Block Wall	185 LF	168	-17	\$20.00	-\$340.00
12	Remove/Replace Ex Chain Link Fence in-kind	83 LF	43	-40	\$31.00	-\$1,240.00
13	Remove and Replace Ex Chain Link Fence in-kind	152 LF	141	-11	\$26.00	-\$286.00
14	Remove and Dispose Ex Wood Picket Fence	32 LF	30	-2	\$10.00	-\$20.00
15	Remove and Dispose Ex Tubular Steel or Wrought Iron Fence	50 LF	0	-50	\$10.00	-\$500.00
16	Remove and Dispose Ex Concrete Block Wall with Wood Fence	40 LF	0	-40	\$20.00	-\$800.00
17	Remove and Dispose Ex Concrete Block Wall with Wood Lattice Fence	60 LF	0	-60	\$20.00	-\$1,200.00
18	Remove and Dispose Ex. Swing Gate	5 EA	0	-5	\$200.00	-\$1,000.00
19	Remove and Relocate Ex. Swing Gate	4 EA	0	-4	\$1,600.00	-\$6,400.00
20	Remove and Relocate Ex. Rolling Gate	4 EA	3	-1	\$1,500.00	-\$1,500.00
21	Construct 6" Concrete Curb & Gutter per City Std. 109	3,176 LF	3,088	-88.5	\$22.00	-\$1,947.00

22	Construct Modified Sidewalk per Std. 107	11,990 SF	10,370.75	-1,619.25	\$5.00	-\$8,096.25
25	Construct Modified Residential Drive Approach per Std. 116	10,044 SF	12,137	2,093	\$5.50	\$11,511.50
26	Construct Concrete Block Retaining Wall per SPPWC Std 618-2	1,850 SF	1,740	-110	\$38.00	-\$4,180.00
27	Cold Mill AC Pavement 0.12' Minimum Depth	24,671 SF	43,363	18,692	\$0.50	\$9,346.00
28	Construct Variable Depth AC Overlay per Detail	248 TON	329.61	81.61	\$71.00	\$5,794.31
29	Construct AC Pavement	569 TON	541.40	-27.60	\$70.00	-\$1,932.00
30	Construct AB	781 TON	431.04	-349.96	\$25.00	-\$8,749.00
31	Construct False Curb at MH	7 EA	0	-7	\$3,000.00	-\$21,000.00
32	Relocate Existing Mail Box	43 EA	55	12	\$200.00	\$2,400.00
33	Relocate Existing Water Meter	7 EA	0	-7	\$1,200.00	-\$8,400.00
34	Relocate Existing Fire Hydrant	2 EA	0	-2	\$4,000.00	-\$8,000.00
36	Adjust Existing Water Meter	14 EA	22	8	\$200.00	\$1,600.00
37	Adjust Existing Manhole	9 EA	6	-3	\$600.00	-\$1,800.00
39	Relocate Ex Traffic Sign and Post	5 EA	4	-1	\$300.00	-\$300.00

**Additive Bid Items (Williams Avenue)**

48	Remove and Relocate Ex Chain Link Fence	40 LF	0	-40	\$60.00	-\$2,400.00
49	Remove and Relocate Ex Swing Gate	1 EA	0	-1	\$2,000.00	-\$2,000.00
53	Construct Modified Access Ramp	7 EA	8	1	\$2,500.00	\$2,500.00
55	Construct Cross Gutter and Spandrel	1,030 SF	1,110	80	\$10.00	\$800.00
57	Construct Variable Depth AC Overlay per Detail	92 TON	124.50	32.50	\$71.00	\$2,307.50
58	Construct AC Pavement	156 TON	141.75	-14.25	\$70.00	-\$997.50
59	Construct AB	208 TON	146.14	-61.86	\$25.00	-\$1,546.50
62	Relocate Ex Traffic Sign and Post	3 EA	1	-2	\$300.00	-\$600.00

**Subtotal Amount of Adjusted Quantities=** -\$49,291.74

**TOTAL AMOUNT=** -\$30,861.52

Contract Time Adjustment: Add **-5**- Working Days.

**ORIGINAL CONTRACT AMOUNT** \$ 894,668.50

Change Orders to Date: 1 & 2

Add \$ 65,337.26

Deduct \$ - \$ 65,337.26

Change Orders to Date

Adjusted Contract Amount \$ 960,005.76

Change Order No. 3

Add -\$30,861.52

Deduct \$ -

Net Change Order -3.45% \$ (30,861.52)

Total Change Orders 3.85%

**AMENDED CONTRACT AMOUNT** \$ 929,144.24

**CITY OF CHINO HILLS**

Authorized this the \_\_\_\_\_ day of April, 2016.

ART BENNETT, MAYOR

**ATTEST:**

CHERYL BALZ, CITY CLERK

**APPROVED BY:**

STEVE NIX, CITY ENGINEER

**ACCEPTED BY:**

SEQUEL CONTRACTORS, INC.



## COUNCIL AGENDA STAFF REPORT

CITY CLERK USE ONLY



Meeting Date: April 12, 2016

Item No.: A08

Public Hearing: ☐

Discussion Item: ☐

Consent Item: ☒

April 5, 2016

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: NOTICE OF COMPLETION FOR HICKORY CREEK STREAM RESTORATION PROJECT NO. 120039 BY TRIDENT CONTRACTORS, INC.

### RECOMMENDATION:

1. Accept the Hickory Creek Stream Restoration Project by Trident Contractors, Inc. as complete.
2. Authorize the City Clerk to cause the Notice of Completion to be recorded.
3. Authorize the release of retention monies in the amount of \$ 16,041.15, forty-five days after acceptance of the work by the City Council.
4. Authorize the release of any remaining encumbrance after final payment of retention.
5. Reduce the amount of the Performance Bond down to 15% for warranty purposes for a period of one year.
6. Authorize the release of the Labor and Materials Bond seven months after recordation of the Notice of Completion.

### BACKGROUND/ANALYSIS:

On March 10, 2015, the City Council approved a \$304,205.00 contract with Trident Contractors, Inc. (Trident) to construct the Hickory Creek Stream Restoration Project and the Notice to Proceed was issued on April 13, 2015. Beginning in May of 2015, the project began to experience difficulties.

On September 24, 2015, the City sent Trident and their bonding company, Contractor's Bonding and Insurance Company (CBIC), a "Notice to Cure" letter. In response to this letter, CBIC offered to provide the necessary monetary and technical resources for Trident to complete the project. This resulted in the finalization of the project and this request for approval of the Notice of Completion. An agreement memorializing the obligations of Trident, CBIC and the City was negotiated.

As the construction of this project has been completed, staff will continue to address the remaining obligations of the Hickory Creek Stream Restoration Project. This includes the establishment of a restrictive covenant (a requirement by federal, state and local environmental regulators) as well as the identification of a conservation entity for the maintenance of the site, as required by the regulatory permits.

CEQA REVIEW:

On January 13, 2015, the City Council determined this project was categorically exempt from CEQA requirements under California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15333, Small Habitat Restoration Projects because the project assured the maintenance, restoration, enhancement, or protection of habitat for fish, plants, or wildlife, the project area does not exceed five acres in size, there would be no significant adverse impact on endangered, rare or threatened species or their habitat, no hazardous materials at or around the project site would be disturbed or removed, and the project would not result in impacts that would be significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. This action poses no significant adverse effect to the environment as it solely accepts the project as complete and is, therefore, exempt from further CEQA review.

REVIEW BY OTHERS:

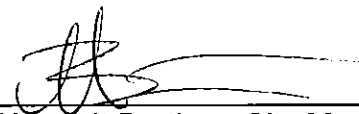
This item has been reviewed by the Finance Director, the Contract Compliance Officer and the City Engineer.

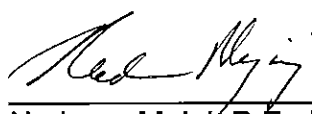
FISCAL IMPACT:

The project was included in the Fiscal Year 15/16 Storm System Maintenance General Fund Budget.

Respectfully submitted,

Recommended by:

  
Konradt Bartlam, City Manager

  
Nadeem Majaj, P.E., Public Works Director

KB/NM/MW/TG/CY/MH

Attachment: Notice of Completion

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME CITY CLERK  
CITY OF CHINO HILLS

STREET 14000 City Center Drive  
ADDRESS Chino Hills, CA 91709

Exempt Recording Per  
Government Code Section 6103

SPACE ABOVE FOR RECORDER'S USE ONLY

### NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN THAT:

The undersigned is a Project Manager for the City of Chino Hills, 14000 City Center Drive, Chino Hills, California 91709, which is the owner of the interest or estate stated below in the property hereinafter described.

The nature and interest or estate of the City is: In Fee  
(If other than fee, strike "In Fee" and insert, for example, "easement" or "lessee")

A work of improvement on the property hereinafter described was completed on March 8, 2016.

The work of improvement is described as follows: Hickory Creek Stream Restoration Project

Date of Contract: March 10, 2015 Contract/Agreement No.: A15-75

Name of Original Contractor: Trident Contractors, Inc.

The property on which said work of improvement was completed is in the City of Chino Hills, County of San Bernardino, State of California, and is described as follows:

Hickory Creek Stream Restoration Project  
(Legal description)

The street address of said property is: "none"  
(if no street address has been officially assigned, insert "none")

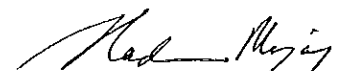
CITY OF CHINO HILLS

  
Tad Garrety, Project Manager

STATE OF CALIFORNIA           )  
COUNTY OF SAN BERNARDINO    )ss  
CITY OF CHINO HILLS            )

I HEREBY CERTIFY THAT I am the Public Works Director for the City of Chino Hills. I have read the foregoing Notice of Completion and know the contents thereof; and I certify that the same is true of my own knowledge.

I declare under penalty of perjury, that the foregoing is true and correct. Executed on 3/30/16  
at City of Chino Hills, California.

  
Nadeem Majaj, P.E., Public Works Director

## COUNCIL AGENDA STAFF REPORT

CITY CLERK USE ONLY



Meeting Date: April 12, 2016

Item No.: A09

Public Hearing: ☐

Discussion Item: ☐

Consent Item: ☒

April 5, 2016

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: AWARD A PROFESSIONAL SERVICES AGREEMENT TO RAFTELIS FINANCIAL CONSULTANTS, INC. FOR WATER COST OF SERVICE AND RATE DESIGN STUDY CONSULTING SERVICES

### RECOMMENDATION:

Authorize execution of a Professional Services Agreement with Raftelis Financial Consultants, Inc., in an amount not-to-exceed \$109,605.00, to prepare a Cost of Service and Rate Design Study for Domestic Water and Recycled Water.

### BACKGROUND/ANALYSIS:

In 2011, the City Council approved a 5-year water rate adjustment. The rate resolution incorporated an annual increase in the fixed monthly charges and an increase in the commodity charges based on cost of service by customer type.

The City's current water rate structure consists of the following two components: (1) a fixed monthly service charge, which is based on meter size, and (2) a monthly commodity charge, which is based on the amount of water used. The commodity rate structure is a 3-tiered rate for residential user classes in which a higher rate is charged for higher usages, thus providing an economic incentive to conserve water. The usage levels in the tiers are set differently for single and multi-family customers. All other classes have uniform volume rates based on zone.

From the time the water rate study was conducted, there have been drastic changes in water conditions, allocations, the cost to purchase water as rates have increased, and statewide regulations, which include the Governor's mandate to reduce water use. Staff is recommending the water rate study to update the current rates for domestic water and provide a separate rate for recycled water. The study will also evaluate the feasibility and impact of allocation based rates. In addition, any new rates will follow the process required for a Proposition 218 election.

SUBJECT: AWARD A PROFESSIONAL SERVICES AGREEMENT TO  
RAFTELIS FINANCIAL, INC. FOR WATER COST OF SERVICE  
AND RATE DESIGN STUDY CONSULTING SERVICES

The goals and objectives of the water rate study consist of the following elements:

- a. Revenue sufficiency
- b. Fair and equitable rate structure
- c. Reserves management: Operating, capital, rate stabilization
- d. Simplicity of administration and understanding
- e. Conservation
- f. Long-term planning

The study will be done in three phases. The first phase of the study is the feasibility analysis which will include workshops with the Public Works Commission. The results of the analysis will then be used in the rate model development study. The second and third phases will be the rate model development and rate adoption. This will include a rate study process which is part of a comprehensive cost of service study that goes beyond the review of only revenue requirements. The rate design will consider the fair share of total cost for each user class and elevation zones as part of the review of cost of service allocations amongst the different types of customers. The comprehensive cost of service study will review growth issues, water recycling/conservation goals, shift in water demand as the City develops, and evaluation of Capital Improvement project funding levels and sources. The rate study will also incorporate an assessment of reserve funds for operating, capital repair and replacement, and rate stabilization. The Proposition 218 Notice and Public Hearing will be held before any change to customer rates. The agreement includes an option for lot mapping with the water database.

There are two optional tasks for the Consultant. The first optional task is to connect the county lot information to the City water accounts in the event allocation based-rate structure is used. The second task will be to review and update the water miscellaneous fees. The prior water rate studies did not update the fees and the actual costs are higher than the existing fees.

The initial rate study for the first three phases of work related to updating domestic water fees and recycled water fees will be \$87,935. The cost for the first optional task is \$9,970 and the second is \$11,700. The total for all tasks will be \$109,605.00.

In January 2016, a Request for Proposal (RFP) for these services was prepared and published on the City's website. The City received three responses to the RFP from the following firms:

Raftelis Financial Consultants, Inc.  
Bartle Wells Associates  
Willdan Financial Services

The proposals were evaluated in terms of the approach to the work, qualifications, technical approach, methodology, experience, and references. It is recommended that Raftelis Financial Consultants, Inc. be selected as the most qualified firm based on the consultant's past experience with other public agencies and ability to meet project schedule requirements. Their experienced project team brings extensive economic, regulatory and technical skills to ensure an adequate flow of revenues to meet future operational and capital replacement needs of the water enterprise.

SUBJECT: AWARD A PROFESSIONAL SERVICES AGREEMENT TO  
RAFTELIS FINANCIAL, INC. FOR WATER COST OF SERVICE  
AND RATE DESIGN STUDY CONSULTING SERVICES

The City has applied for a grant funding through Santa Ana Watershed Project Authority for funding support and implementation of conservation based rates.

REVIEW BY OTHERS:

This agenda item has been reviewed by the City Engineer and the Finance Director.

FISCAL IMPACT:

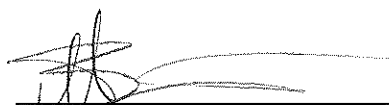
Funding for the Water Rate Study is included within the 2015-16 fiscal year Water budget. Grant funding has also been requested.

CEQA REVIEW:

This action is not a project within the meaning of the California Environmental Quality Act (California Public Resources Code § 21000, et seq., "CEQA") and CEQA Guidelines (Title 14 California Code of Regulations § 15000, et seq.) Section 15378 and is therefore exempt from CEQA. It will not result in any direct or indirect physical change in the environment as the primary intent of this action is to appropriately amend existing water rates in order to meet current and future operating expenses. Consequently, the subject activity is statutorily exempt from further CEQA review under California Code of Regulations Title 14, § 15273.

Respectfully submitted,

Recommended by:



Konradt Bartlam, City Manager



Nadeem Majaj, P.E., Public Works Director

KB/NM/MW/CY/MH

Attachment: Agreement

**AGREEMENT NO. A2016-  
FOR PROFESSIONAL SERVICES  
BETWEEN THE CITY OF CHINO HILLS AND  
RAFTELIS FINANCIAL CONSULTANTS, INC.**

**THIS AGREEMENT**, made and entered into this 12th day of April, 2016, between the CITY OF CHINO HILLS, a municipal corporation, hereinafter referred to as "City" and Raftelis hereinafter referred to as "Consultant". In consideration of the mutual covenants and conditions set forth herein, the parties agree as follows:

1. SCOPE OF SERVICES. Consultant agrees to perform the services set forth in Exhibit A "SCOPE OF SERVICES" attached hereto and made a part hereof. Consultant shall submit its work to the City for its review after completing each phase of the project as described in Exhibit A, or when otherwise requested by the City. Consultant shall, at its own cost, make any revisions of its own work as required by the City and re-do, at its own cost, any work which the City finds unsatisfactory due to Consultant's or subcontractor's errors or omissions. Consultant represents and warrants that it has the qualifications, experience and facilities to properly perform said services in a thorough, competent and professional manner and shall, at all times during the term of this Agreement, have in full force and effect, all licenses required of it by law. Consultants shall begin its services under this Agreement on April 13, 2016.

2. STATUS OF CONSULTANT. Consultant is and shall at all times remain as to the City a wholly independent contractor. The personnel performing the services under this Agreement on behalf of Consultant shall at all times be under Consultant's exclusive direction and control. Neither City nor any of its

officers, employees or agents shall have control over the conduct of Consultant or any of Consultant's officers, employees or agents, except as set forth in this Agreement. Consultant shall not at any time or in any manner represent that it or any of its officers, employees or agents are in any manner officers, employees or agents of the City. Consultant shall not incur or have the power to incur any debt, obligation or liability whatever against City, or bind City in any manner. Consultant shall not disseminate any information or reports gathered or created pursuant to this Agreement without the prior written approval of City except information or reports required by government agencies to enable Consultant to perform its duties under this Agreement.

3. CONSULTANT'S KNOWLEDGE OF APPLICABLE LAWS.

Consultant shall keep itself informed of applicable local, state and federal laws and regulations which may affect those employed by it or in any way affect the performance of its services pursuant to this Agreement. Consultant shall observe and comply with all such laws and regulations affecting its employees. City and its officers and employees, shall not be liable at law or in equity as a result of any failure of Consultant to comply with this section.

4. PERSONNEL. Consultant shall make every reasonable effort to maintain the stability and continuity of Consultant's staff assigned to perform the services hereunder and shall obtain the approval of the City Manager of all proposed staff members performing services under this Agreement prior to any such performance.



5. COMPENSATION AND METHOD OF PAYMENT. Compensation to the Consultant shall be as set forth in Exhibit B attached hereto and made a part hereof. Total compensation shall not exceed \$ 109,605.00. Payments shall be made within thirty (30) days after receipt of each invoice as to all undisputed fees. If the City disputes any of consultant's fees it shall give written notice to Consultant within 30 days of receipt of an invoice of any disputed fees set forth on the invoice.

6. ADDITIONAL SERVICES OF CONSULTANT. Consultant shall not be compensated for any services rendered in connection with its performance of this Agreement which are in addition to those set forth herein or listed in Exhibit A, unless such additional services are authorized in advance and in writing by the City Manager. Consultant shall be compensated for any additional services in the amounts and in the manner as agreed to by City Manager and Consultant at the time City's written authorization is given to Consultant for the performance of said services.

7. ASSIGNMENT. All services required hereunder shall be performed by Consultant, its employees or personnel under direct contract with Consultant. Consultant shall not assign to any subcontractor the performance of this Agreement, nor any part thereof, nor any monies due hereunder, without the prior written consent of City Manager.

8. FACILITIES AND RECORDS. Consultant shall maintain complete and accurate records with respect to sales, costs, expenses, receipts and other such information required by City that relate to the performance of services under this Agreement. Consultant shall maintain adequate records of services provided

in sufficient detail to permit an evaluation of services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Consultant shall provide free access to the representatives of City or its designees at reasonable times to such books and records, shall give City the right to examine and audit said books and records, shall permit City to make transcripts therefrom as necessary, and shall allow inspection of all work, data, documents, proceedings and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three (3) years after receipt of final payment.

9. TERMINATION OF AGREEMENT. This Agreement may be renewed annually, but will terminate on June 30, 2017, unless otherwise extended in advance and in writing by the City Manager. This Agreement may be terminated with or without cause by either party upon 30 days written notice. In the event of such termination, Consultant shall be compensated for non-disputed fees under the terms of this Agreement up to the date of termination.

10. COOPERATION BY CITY. All public information, data, reports, records, and maps as are existing and available to City as public records, and which are necessary for carrying out the work as outlined in the Scope of Services, shall be furnished to Consultant in every reasonable way to facilitate, without undue delay, the work to be performed under this Agreement.

11. OWNERSHIP OF DOCUMENTS. Upon satisfactory completion of, or in the event of termination, suspension or abandonment of, this Agreement, all original maps, models, designs, drawings, photographs, studies, surveys, reports,

data, notes, computer files, files and other documents prepared in the course of providing the services to be performed pursuant to this Agreement shall, become the sole property of City. With respect to computer files, Consultant shall make available to the City, upon reasonable written request by the City, the necessary computer software and hardware for purposes of accessing, compiling, transferring and printing computer files.

12. RELEASE OF INFORMATION/CONFLICTS OF INTEREST.

(a) All information gained by Consultant in performance of this Agreement shall be considered confidential and shall not be released by Consultant without City's prior written authorization excepting that information which is a public record and subject to disclosure pursuant to the California Public Records Act, Government Code § 6250, et seq. Consultant, its officers, employees, agents or subcontractors, shall not without written authorization from the City Manager or unless requested by the City Attorney, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement or relating to any project or property located within the City. Response to a subpoena or court order shall not be considered "voluntary" provided Consultant gives City notice of such court order or subpoena.

If Consultant or any of its officers, employees, consultants or subcontractors does voluntarily provide information in violation of this Agreement, City has the right to reimbursement and indemnity from Consultant for any damages caused by Consultant's conduct, including the City's attorney's fees.

Consultant shall promptly notify City should Consultant, its officers, employees, agents or subcontractors be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed thereunder or with respect to any project or property located within the City. City retains the right, but has no obligation, to represent Consultant and/or be present at any deposition, hearing or similar proceeding. Consultant agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Consultant. However, City's right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

(b) Consultant covenants that neither they nor any officer or principal of their firm have any interest in, or shall they acquire any interest, directly or indirectly which will conflict in any manner or degree with the performance of their services hereunder. Consultant further covenants that in the performance of this Agreement, no person having such interest shall be employed by them as an officer, employee, agent, or subcontractor without the express written consent of the City Manager. Consultant further covenants that Consultant has not contracted with nor is performing any services directly or indirectly with any developer(s) and/or property owner(s) and/or firm(s) and/or partnerships owning property in the City or the study area and further covenants and agrees that Consultant and/or its subcontractors shall provide no service or enter into any agreement or agreements with any developer(s) and/or property owner(s) and/or

firm(s) and/or partnerships owning property in the City or the study area prior to the completion of the work under this Agreement without the express written consent of the City Manager.

13. DEFAULT. In the event that Consultant is in default of any of the provisions of this Agreement, City shall have no obligation or duty to continue compensating Consultant for any work performed after the date of default and can terminate this Agreement immediately by written notice to the Consultant.

14. INDEMNIFICATION.

(a) Consultant represents it is skilled in the professional calling necessary to perform the services and duties agreed to hereunder by Consultant, and City relies upon the skills and knowledge of Consultant. Consultant shall perform such services and duties consistent with the standards generally recognized as being employed by professionals performing similar service in the State of California.

(b) Consultant is an independent contractor and shall have no authority to bind City nor to create or incur any obligation on behalf of or liability against City, whether by contract or otherwise, unless such authority is expressly conferred under this agreement or is otherwise expressly conferred in writing by City. City, its elected and appointed officials, officers, agents, employees and volunteers (individually and collectively, "Indemnitees") shall have no liability to Consultant or to any other person for, and Consultant shall indemnify, defend, protect and hold harmless the Indemnitees from and against, any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens,

levies, costs and expenses of whatever nature, including reasonable attorneys' fees and disbursements (collectively "Claims"), which the Indemnitees may suffer or incur or to which the Indemnitees may become subject by reason of or arising out of any injury to or death of any person(s), damage to property, loss of use of property, economic loss or otherwise occurring as a result of or allegedly caused by the negligent or wrongful acts or omissions of Consultant, its agents, officers, directors or employees, in performing any of the services under this agreement.

If any action or proceeding is brought against the Indemnitees by reason of any of the matters against which Consultant has agreed to indemnify the Indemnitees as above provided, Consultant, upon notice from the CITY, shall defend the Indemnitees at Consultant's expense by counsel acceptable to the City. The Indemnitees need not have first paid any of the matters as to which the Indemnitees are entitled in order to be so indemnified. The insurance required to be maintained by Consultant under paragraph 15 shall ensure Consultant's obligations under this paragraph 14(b), but the limits of such insurance shall not limit the liability of Consultant hereunder. The provisions of this paragraph 14(b) shall survive the expiration or earlier termination of this agreement.

The Consultant's indemnification does not extend to Claims occurring as a result of the City's sole negligent or willful acts or omissions.

15. INSURANCE.

A. Insurance Requirements. Consultant shall provide and maintain insurance acceptable to the City Attorney in full force and effect throughout the term of this Agreement, against claims for injuries to persons or

damages to property which may arise from or in connection with the performance of the work hereunder by Consultant, its agents, representatives or employees. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII. Consultant shall provide the following scope and limits of insurance:

(1) Minimum Scope of Insurance. Coverage shall be at least as broad as:

(a) Insurance Services Office form Commercial General Liability coverage (Occurrence Form CG 0001).

(b) Insurance Services Office form number CA 0001 (Ed. 1/87) covering Automobile Liability, including code 1 "any auto" and endorsement CA 0025, or equivalent forms subject to the written approval of the City.

(c) Workers' Compensation insurance as required by the Labor Code of State of California and Employer's Liability insurance and covering all persons providing services on behalf of the Consultant and all risks to such persons under this Agreement.

(d) Errors and omissions liability insurance appropriate to the Consultant's profession.

(2) Minimum Limits of Insurance. Consultant shall maintain limits of insurance no less than:

(a) General Liability: \$1,000,000 per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general

aggregate limit shall apply separately to the activities related to this Agreement or the general aggregate limit shall be twice the required occurrence limit.

(b) Automobile Liability: \$1,000,000 per accident for bodily injury and property damage.

(c) Workers' Compensation and Employer's Liability: Workers' Compensation as required by the Labor Code of the State of California and Employers Liability limits of \$1,000,000 per accident.

(d) Errors and Omissions Liability: \$1,000,000 per claim.

B Other Provisions. Insurance policies required by this Agreement shall contain the following provisions:

(1) All Policies. Each insurance policy required by this paragraph 15 shall be endorsed and state the coverage shall not be suspended, voided, canceled by the insurer or either party to this Agreement, reduced in coverage or in limits except after 30 days' prior written notice by Certified mail, return receipt requested, has been given to the City.

(2) General Liability and Automobile Liability Coverages.

(a) City, its officers, officials, and employees and volunteers are to be covered as additional insureds as respects: liability arising out of activities Consultant performs, products and completed operations of Consultant; premises owned, occupied or used by Consultant, or automobiles owned, leased or hired or borrowed by Consultant. The coverage shall contain no



special limitations on the scope of protection afforded to City, its officers, officials, or employees.

(b) Consultant's insurance coverage shall be primary insurance as respect to City, its officers, officials, employees and volunteers. Any insurance or self insurance maintained by City, its officers, officials, employees or volunteers shall apply in excess of, and not contribute with, Consultant's insurance.

(c) Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

(d) Any failure to comply with the reporting or other provisions of the policies including breaches of warranties shall not affect coverage provided to the City, its officers, officials, employees or volunteers.

(3) Workers' Compensation and Employer's Liability Coverage. Unless the City Manager otherwise agrees in writing, the insurer shall agree to waive all rights of subrogation against City, its officers, officials, employees and agents for losses arising from work performed by Consultant for City.

C. Other Requirements. Consultant agrees to deposit with City, at or before the effective date of this contract, certificates of insurance necessary to satisfy City that the insurance provisions of this contract have been complied with. The City Attorney may require that Consultant furnish City with copies of original endorsements effecting coverage required by this Section. The

certificates and endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. City reserves the right to inspect complete, certified copies of all required insurance policies, at any time.

(1) Consultant shall furnish certificates and endorsements from each subcontractor identical to those Consultant provides.

(2) Any deductibles or self-insured retentions must be declared to and approved by City. At the option of the City, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, officials, employees and volunteers; or the Consultant shall procure a bond guaranteeing payment of losses and related investigations, claim administration, defense expenses and claims.

(3) The procuring of such required policy or policies of insurance shall not be construed to limit Consultant's liability hereunder nor to fulfill the indemnification provisions and requirements of this Agreement.

16. NONDISCRIMINATION/NONPREFERENTIAL TREATMENT STATEMENT. In performing this Agreement, the Parties shall not discriminate or grant preferential treatment on the basis of race, sex, color, age, religion, sexual orientation, disability, ethnicity, or national origin, and shall comply, to the fullest extent allowed by law, with all applicable local, state and federal laws relating to nondiscrimination.

17. UNAUTHORIZED ALIENS. Consultant hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act (8 U.S.C.A. & 1101, et seq.), as amended; and in connection therewith, shall not

employ unauthorized aliens as defined therein. Should Consultant so employ such unauthorized aliens for the performance of work and/or services covered by this contract, and should the Federal Government impose sanctions against the City for such use of unauthorized aliens, Consultant hereby agrees to, and shall, reimburse City for the cost of all such sanctions imposed, together with any and all costs, including attorneys' fees, incurred by the City in connection therewith.

18. ENTIRE AGREEMENT. This Agreement is the complete, final, entire and exclusive expression of the Agreement between the parties hereto and supersedes any and all other agreements, either oral or in writing, between the parties with respect to the subject matter herein. Each party to this Agreement acknowledges that no representations by any party which are not embodied herein and that no other agreement, statement, or promise not contained in this Agreement shall be valid and binding.

19. GOVERNING LAW. The City and Consultant understand and agree that the laws of the State of California shall govern the rights, obligations, duties and liabilities of the parties to this Agreement and also govern the interpretation of this Agreement. Any litigation concerning this Agreement shall take place in the San Bernardino County Superior Court.

20. ASSIGNMENT OR SUBSTITUTION. City has an interest in the qualifications of and capability of the persons and entities who will fulfill the duties and obligations imposed upon Consultant by this Agreement. In recognition of that interest, neither any complete nor partial assignment of this Agreement may be made by Consultant nor changed, substituted for, deleted, or added to without the

prior written consent of City. Any attempted assignment or substitution shall be ineffective, null, and void, and constitute a material breach of this Agreement entitling City to any and all remedies at law or in equity, including summary termination of this Agreement. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement.

21. MODIFICATION OF AGREEMENT. The terms of this Agreement can only be modified in writing approved by the City Council and the Consultant. The parties agree that this requirement for written modifications cannot be waived and any attempted waiver shall be void.

22. AUTHORITY TO EXECUTE. The person or persons executing this Agreement on behalf of Consultant warrants and represents that he/she/they has/have the authority to execute this Agreement on behalf of his/her/their corporation and warrants and represents that he/she/they has/have the authority to bind Consultant to the performance of its obligations hereunder.

23. NOTICES. Notices shall be given pursuant to this Agreement by personal service on the party to be notified, or by written notice upon such party deposited in the custody of the United States Postal Service addressed as follows:

City.

Attention: City Clerk  
City of Chino Hills  
14000 City Center Drive  
Chino Hills, California 91709

Consultant.

Attention: Sanjay Guar  
Raftelis Financial Consultants, Inc.  
445 S. Figueroa Street, Suite 2270  
Los Angeles, CA 90071

The notices shall be deemed to have been given as of the date of personal service, or three (3) days after the date of deposit of the same in the custody of the United States Postal Service.

24. CONSISTENCY. In interpreting this Agreement and resolving any ambiguities, the main body of this Agreement takes precedence over the attached Exhibits; this Agreement supersedes any conflicting provisions. Any inconsistency between the Exhibits will be resolved in the order in which the Exhibits appear below:

- A. Exhibit A: Scope of Work
- B. Exhibit B: Compensation

25. SEVERABILITY. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of the other provisions of this Agreement.



# EXHIBIT A

## SCOPE OF SERVICES

### PHASE 1: WATER BUDGET-BASED RATE STRUCTURE FEASIBILITY ANALYSIS

#### TASK 1.1: KICK-OFF MEETING

The kick-off meeting provides a solid foundation for the project and serves as a forum in which City staff can provide input on the project approach, work plan, schedule, and priorities. A successful meeting ensures that project participants are in mutual agreement as to the project goals and expectations. RFC will develop a kick-off meeting package that contains the meeting agenda and presentation materials to guide the discussion.

In addition, as a part of the kick-off meeting RFC will discuss the evolution of rate structures, identify and work with staff to prioritize pricing objectives, develop a framework for the proposed rate structure, and evaluate the various policy options available for meeting the City's goals and objectives. This workshop serves primarily as a forum through which the City can gain insight and buy-in for the study. Our clients have appreciated this opportunity to discuss and review such options early in the study process.

#### Rates 101

As a part of this task, RFC will discuss the evolution of various rate structures leading up to the development of the water budget-based rate structure (Flat Rate, Uniform, Seasonal, Inclining Tier, etc.) and the benefits and challenges associated with each rate structure. RFC will also provide a more detailed understanding of water budgets and the benefits and challenges associated; such an understanding acts as an introductory first step towards evaluating the feasibility of developing and administering such a rate structure:

#### Pricing Objectives

As a part of the workshop, RFC will work closely with staff to discuss pricing objectives and policy framework for the study. This mechanism of identifying and ranking pricing objectives serves to promote stakeholder ownership and subsequent buy-in of the final results. The City's Finance team has initially determined that the City's Pricing Objectives are that the rates are or help maintain:

- Legally Defensible
- Financial Sufficiency and Stability
- Conservation and Demand Management
- Customer Satisfaction

It is important to note that several of these pricing objectives can conflict with each other, especially with conservation rate structures. For example, a rate philosophy focused on improving revenue stability may conflict with minimizing customer impacts. RFC will discuss the implications so that stakeholders can make informed decisions.

As a result of conducting this type of workshop with numerous other clients, RFC has developed a process that allows workshop participants to review the results of the prioritization process prior to the end of the workshop such that the results can be discussed and revised if so desired.

The end product of this workshop will be a matrix prioritizing the City's objectives and ranking alternative rate structures against the pricing objectives. This matrix will ultimately serve as a framework for evaluating alternative utility rate philosophies and structures. Alternative rate structures are then compared based on the pricing objectives and a couple of alternatives investigated in detail for implementation at the City. This approach allows the project to be efficiently completed through early buy-in.



## Water Budget Framework

One objective of the workshop is to establish the conservation rate framework for the study. Ultimately, our goal is to seek input from the Council regarding the policy options associated with a conservation rate structure. Establishing the framework will include the determination of which customer classes are eligible for water budget-based rate structures and defining indoor and outdoor allocations and how the associated tiers will be defined.

For example, a sample water budget-based rate structure might include residential accounts with Tier 1 defined as the indoor allocation, Tier 2 defined as the outdoor allocation, and Tier 3 as a percentage of the total indoor and outdoor allocation.

As mentioned previously, water budget allocations for residential customers can be determined using a complex equation that accounts for numerous demographic features. For example, some demographical features considered in determining indoor water budget allocations might include the following:

- Average residential density per household
- Actual residential density per household
- Average water use per capita per day
- Drought factor (to account for drought conditions)
- Days of service

In addition, some demographical features that might be considered in determining outdoor water budget allocations might include the following:

- Average Irrigation area per household
- Actual Irrigation area per household
- Type of plants
- Irrigation efficiency
- Average EvapoTranspiration (ET) data<sup>1</sup>
- Real time ET data\*
- Drought factors

RFC will work with the City to identify the methodologies used to determine water budget allocations and to perform the analysis on the City's customer class demographics as necessary.

In addition, the success of a program also depends on the ability to meet the customers' expectations for service. Water budgets are dynamic; both changes in household size for residential customers and new regulations for commercial customers can necessitate adjustments in a customer's water budget. It may be important for the City to have a system in place that allows customers to petition for an increase in their water budget. Variance programs will help to increase the accuracy of both indoor and outdoor water budgets and customer acceptance, as well as to address unique circumstances and exceptions for some customers who genuinely need larger water budgets. Such customers include those with special medical needs, higher densities, or larger irrigation demands. It is important to note that there is a balancing act between the administrative cost associated with the variance program, level of accuracy, and the respect for privacy. RFC will also provide some insightful recommendations regarding the development of variance programs from our previous experience at Alameda County Water District, El Toro Water District, Rancho California Water District, Western Municipal Water District, and the Cities of Huntington Beach and San Clemente.

## Policy Options

As a part of the workshop, RFC will present several policy options and the objectives associated with those options to the City for evaluation.

For example, when considering the methodology used for determining indoor water budget allocations, there are several options to be considered to meet various objectives, each with its own set of benefits and drawbacks. Using actual residential density in determining indoor allocations, as compared to average residential density provides a greater degree of accuracy and is a more rigorous approach, but the drawbacks might include a high cost of administration. Going a step further, selecting a higher household density value as opposed to a lower value provides for a more generous budget, which has the benefit of providing a more generous allocation (thus a smaller variance program and lower cost of implementation and administration), at the cost of additional water savings that could be realized with a lower allocation.

As another example, when considering the methodology used for determining outdoor water budget allocations, there are different options for estimating landscape, for example: measuring using GIS, using 30 percent of lot size or using varying percentage of lot size by lot size bins. The objectives associated with estimating landscape areas include low administrative cost, individualized needs, scientific method, and rewarding past outdoor conservation. If administrative cost and rewarding past outdoor conservation are considered the most important, then 30 percent of lot size option could be recommended. Similar exercises will be completed for all the policy options. RFC will work closely with City staff to identify the policy options that meet the Council's buy-in approval. This approach will facilitate informed decision making and ensure early buy-in by stakeholders.

*Meeting(s)/Conference(s): One meeting with City staff*  
*Deliverable(s): Meeting materials*

## **TASK 1.2: MEETING WITH CITY ATTORNEY**

Following the Kick-Off Meeting, our Project Manager, Sanjay Gaur will remain at Chino Hills in order to meet with the City Attorney and discuss the proceedings in the Kick-Off Meeting and the proposed rate setting options (e.g., inclining tiers, water budget). Sanjay will also discuss RFC's approach to addressing the legal challenges presented by Proposition 218 and recent legal decisions including the San Juan Capistrano judgment.

*Meeting(s)/Conference(s): One meeting with City Attorney*

## **TASK 2: WORKSHOP WITH PUBLIC WORKS COMMISSION**

Based on the discussion with City staff during the kick-off meeting, RFC will conduct the Policy and Rate-Setting Framework Workshop with the Public Works Commission. The workshop will begin with a review of the evolution of rate structures and the benefits and challenges associated with each structure, including uniform rate, seasonal rates, inclining tiered rates, and water budget rate structures. The goal of this discussion and the Pricing Objectives Overview is for the City to share with RFC its understanding of available rate structures and for RFC to provide the City an overview of all applicable alternatives according to the City's priorities and currently observed best management practices.

### **Pricing Objectives Overview**

Once rate structure alternatives and the City's preliminary preferences have been discussed, RFC will present an overview of pricing objectives. Pricing objectives could include, but are not limited to, those listed in the scorecard on the previous page. Initial pricing objectives have been listed above beneath Task 1, but they may be subject to change. A list of criteria that the pricing objectives meeting will help the Commission identify as priorities have been listed below.

- Promotion of efficient water use
- Reduction in total water use
- Affordability for essential use
- Need for an effective drought management tool

- Financial sufficiency and stability
- Rate stability
- Reduction in peak demand
- Simplicity and ease of implementation
- Customer understanding
- Minimization of customer impacts

RFC will provide the workshop presentation materials and pricing objectives exercise to City staff and the City Manager for distribution to the Commission. Taking the time to cover these foundational topics builds the framework for informed collaboration as the study progresses.

Based on the Commission's ranking of pricing objectives and other input gathered during the preceding workshop, RFC will provide the Commission with the basis for recommending an alternative rate structure, as appropriate. The goal of the workshop is for the Commission to select and provide direction on which rate structure to evaluate in Phase 2 of the study.

*Meeting(s)/Conference(s): One meeting with Public Works Commission*

*Deliverable(s): Meeting materials*

### **TASK 3: BUSINESS CASE ANALYSIS**

Based on the results of the Kick-Off Meeting and Workshop with Public Works Commission, RFC will determine the cost and feasibility of developing and implementing a new rate structure. The City has expressed an interest in evaluating the overall benefit of a water budget-based rate structure. The City has also expressed that in order to do so it is likely necessary to first procure new billing software. RFC will identify the technological opportunities and benefits and costs associated with alternative billing software, as well as the necessary staffing levels and allocation of billing service resources necessary to maintain the proposed water budget based rate structure.

Based on the analysis of the City's billing system and service and the input obtained from the Commission regarding the proposed water rate structure, RFC will evaluate the resources necessary for successful implementation and administration of the proposed rate structure and provide alternatives, as required. This will include an evaluation of the costs associated with modifying or acquiring new billing system software, an analysis regarding the staffing levels and resources necessary to implement and administer the proposed rate structure, and a reallocation and redistribution of billing service resources to meet the needs of a budget-based billing service.

*Meeting(s)/Conference(s): One conference call with the City's Billing Department*

*Deliverable(s): None*

### **TASK 4: SECOND PUBLIC WORKS COMMISSION WORKSHOP**

After evaluating the results from the pricing objectives exercise from Task 2 and determining the costs of developing a new rate structure, RFC will meet with the Public Works Commission to discuss which rate structure best meets the City's objectives. During this task, RFC will help the City determine whether to keep the current inclining tier rate structure and develop new rates or to adopt a new water budget-based rate structure. As a part of this task, RFC will seek approval for proceeding to the second phase of the study.

*Meeting(s)/Conference(s): One meeting with Public Works Commission*

*Deliverable(s): Business Case Analysis materials, meeting materials*

## **TASK 5: SUMMARY OF RESULTS TO CITY COUNCIL**

After both meetings with the Public Works Commission, RFC will meet with City Council to present the results of both meetings. The recommendations of the Public Works Commission will be presented to the Council, as will the materials from the previous meetings with input from the Commission and City Staff taken into consideration.

*Meeting(s)/Conference(s): One meeting with City Council*

*Deliverable(s): Business Case Analysis materials, Workshop materials*

## **PHASE 2: MODEL DEVELOPMENT ANALYSIS**

### **TASK 6: RATE STUDY ANALYSIS**

#### **Task 6.1: Water Budget Rate Model Development**

If the Council opts to change the City's rates to water budget rates, then RFC will develop a Water Budget Rate Model that will calculate revenue and customer impacts and conduct sensitivity analyses. This model will be informed by the water budget framework developed in Task 4. This task also includes the integration of parcel data from GIS (if available) and consumption data from billing system for single-family residential customers. The Water Budget Rate Model will have the following features:

**Allocation for Water Budget:** The ability to evaluate different policy options associated with defining indoor and outdoor use efficiency such as landscape area and weather.

**Rate Calculations and Customer Impact Analyses:** The model will determine the revenues recovered in each tier and the associated price for each tier. In addition, the model will be able to easily update tiered rates, based on the future revenue requirements. For instance, rates could be updated and the associated new rates calculated. Customer impact analysis will also be conducted.

#### **Inclining Tier Water Rate Model Development**

Additionally, RFC will develop a Water Rate Model that will calculate revenue and customer impacts and conduct sensitivity analyses based on the revised rates. These rates will be presented as a point of comparison against the Water Budget derived rates. This model's rates will be based on the results of the framework developed in Task 4.

*Meeting(s)/Conference(s): Three conference calls with City staff as needed*

*Deliverable(s): Water Budget / Inclining Tiers Rate Model*

#### **Task 6.2: Recycled Water Rate Development**

The city currently charges a recycled water rate that is 70% of potable water rates. The City would like RFC to conduct a rate study to determine the costs associated with providing recycled water services and propose a uniform rate structure. RFC will evaluate the costs associated with acquisition and delivery of recycled water and formulate a new uniform rate structure for the City.

*Meeting(s)/Conference(s): Three (3) conference calls with City staff as needed.*

*Deliverable(s): Water Budget or redeveloped Inclining tiers model. Recycled Water Rate Model.*

## **TASK 7: FINANCIAL MODEL UPDATE**

### **Task 7.1 Update Existing Financial Model**

In addition, RFC will update the prior Financial Model to determine the revenue needs for the next five years. RFC will update the model with financial and capital information. With the Financial Model updated, RFC will hold two webinars to determine the revenue increase needed for the next five years. Changes and suggestions from staff will be incorporated into the Financial Plan.

*Meeting(s)/Conference(s): Two conference calls with City staff*

*Deliverable(s): Updated Financial Model*

## **TASK 8: RATE WORKSHOPS**

### **Task 8.1 Rate Design Workshop with Staff**

Following the completion of the Financial Plan and Water Model, RFC will hold up to two webinars with City staff to develop different rate scenarios. The goal of these conference calls is to identify the water rates that will be presented at the rate workshop with the City's Council. RFC will conduct a half-day Rate Workshop with City staff/management. RFC will present the interim proposed rates and discuss the benefits and challenges associated with each proposed rate alternative, demonstrated through the Water Rate Model. Changes and suggestions from staff will be incorporated into the analyses prior to presenting the results to the Public Works Commission and then to the Council.

### **Task 8.2 Public Works Commission Workshops**

After taking in suggestions from City Staff in Task 8.1, RFC will hold two workshops with the Public Works Commission to propose the interim rates determined by the previous meeting. If necessary, this will be an iterative process, and RFC will come back after taking into consideration the input from the Commission in the first workshop.

### **Task 8.3 Rate Design Workshop with Council**

Our Project Manager, Sanjay Gaur, will present the results of the study to City Council prior to providing public notification of the proposed water rates. The presentation will highlight the collaborative process used to identify and prioritize the important issues facing the City. The proposed rates and miscellaneous fees will be presented along with other recommendations resulting from the study.

*Meeting(s)/Conference(s): Up to two webinars with City staff to review rate scenarios, one workshop with City staff, up to two workshops with Public Works Commission, one workshop with City Council*

*Deliverable(s): Presentation materials*

## **PHASE 3: RATE ADOPTION**

## **TASK 9: FINAL REPORT PREPARATION**

### **Task 9.1: Report Preparation**

The process for developing the proposed rates will be described in a draft report. This draft report will include an executive summary highlighting the major issues and decisions and an overview of operations, CIP, the financial plan, and the final rates resulting from the study. The discussion on rate structure selection from the report developed in Phase 1 will be presented as a comprehensive section on the rate design assumptions and methodologies used to develop the user-rate calculations and financial planning. Comments from City staff will be incorporated into the report as appropriate, and the model will be refined to reflect appropriate issues or concerns raised by stakeholders. The report will be submitted to the City and will include appropriate supporting data from the model to address the requirements of Proposition 218.

*Meetings(s)/Conference(s): Up to three conference calls with City staff*

*Deliverable(s): Draft and final reports*

## **TASK 10: PROPOSITION 218 NOTICE AND PUBLIC HEARING**

RFC will assist the City with developing a Proposition 218 notice for mailing within the required 45-day noticing period prior to holding the Public Hearing. The notice will outline the proposed rate changes and explain the right to challenge the rates, and will meet and comply with all noticing requirements of Proposition 218. RFC will be available to the City for guidance on preparing for the public outreach process.

RFC will prepare the presentation materials and handouts summarizing the methodologies and assumptions used in the study, key findings and results of the study, along with the proposed rates. Finally, RFC will present at the Public Hearing to adopt the recommended rates and will be available to answer any questions.

*Meeting(s)/Conference(s): Up to two conference calls with City staff and one on-site Public Hearing*

*Deliverable(s): Proposition 218 notice, presentation materials for Public Hearing*

## **OPTIONAL TASKS**

### **Connect Lots with APN and Landscape Info**

Based on discussion with Staff, the City has the ability to match APN parcel size info with water use account information. This match / merger of database is required to develop the landscape area for water budget analysis. If needed, RFC has the capability to do this service. RFC will match APN and water account use for Single Family based on address. RFC will try to attain an 80% match rate.

### **Update Miscellaneous Fees**

RFC will review the City's miscellaneous fees methodology and calculations. RFC will provide input on the methodology / calculation and assist the City on which fees can have penalty rates. After City Staff have finalized the miscellaneous fees, RFC will document the process of calculating the fees to create an administrative record. Lastly, RFC will present the updated Miscellaneous Fees to the City Council along with the updated Water Rates.

# EXHIBIT B COMPENSATION

## BUDGET/COST

RFC proposes to complete the scope of work outlined below on a time-and-materials basis as shown below. The following table provides a breakdown of the estimated level of effort required for completing each task described and the hourly billing rates for the personnel scheduled to complete the project. Expenses include costs associated with travel, and a \$10 per hour technology charge covering computers, networks, telephones, postage, etc.

### Phase 1: Kickoff and Water Budget Feasibility Analysis

Task	Sub-Task	Task Descriptions	No of Meetings	Hours Requirements						Total Fees	Total Expenses	Total Fees & Expenses
				PM	IA	SC	TR	Admin	Total			
HOURLY RATES				\$275	\$195	\$170	\$305	\$75				
1	1	Project Initiation & Framework Development	1	10		16		5	31	\$5,845	\$546	\$6,391
	2	Meeting with City Attorney		2					2	\$550	\$20	\$570
2		Workshop with Public Works Commission	1	10		4			14	\$3,430	\$376	\$3,806
3		Business Case Analysis		4		18			22	\$4,160	\$220	\$4,380
4		Second Public Works Commission Workshop	1	10		4			14	\$3,430	\$376	\$3,806
5		Summary of Results to City Council	1	10		2			12	\$3,020	\$356	\$3,446
TOTAL ESTIMATED MEETINGS/HOURS			4	46	0	40	0	5	95			
PROFESSIONAL FEES				\$12,650	\$0	\$7,480	\$0	\$375	\$20,505			
									Total Fees	\$20,505	\$0	\$20,505
									Total Expenses	\$0	\$1,892	\$1,892
									TOTAL FEES & EXPENSES	\$20,505	\$1,892	\$22,397

### Phase 2 & 3: Rate Model Development & Rate Adoption

Task	Sub-Task	Task Descriptions	No of Meetings	Hours Requirements						Total Fees	Total Expenses	Total Fees & Expenses
				PM	IA	SC	TR	Admin	Total			
HOURLY RATES				\$275	\$195	\$170	\$305	\$75				
6	1A	Water Budget Model		10	12	65	8		95	\$18,580	\$950	\$19,530
	2A	Recycled Water Rate Development		4	2	10			16	\$3,190	\$160	\$3,350
7	1	Financial Model Update		4	4	25			33	\$6,130	\$330	\$6,460
	1	Rate Design Workshop w/ Staff	1	12		20			32	\$6,700	\$556	\$7,256
8	2	Public Works Commission Workshops	2	20		5			25	\$6,350	\$721	\$7,071
	3	Rate Design Workshop w/ City Council	1	12		4			16	\$3,980	\$396	\$4,376
9	1	Draft Report Development		8	8	40	5	5	66	\$12,460	\$660	\$13,120
10	1	Proposition 218 Notice and Public Hearing	1	12		4			16	\$3,980	\$396	\$4,376
TOTAL ESTIMATED MEETINGS/HOURS			5	82	26	133	13	5	299			
PROFESSIONAL FEES				\$22,530	\$5,070	\$29,410	\$3,965	\$375	\$61,370			
									Total Fees	\$61,370	\$0	\$61,370
									Total Expenses	\$0	\$4,168	\$4,168
									TOTAL FEES & EXPENSES	\$61,370	\$4,168	\$65,538



Project Manager (OM): Sanjay Gaur (Vice President)

Lead Analyst (LA): Habib Isaac or Steve Gagnon (Senior Consultant)

Staff Consultant (SC): Various Consultants

Technical Reviewer: Sudhir Pardiwala (Executive Vice President)

Optional Task: Connect Lots with APN and Landscape Info

Task	Sub-Task	Task Descriptions	No of Meetings	Hours Requirements						Total Fees	Total Expenses	Total Fees & Expenses
				PM	LA	DT	TR	Admin	Total			
		HOURLY RATES		\$275	\$195	\$225	\$305	\$75				
1	1	Connect Lots with APN and Landscape Info	2			40			42	\$9,550	\$420	\$9,970
		TOTAL ESTIMATED MEETINGS/HOURS	0	2	0	40	0	0	42			
		PROFESSIONAL FEES		\$0	\$0	\$0	\$0	\$0	\$0			
		Total Fees								\$9,550	\$0	\$0
		Total Expenses								\$0	\$420	\$9,970
		TOTAL FEES & EXPENSES								\$9,550	\$420	\$9,970

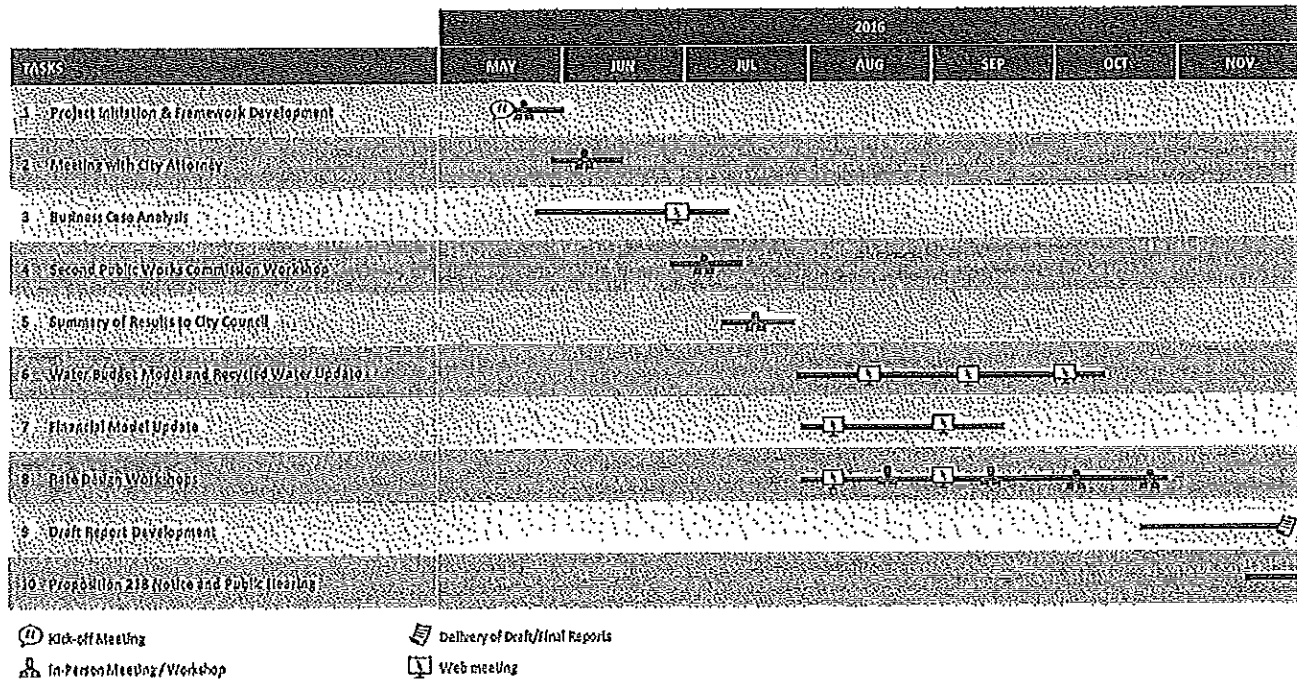
Director of Technology (DT): Chris McPhee

Optional Tasks: User Fee Review and Report Development

Task	Sub-Task	Task Descriptions	No of Meetings	Hours Requirements						Total Fees	Total Expenses	Total Fees & Expenses
				PM	LA	SC	TR	Admin	Total			
		HOURLY RATES		\$275	\$195	\$170	\$305	\$75				
1		Review of User Fees	4			16			20	\$3,820	\$200	\$4,020
2		User Fee Report Development	8			30			38	\$7,300	\$580	\$7,880
		TOTAL ESTIMATED MEETINGS/HOURS	0	12	0	46	0	0	58			
		PROFESSIONAL FEES		\$3,300	\$0	\$7,320	\$0	\$0	\$11,120			
		Total Fees								\$11,120	\$0	\$11,120
		Total Expenses								\$0	\$580	\$580
		TOTAL FEES & EXPENSES								\$11,120	\$580	\$11,700

## SCHEDULE

RFC will complete the scope of services within the timeframe shown in the schedule below. The proposed schedule assumes a notice-to-proceed by mid-April 2016 and that RFC will receive the needed data in a timely manner and be able to schedule meetings as necessary. Project completion is estimated for end of November 2016 or early December 2016. The Proposition 218 process is projected to be completed by March of 2017, with the target date for rate implementation set for July of 2017.



## COUNCIL AGENDA STAFF REPORT



Meeting Date: April 12, 2016

Public Hearing: ☐

Discussion Item: ☐

Consent Item: ☒

CITY CLERK USE ONLY

Item No.: A10

April 5, 2016

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: CONTRACT WITH C.P. CONSTRUCTION CO. INC. FOR THE CONSTRUCTION OF THE BUTTERFIELD 10-INCH FORCE MAIN RELOCATION AT PINE AVENUE AND CHINO CREEK – CIP PROJECT D16001

### RECOMMENDATION:

1. Approve a transfer of \$134,500 from the Unreserved Fund Balance in the Sewer Utility Fund to the Capital Improvement Fund.
2. Award a contract to C.P. Construction Co. Inc., in the amount of \$269,670, for the construction of the Butterfield 10-inch Force Main Relocation at Pine Avenue and Chino Creek.
3. Authorize staff to issue a Notice of Award.
4. Authorize staff to accept the performance and payment bonds, proof of insurance, and issue a Notice to Proceed upon receipt and acceptance of such.
5. Authorize the City Manager, at his discretion, to approve cumulative change orders up to 10% (\$26,967) of the awarded contract amount.

### BACKGROUND/ANALYSIS:

The Butterfield 10-inch Force Main (Force Main), located within Pine Avenue about 1,000 feet east of the SR-71, has been in service since 1988. Over the past several years the Force Main has incurred damage from flooding in Chino Creek. The City has performed stabilization projects to address the flood damage; however the facility has reached a point where a permanent solution is needed.

On December 8, 2015, the City Council approved the project's plans and specifications and authorized staff to solicit bids for the project's construction. The project relocates the Force Main underneath Chino Creek approximately 10 feet below the bottom of the streambed.

SUBJECT: CONTRACT WITH C.P. CONSTRUCTION CO. INC. FOR THE CONSTRUCTION OF THE BUTTERFIELD 10-INCH FORCE MAIN RELOCATION AT PINE AVENUE AND CHINO CREEK – CIP PROJECT D16001

The project is included in the Sewer CIP program budget in the amount of \$200,000. All bids received exceed the estimated construction cost due to the boring element of the project being more complex than originally anticipated.

On March 24, 2016, the following three bids were opened and reviewed:

<b>Contractor</b>	<b>Bid Amount</b>
C.P. Construction Co. Inc.	\$269,670.00
Ferreria Construction Co. Inc.	\$360,850.00
Bali Construction Inc. (non-responsive)	\$470,000.00

#### **Award to C.P. Construction Co. Inc.**

C.P. Construction Co. Inc. submitted the lowest responsible bid. In verifying references contained in the bidder's supporting documents, staff received favorable reports regarding the quality of work performed by C.P. Construction Co. Inc. on similar projects.

#### **Recommend Professional Services Agreement with AKM Engineering**

The most technically challenging element of the project will be the directional boring below the streambed of Chino Creek. Staff will acquire construction inspection services of AKM Engineering due to the level of expertise they demonstrated during the design phase of the project. The requested transfer of funds includes \$25,000 for AKM services. The City's Procurement Policy authorizes the City Manager to sign an agreement with AKM for \$25,000, which is included in the recommended budget transfer.

#### **Recommend Professional Services Agreement with ECORP Consulting, Inc.**

Since the project is located within the environmentally sensitive Prado Basin area, the project will require the services of a part time biologist. Staff recommends ECORP as they worked very effectively with staff as the biological monitor for the Construction of the Hickory Creek Stream Restoration Project. They also provided migratory bird surveys at several of the maintenance locations contained in the Habitat Mitigation Plan, including at the Lower Los Serranos Skate Park Channel and Box Culvert Sediment Removal Project. The City's Procurement Policy authorizes the Public Works Director to sign the agreement with ECORP for \$12,419, which is also included in the recommended budget transfer.

#### **CEQA REVIEW**

The City Council deemed this Project to be categorically exempt from the California Environmental Quality Act (CEQA) provisions pursuant to CEQA Guidelines, Title 14, Division 6, Chapter 3, Article 19, Section 15302 by Resolution No. 2015R-78 because it consists of the relocation of an existing 10-inch sewer force main from its current

AGENDA DATE: APRIL 12, 2016

PAGE 3

SUBJECT: CONTRACT WITH C.P. CONSTRUCTION CO. INC. FOR THE  
CONSTRUCTION OF THE BUTTERFIELD 10-INCH FORCE MAIN  
RELOCATION AT PINE AVENUE AND CHINO CREEK – CIP  
PROJECT D16001

location above an existing creek to a bored and jacked location below the creek bed. The sewer main will have substantially the same purpose and capacity as the structure replaced and involves no expansion of capacity. Further, there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances (CEQA Guidelines titl. 14, § 15300.2).

REVIEW BY OTHERS:

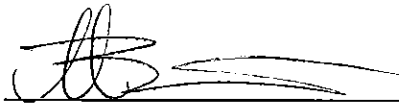
This agenda item has been reviewed by the City Attorney, the Finance Director, and the City Engineer.

FISCAL IMPACT:

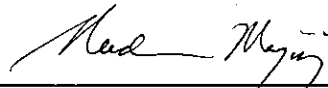
The request for transfer of funds will be applied to the Capital Improvement Budget for the project in the amount of \$134,500.

Respectfully submitted,

Recommended by:



Konradt Bartlam, City Manager



Nadeem Majaj, P.E., Public Works Director

KB/NM/TG/MW/CY/MH

Attachment: Agreement

## COUNCIL AGENDA STAFF REPORT

CITY CLERK USE ONLY



Meeting Date: April 12, 2016

Item No.: B01

Public Hearing: ☐  
Discussion Item: ☒  
Consent Item: ☐

April 7, 2016

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: CITY SELECTION COMMITTEE MEETING DELEGATE

### RECOMMENDATION:

1. Appoint delegate to cast votes on behalf of the City at City Selection Committee meeting on May 4, 2016.
2. Appoint delegate to cast votes on behalf of the City at City Selection Committee for remainder of Mayor's term.

### BACKGROUND/ANALYSIS:

Each year, the City Council votes to appoint a delegate to cast votes on behalf of the City at City Selection Committee (CSC) meetings in the absence of the Mayor. At its April 6, 2016 meeting, the City Selection Committee continued its meeting to May 4, 2016.

CSC Rules and Regulations state the Mayor must designate in writing another City Council member to act in his/her place and it must be signed by the Mayor and filed with the Clerk. Once it is done, it will remain in force until withdrawn by the Mayor. There is no need to indicate a particular meeting day and if the Mayor attends the meeting he would vote as usual.

Council Member Graham who has been appointed as the City's delegate in the past will not be in attendance at this meeting, therefore a replacement delegate must be appointed.

### REVIEW BY OTHERS:

This item was reviewed by the City Manager.

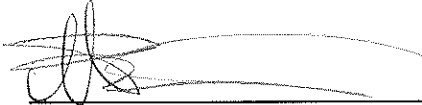
### FISCAL IMPACT:

None.

ENVIRONMENTAL REVIEW:


This proposed action is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA regulations (14 California Code Regulations §§ 15000, et seq.) because it constitutes an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. Accordingly, this action does not constitute a "project" that requires environmental review (see specifically 14 CC § 15378 (b)(4-5)).

Respectfully submitted,



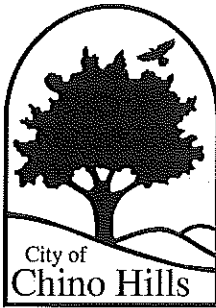
Konradt Bartlam  
City Manager

Recommended by:



Cheryl Balz  
City Clerk



*City Manager*

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**MEMORANDUM**

DATE: April 7, 2016

TO: Honorable Mayor and City Council

FROM: Konradt Bartlam, City Manager 

RE: **PLANNING COMMISSION ACTION REGARDING AGENDA ITEM 5B - TRACT HOME DESIGN REVIEW 426 - TENTATIVE TRACT 16338 AND AGENDA ITEM 5C - TRACT HOME DESIGN REVIEW 427 - TENTATIVE TRACT 16413**

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At their meeting on April 5, 2016, the Planning Commission considered Tract Home Design Review 426 for the development of 149 two-story, single-family detached homes within Tentative Tract 16338. The approved tentative map would subdivide an existing 86.4-acre property into 149 single-family residential lot sizes would range from 7,200 sq.ft. to 18,775 sq.ft. with an average lot size of 8,798 sq.ft. The project proposed two different architectural products. Product 1 or "Serena" consists of 82 units that will have three (3) different floor plans and three (3) different elevations: Spanish, Italian and Craftsman. Product 2 or "Montarra" consists of 67 units with three (3) different floor plans and four (4) different elevations: Spanish, Cottage, Italianate and Monterey. The floor plans provide enhanced layouts that allow homebuyers to choose from a variety of options. The size of the Serena homes will range from 2,697 to 3,086 sq.ft. and the homes for Montarra homes will range from 3,333 to 3,787 sq.ft. The proposed homes will feature two-car and three-car garages.

The Planning Commission also considered Tract Home Design Review 427 for the development of 19 two-story, single-family detached homes within Tentative Tract 16413. The approved tentative map would subdivide an existing 19.86-acre property into 19 single-family residential lots and the lot sizes would range from 8,300 sq.ft. to 14,651 sq.ft. with an average lot size of 10,448 sq.ft. The applicant is proposing one architectural product, "Montarra" that will consist of three (3) different floor plans and four (4) different elevations: Spanish, Cottage, Italianate and Monterey. The floor plans provide enhanced layouts that allow homebuyers to choose from a variety of options. The size of the Montarra homes will range from 3,333 to 3,787 sq.ft. All of the proposed homes will feature a three-car garage.

The Planning Commission asked staff to provide a presentation and they had a few questions for the applicant (CalAtlantic). The applicant's representative, Ms. Stephanie Fabbri Carter, responded to inquiries from the Planning Commission. Ms. Carter indicated that CalAtlantic is selling approximately four (4) homes per month and all six (6) floor plans have been well received. In addition, there have been very few complaints from new homeowners and the applicant has received positive feedback from the adjacent property owners. Chairman Larson indicated the only complaint he has heard is about traffic on the 71. Commissioner Stover stated that he liked the look and execution of the project.

There were no public speakers for these items.

By unanimous vote, 4-0-1 (Commissioner Romero was absent), the Planning Commission adopted a resolution approving Tract Home Design Review 426 for Tentative Tract Map 16338 and a resolution approving Tract Home Design Review 427 for Tentative Tract Map 16413.

KB:JL:KZ:ssr



# PLANNING COMMISSION AGENDA STAFF REPORT

Meeting Date: April 5, 2016

Public Hearing: ☐  
Discussion Item: ☐  
Consent Item: ☒

March 29, 2016

Agenda Item No.: 5b.

TO: CHAIRMAN AND PLANNING COMMISSIONERS  
FROM: JOANN LOMBARDO, COMMUNITY DEVELOPMENT DIRECTOR  
SUBJECT: TRACT HOME DESIGN REVIEW NO. 426 – TRACT 16338 (VILA BORBA PLANNING AREA 3), CALATLANTIC

## EXECUTIVE SUMMARY

The applicant, CalAtlantic is requesting approval of Tract Home Design Review No. 426 for the residential development of 149 two-story single-family detached homes within the Vila Borba Tract 16338 – Planning Area 3. The applicant is proposing two different architectural products. Product 1 or “Serena” consists of 82 units that will have three (3) different floor plans and three (3) different elevations: Spanish, Italian and Craftsman. Product 2 or “Montarra” consists of 67 units with three (3) different floor plans and four (4) different elevations: Spanish, Cottage, Italianate and Monterey. The floor plans provide enhanced layouts that allow homebuyers to choose from a variety of options. The size of the Serena homes will range from 2,697 to 3,086 square feet and the homes for Montarra homes will range from 3,333 to 3,787 square feet.

## RECOMMENDATION

Staff recommends that the Planning Commission adopt the attached resolution finding that the project is consistent with the previously approved environmental document SCH #2004081134 and approving Tract Design Review No. 426 based on the findings of facts as listed in the attached resolution and subject to the Conditions of Approval (Exhibit “A”).

## PROJECT

CASE NO.: Tract Home Design Review No. 426  
APPLICANT/  
OWNER: CalAtlantic  
355 East Rincon Street, Suite 300  
Corona, California 92879  
LOCATION: Butterfield Ranch Road and Avenida De Portugal  
Assessor’s Parcel Number 1033-081-14, 1033-081-15 and  
1033-081-16

### SITE DESCRIPTION

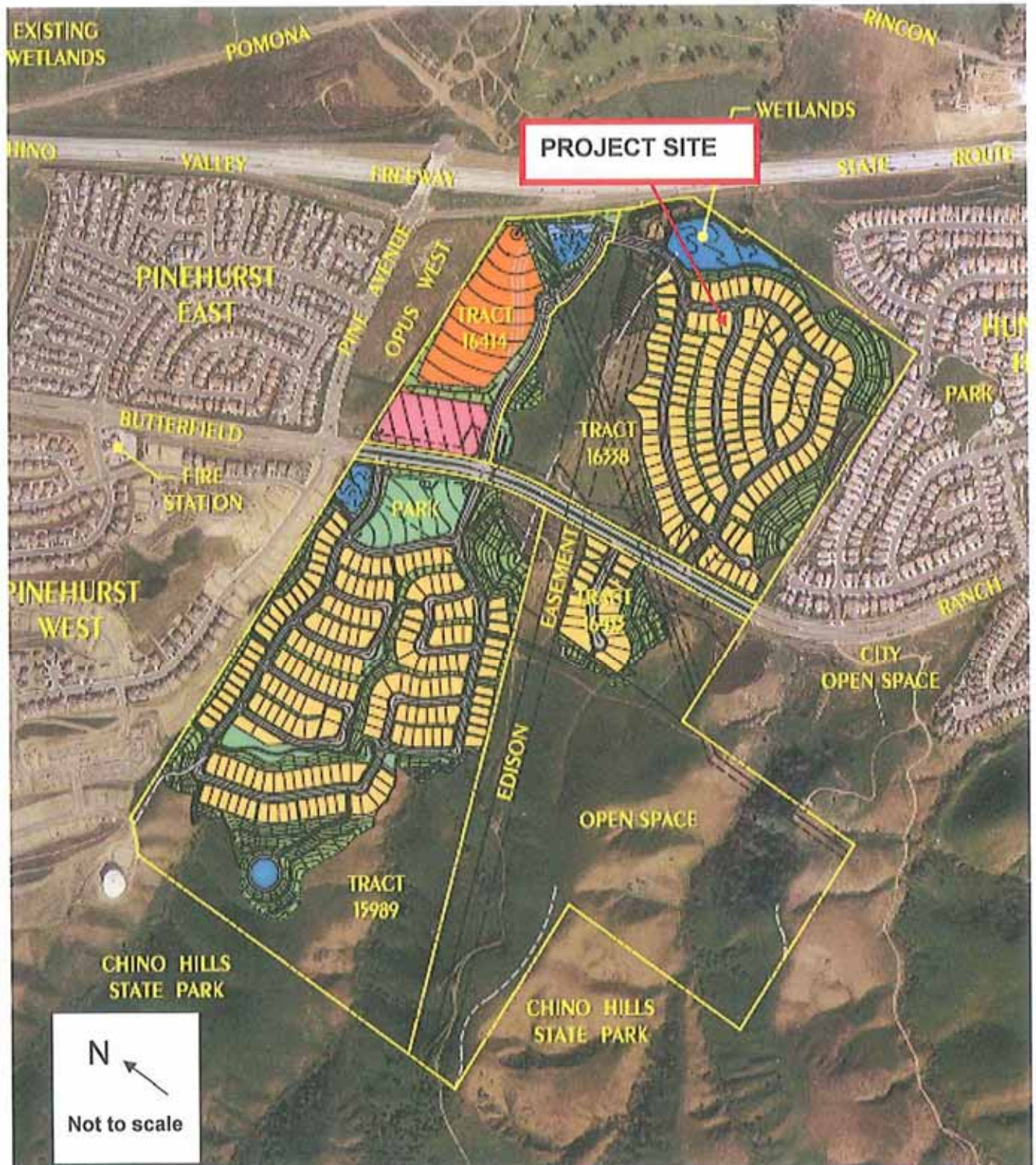
Lot Sizes: 7,200 square feet to 18,775 square feet with an average lot size of 8,798 square feet.  
Terrain: Generally sloping from north to south  
Existing Land Use: Vacant and undeveloped.  
General Plan: Low Density Residential and Private Open Space  
Zoning: Low Density Residential (R-S) and Private Open Space (OS-1)  
Overlay District: Fire Hazard  
Sewer Service: City of Chino Hills  
Water Service: City of Chino Hills

LOCATION	EXISTING USE	GENERAL PLAN LAND USE	ZONING
Site	Vacant and undeveloped Vila Borba TTM 16338 approved for construction of 149 single family homes	Low Density Residential and Private Open Space	R-S (Low Density Residential) and OS-1 (Private Open Space)
North	Vacant and undeveloped Vila Borba TTM 16414 approved for construction of 280 attached units and 5-acres of commercial	Commercial and High Density Residential	C-G (Commercial General) and RM-2 (High Density Residential)
South	Hunter's Hill Residential Tract	Low Density Residential	R-S (Low Density Residential)
East	State Route 71 and Pine Corporate Center	Freeway and Planned Development PD 50-167	Freeway and Commercial
West	Vacant and undeveloped Vila Borba TTM 16413 approved for construction of 19 single family homes	Low Density Residential and Private Open Space	R-S (Low Density Residential) and OS-1 (Private Open Space)

### BACKGROUND

The applicant, CalAtlantic is proposing to develop the 149 single-family detached homes in eleven (11) phases for 82 homes in "Serena" and 67 homes in "Montarra" in eight (8) phases, respectively (Exhibits "B" and "C").





VICINITY MAP

The project site is located within Tract 16338. The site is located on the southeast corner of Butterfield Ranch Road and Avenida De Portugal, adjacent to Pine Corporate Center (See Vicinity Map). The project will consist of two-story homes (Exhibits "D" and "E"). The lot sizes within Tract 16338 range from 7,200 square feet to 18,775 square feet with an average lot size of 8,798 square feet.

Per Chapter 16.10 of the Chino Hills Development Code, single-family detached residential development within a planned development is required to comply with the minimum development standards and design review requirements. Tract Map No. 16338 complies with the development standards as approved by the City Council. The Design Review elements required for the project area are as follows:

- Building mass/scale and style.
- Single-story element (10% of the total units for the project).
- Enhanced architectural treatment (360 degree architecture).
- Review of the building materials.
- Varied structure/garage design and placement.
- Enhanced treatment of freestanding or retaining walls constructed within the development.

## PROPOSAL

Proposed is the construction of 149 two-story single-family detached homes offered in "Serena" and "Montarra" within Vila Borba Tract 16338 (Exhibits "B" and "C"). The Vila Borba Project, inclusive of Tract 16338, was approved by the Council on April 25, 2006, and is now proceeding to development.

Serena Plans 1, 2 and 3 will utilize three (3) floor plans with three (3) different building elevations: Spanish, Italian and Craftsman. Each elevation has three (3) colors and materials schemes, for a total of nine (9) colors and materials schemes. The sizes of the homes range from 2,697 square feet to 3,086 square feet (Exhibit "D").

Montarra Plans 4, 5, and 6 will utilize three (3) floor plans with four (4) different building elevations: Spanish, Cottage, Italianate and Monterey. Each elevation has three (3) colors and materials schemes, for a total of twelve (12) colors and materials schemes. The sizes of the homes range from 3,333 square feet to 3,787 square feet (Exhibit "E").

## ANALYSIS

### Design Elements

The designs of the proposed "Serena" and "Montarra" housing units (Exhibits "D" and "E") consist of various elements including building mass and style, enhanced building materials and architectural treatments, varied structure/garage design and placement, and enhanced treatment of walls. The developer is also providing options for bedrooms, high heat kitchens (cooking with a wok), offices, lofts, additional bedrooms, wine closets, and home management areas for buyers. The floor plans provide the information on the options. In accordance with Section 16.10.050 of the Development Code, the applicant has addressed the following design elements:

- Building Mass and Style: The area and building height for each plan is allocated as follows:

#### **SERENA PLAN 1**

<b>Description</b>	<b>Plan 1A - Spanish (Exhibit C A-1.2)</b>	<b>Plan 1B - Italian (Exhibit C A-1.2)</b>	<b>Plan 1C - Craftsman (Exhibit C A-1.2)</b>
First Floor Livable Area	1383	1383	1383
Second Floor Livable Area	1314	1314	1314
<b>Total Gross Square footage (Livable Area)</b>	<b>2697</b>	<b>2697</b>	<b>2697</b>
Two (2) Car Garage	500	500	500
Gross Floor Area + Garage	3,197	3,197	3,197
Building Height	25'-3"	25'-8"	25'-2"
Bedrooms/Baths	4 bedrooms, 3 baths	4 bedrooms, 3 baths	4 bedrooms, 3 baths
Options (sheet A1.2)	<b>Lower Level Options:</b> <ul style="list-style-type: none"> <li>• High heat kitchen in lieu of pantry</li> <li>• Office in lieu of bedroom 4</li> <li>• Fireplace at covered outdoor living space</li> </ul> <b>Upper Level Option:</b> <ul style="list-style-type: none"> <li>• Loft in lieu of bedroom 2</li> </ul>	<b>Lower Level Options:</b> <ul style="list-style-type: none"> <li>• High heat kitchen in lieu of pantry</li> <li>• Office in lieu of bedroom 4</li> <li>• Fireplace at covered outdoor living space</li> </ul> <b>Upper Level Option:</b> <ul style="list-style-type: none"> <li>• Loft in lieu of bedroom 2</li> </ul>	<b>Lower Level Options:</b> <ul style="list-style-type: none"> <li>• High heat kitchen in lieu of pantry</li> <li>• Office in lieu of bedroom 4</li> <li>• Fireplace at covered outdoor living space</li> </ul> <b>Upper Level Option:</b> <ul style="list-style-type: none"> <li>• Loft in lieu of bedroom 2</li> </ul>



**SERENA PLAN 2**

<b>Description</b>	<b>Plan 2A - Spanish (Exhibit C A-2.1)</b>	<b>Plan 2B - Italian (Exhibit C A-2.3)</b>	<b>Plan 2C - Craftsman (Exhibit C A-2.4)</b>
First Floor Livable Area	1242	1242	1242
Second Floor Livable Area	1632	1632	1632
<b>Total Gross Square footage (Livable Area)</b>	<b>2874</b>	<b>2874</b>	<b>2874</b>
Two (2) Car Garage	513	522	513
One (1) Car Garage	252	252	252
Gross Floor Area + Garage	3639	3648	3639
Building Height	24'-8"	25'-1"	24'-6"
Bedrooms/Baths	5 bedrooms, 3.5 baths	5 bedrooms, 3.5 baths	5 bedrooms, 3.5 baths
Options (Sheet A2.2)	<b>Lower Level Options:</b> <ul style="list-style-type: none"> <li>• 1 car garage in lieu of Flex Room</li> </ul> <b>Upper Level Options:</b> <ul style="list-style-type: none"> <li>• Bedroom 5 Suite and Bath 4 in lieu of bedroom 5</li> <li>• Loft in lieu of bedroom 5</li> </ul>	<b>Lower Level Options:</b> <ul style="list-style-type: none"> <li>• 1 car garage in lieu of Flex Room</li> </ul> <b>Upper Level Options:</b> <ul style="list-style-type: none"> <li>• Bedroom 5 Suite and Bath 4 in lieu of bedroom 5</li> <li>• Loft in lieu of bedroom 5</li> </ul>	<b>Lower Level Options:</b> <ul style="list-style-type: none"> <li>• 1 car garage in lieu of Flex Room</li> </ul> <b>Upper Level Options:</b> <ul style="list-style-type: none"> <li>• Bedroom 5 Suite and Bath 4 in lieu of bedroom 5</li> <li>• Loft in lieu of bedroom 5</li> </ul>

**SERENA PLAN 2 EXTENDED**

<b>Description</b>	<b>Plan 2- Optional High Heat Kitchen (Exhibit C A2.2)</b>	<b>Plan 2- Optional Flex Room (Exhibit C A2.2)</b>
First Floor Livable Area	1302 Plan 2 is 1242 s.f. and the optional "high heat kitchen" would increase the livable area by 58 square feet. This option would be in lieu of a storage area.	1466 (Plan 2 is 1242 s.f. and the "flex room" could be used for a sitting room, media room, and or study etc. and it would increase the livable area by 224 square feet This option would be in lieu of a 1 car garage space.
Second Floor Livable Area	1632 (no change in s.f.)	1632 (no change in s.f.)
Optional Live in Suite	N/A	252
<b>Total Gross Square footage (Livable Area)</b>	<b>2934</b>	<b>3098</b>
Two (2) Car Garage	451	451
Optional One (1) Car Garage	252	N/A
Gross Floor Area (Square footage of home and garage)	3,637	3,549

**SERENA PLAN 3**

<b>Description</b>	<b>Plan 3A Spanish (Exhibit C A3.1)</b>	<b>Plan 3B Italian (Exhibit C A3.3)</b>	<b>Plan 3C Craftsman (Exhibit C A3.4)</b>
First Floor Livable Area	1572	1572	1572
Second Floor Livable Area	1512	1512	1512
<b>Total Gross Square footage (Livable Area)</b>	<b>3084</b>	<b>3084</b>	<b>3084</b>
Two (2) Car Garage with Storage	633	633	633
Gross Floor Area + Garage	3,717	3,717	3,717
Building Height	25'-6"	24'-10"	25'-4"
Bedrooms/Baths	5 bedrooms, 3.5 baths	5 bedrooms, 3.5 baths	5 bedrooms, 3.5 baths
Options on Lower and Upper Floor	<b>Lower Level Options:</b> • Fireplace at	<b>Lower Level Options:</b> • Fireplace at	<b>Lower Level Options:</b> • Fireplace at

Description	Plan 3A Spanish (Exhibit C A3.1)	Plan 3B Italian (Exhibit C A3.3)	Plan 3C Craftsman (Exhibit C A3.4)
	Great Room <ul style="list-style-type: none"> <li>• Fireplace at Covered Outdoor Room</li> <li>• Den/wine closet in lieu of dining area</li> </ul>	Great Room <ul style="list-style-type: none"> <li>• Fireplace at Covered Outdoor Room</li> <li>• Den/wine closet in lieu of dining area</li> </ul>	Great Room <ul style="list-style-type: none"> <li>• Fireplace at Covered Outdoor Room</li> <li>• Den/wine closet in lieu of dining area</li> </ul>
	<b>Upper Level Option:</b> <ul style="list-style-type: none"> <li>• Loft in lieu of Bedroom 5</li> </ul>	<b>Upper Level Option:</b> <ul style="list-style-type: none"> <li>• Loft in lieu of Bedroom 5</li> </ul>	<b>Upper Level Option:</b> <ul style="list-style-type: none"> <li>• Loft in lieu of Bedroom 5</li> </ul>

**MONTARRA PLAN 4**

Description	Plan 4 – Spanish (Exhibit D A-2)	Plan 4- Cottage (Exhibit D A-4)	Plan 4- Italianate (Exhibit D A-6)
First Floor Livable Area	1,669	1,669	1,669
Second Floor Livable Area	1,664	1,664	1,664
<b>Total Gross Square footage (Livable Area)</b>	<b>3,333</b>	<b>3,333</b>	<b>3,333</b>
Three (3) Car Garage	653	653	653
Gross Floor Area + Garage	3,986	3,986	3,986
Building Height	29'-4"	31'-1"	29'-11"
Bedrooms/Baths	4 bedrooms, 4.5 baths	4 bedrooms, 4.5 baths	4 bedrooms, 4.5 baths
Options on Lower and Upper Floor	<b>Lower Level Options:</b> <ul style="list-style-type: none"> <li>• Office in lieu of Dining area</li> <li>• High Heat Kitchen/Pantry in lieu of Pantry</li> </ul> <b>Upper Level Option:</b> <ul style="list-style-type: none"> <li>• Loft in lieu of Bedroom 5</li> </ul>	<b>Lower Level Options:</b> <ul style="list-style-type: none"> <li>• Office in lieu of Dining area</li> <li>• High Heat Kitchen/Pantry in lieu of Pantry</li> </ul> <b>Upper Level Option:</b> <ul style="list-style-type: none"> <li>• Loft in lieu of Bedroom 5</li> </ul>	<b>Lower Level Options:</b> <ul style="list-style-type: none"> <li>• Office in lieu of Dining area</li> <li>• High Heat Kitchen/Pantry in lieu of Pantry</li> </ul> <b>Upper Level Option:</b> <ul style="list-style-type: none"> <li>• Loft in lieu of Bedroom 5</li> </ul>

**MONTARRA PLAN 5**

<b>Description</b>	<b>Plan 5 - Monterey (Exhibit D A-9)</b>	<b>Plan 5- Cottage (Exhibit D A-11)</b>	<b>Plan 5- Italianate (Exhibit D A-13)</b>
First Floor Livable Area	1,541	1,541	1,541
Second Floor Livable Area	1,952	1,954	1,952
<b>Total Gross Square footage (Livable Area)</b>	<b>3,486</b>	<b>3,495</b>	<b>3,486</b>
Three (3) Car Garage	649	649	649
Gross Floor Area + Garage	4,135	4,144	4,135
Building Height	21'-9"	29'-2"	29'-1"
Bedrooms/Baths	5 bedrooms, 4.5 baths	5 bedrooms, 4.5 baths	5 bedrooms, 4.5 baths
Options on Lower and Upper Floor	<b>Lower Level Options:</b> <ul style="list-style-type: none"> <li>• Office or Live in Suite in lieu of Dining</li> <li>• High Heat Kitchen in lieu of Pantry</li> </ul> <b>Upper Level Option:</b> <ul style="list-style-type: none"> <li>• Bedroom 6 in lieu of Loft</li> </ul>	<b>Lower Level Options:</b> <ul style="list-style-type: none"> <li>• Office or Live in Suite in lieu of Dining</li> <li>• High Heat Kitchen in lieu of Pantry</li> </ul> <b>Upper Level Option:</b> <ul style="list-style-type: none"> <li>• Bedroom 6 in lieu of Loft</li> </ul>	<b>Lower Level Options:</b> <ul style="list-style-type: none"> <li>• Office or Live in Suite in lieu of Dining</li> <li>• High Heat Kitchen in lieu of Pantry</li> </ul> <b>Upper Level Option:</b> <ul style="list-style-type: none"> <li>• Bedroom 6 in lieu of Loft</li> </ul>

**MONTARRA PLAN 6**

<b>Description</b>	<b>Plan 6- Monterey (Exhibit D A-16)</b>	<b>Plan 6- Cottage (Exhibit D A-18)</b>	<b>Plan 6- Italianate (Exhibit D A-20)</b>
First Floor Livable Area	1,708	1,708	1,708
Second Floor Livable Area	2,085	2,085	2,085
<b>Total Gross Square footage (Livable Area)</b>	<b>3,787</b>	<b>3,787</b>	<b>3,787</b>
Three (3) Car Garage	656	656	656
Gross Floor Area + Garage	4,443	4,443	4,443
Building Height	26'-9"	31'-1"	27'-10"
Bedrooms/Baths and Options	5 bedrooms, 4.5 baths	5 bedrooms, 4.5 baths	5 bedrooms, 4.5 baths
Options	<b>Lower Level Options:</b> <ul style="list-style-type: none"> <li>Office in lieu of Dining area</li> <li>High Heat Kitchen in lieu of Pantry</li> </ul> <b>Upper Level Option:</b> <ul style="list-style-type: none"> <li>Optional Bedroom 6 in lieu of Loft</li> </ul>	<b>Lower Level Options:</b> <ul style="list-style-type: none"> <li>Office in lieu of Dining area</li> <li>High Heat Kitchen in lieu of Pantry</li> </ul> <b>Upper Level Option:</b> <ul style="list-style-type: none"> <li>Optional Bedroom 6 in lieu of Loft</li> </ul>	<b>Lower Level Options:</b> <ul style="list-style-type: none"> <li>Office in lieu of Dining area</li> <li>High Heat Kitchen in lieu of Pantry</li> </ul> <b>Upper Level Option:</b> <ul style="list-style-type: none"> <li>Optional Bedroom 6 in lieu of Loft</li> </ul>

The tallest Serena home will measure 25'-6" and the tallest Montarra home will measure 31'-1" in height at the highest point. The maximum building height for the R-S Zone is 35'-0", therefore, the proposal meets the building height development standard (Exhibits "D" and "E").

- **Single-Story Element:** Per the Development Code Chapter 16.20, at least 10 percent of the units within the tract are required to incorporate a single-story element that is fourteen (14) feet tall or less in height for the first twenty-five (25) feet from the front yard setback. The Development Code requires that 10% of the homes have a strong single-story element. All elevations of the Serena and Montarra homes provide a strong single-story element. A total of 149 homes (100%) will have a strong single-story element, therefore satisfying the single-story element requirement for the development.

- Architectural Treatment: The front elevations for the floor plans for Serena Plans 1-3 and Montarra Plans 4-6 display good roof and wall articulation. Each of the plans provides varying roof pitches and roof materials. The facade is enhanced with building pop-outs; use of balconies, shutters and moldings on windows, and use of appropriate materials for the base of the buildings for the front and side elevations that are visible from the street (Exhibits "D" and "E").

Each elevation includes articulation by use of different designs for window sizes and treatments, varied stonework, brick, stucco and varying roof designs. The applicant is proposing to incorporate different designs for the main entry doors, garage doors, and decorative light fixtures for the front porch.

- Building Materials: Serena Plans 1, 2 and 3 include Spanish, Italian and Craftsman style homes with varying colors and materials including stucco, wood, and clay tile for roofs, window trim and shutters to further accent the windows (Exhibit "D").

Montarra Plans 4, 5 and 6 include Spanish, Cottage, Italianate and Monterey style homes with varying colors and materials stucco and stone wall treatment, wood railing for balconies, clay tile for roofs, window trim and shutters to further accent the windows (Exhibit "E").

#### SERENA PLANS 1, 2 AND 3

PLAN TYPE	NO. OF UNITS	PERCENTAGE OF UNITS
Plan 1	15	
Plan 1 Reversed	13	
<b>Plan 1 - Subtotal</b>	<b>28</b>	<b>34%</b>
Plan 2	15	
Plan 2 Reversed	13	
<b>Plan 2- Subtotal</b>	<b>28</b>	<b>34%</b>
Plan 3	14	
Plan 3 Reversed	12	
<b>Plan 3 - Subtotal</b>	<b>26</b>	<b>32%</b>
<b>Total</b>	<b>82</b>	<b>100%</b>

#### **MONTARRA PLANS 4, 5, AND 6**

<b>PLAN TYPE</b>	<b>NO. OF UNITS</b>	<b>PERCENTAGE OF UNITS</b>
Plan 4	9	
Plan 4 Reversed	12	
<b>Plan 4 – Subtotal</b>	<b>21</b>	<b>32%</b>
Plan 5	16	
Plan 5 Reversed	7	
<b>Plan 5 – Subtotal</b>	<b>23</b>	<b>34%</b>
Plan 6	9	
Plan 6 Reversed	14	
<b>Plan 6 – Subtotal</b>	<b>23</b>	<b>34%</b>
<b>Total</b>	<b>67</b>	<b>100%</b>

The applicant has identified on the Serena and Montarra Site Plans (Exhibits “B” and “C”) the floor plans that are proposed for each lot. The development standards require that one exterior design of one particular plan shall not be repeated more frequently than every two houses. Each Plan provides reversed elevations to ensure that the development provides a variety of plans.

In addition, the unit placement will adhere to the development standards that require that no more than two adjacent structures or garages shall have the same front yard setback. The units will be located with a minimum front yard setback of twenty feet (20'-0") from the front property line with a minimum garage setback of nineteen feet (19'-0"), unless a side-loaded garage is proposed, then a minimum garage setback of sixteen feet (16'-0") is required. The garage doors provide varied colors and designs to match the theme of the home. The side-loaded garages provide a break in the overall look of the streetscape. All garage doors are set into the walls of the garage, as called for by the development standards.

- **Parking:** R-S zoning for the project site specifies that each single-family residence be required to have a minimum of two (2) garage spaces for homes with 3,100 square feet of livable area and a three (3) car garage for livable area between 3,101 and 6,000 square feet.

Each covered parking space is required to be 10'x 20' minimum unobstructed area. All of the 149 units (100%) would meet the parking requirements. A total of 28 units would provide 2 covered parking spaces (20 feet by 20 feet) and a total of 131 units would provide a 3 covered parking spaces (2 side by side spaces and a tandem or non-tandem (side loading) space with a minimum dimension of 10 feet by 20 feet.



PLAN TYPE	TOTAL UNITS	GROSS SQUARE FOOTAGE (LIVABLE AREA)	PARKING PROVIDED	COMPLIANCE WITH CODE SECTION 16.34
Plan 1	28	2,697	2-Car Garage (2 side by side spaces)	Yes - 2 covered parking spaces are provided
Plan 2	28	2,874 – 3,094	3-car garage (2 side by side spaces and 1 non-tandem/side loading space)	Yes - 3 covered parking spaces are provided
Plan 3	26	3,084	3-car garage (2 side by side spaces and 1 tandem space)	Yes - 3 covered parking spaces are provided
<b>Serena Subtotal</b>	<b>82</b>			
Plan 4	21	3,333	3-car garage (2 side by side spaces and 1 tandem space)	Yes 3-car covered parking spaces are provided
Plan 5	23	3,486 -3,495	3-car garage (2 side by side spaces and 1 non-tandem/side loading space)	Yes 3-car covered parking spaces are provided
Plan 6	23	3,787	3-car garage (2 side by side spaces and 1 tandem space)	Yes – 3 covered parking spaces are provided
<b>Montarra Subtotal</b>	<b>67</b>			
<b>Total</b>	<b>149</b>			

- Enhanced Treatment of Walls: The development standards specify that walls constructed within a single-family, detached residential development shall reflect quality and compliment the architectural style of the development. Since the project is located within tract, wall plans were required as part of the (Exhibit "F"). The materials consisted of split face concrete blocks, tubular steel, and colored precision block caps.
- Unit Placement: The proposed 149 single-family detached homes are proposed to be developed within the buildable area of each lot and will comply with the Development Code standards as shown in the table below:

SETBACKS	PROPOSED	REQUIRED	MEETS REQUIREMENT?
Front yard: Primary Structure	20'-0" min.; 22'-0" avg. Setbacks vary by 2'-0" every two adjacent lots	20'-0" min.; 22'-0" avg. Setbacks vary by 2'-0" every two adjacent lots	
Garage	19'-0" min.; 21'-0" avg.; 16'-0" min. side loaded garage	19'-0" min.; 21'-0" avg.; 16'-0" min. side loaded garage	Yes
Side yard: Local Street Side	15'-0" min.	15'-0" min.	
Interior Side	15'-0" aggregate, 7'-0" min.	15'-0" aggregate, 7'-0" min.	Yes
Rear yard	15'-0" min.	15'-0" min.	Yes

Section 16.10.030 of the Development Code allows 40% maximum lot coverage by structures and 50% maximum coverage by impervious surfaces within the front yard setback. All 149 proposed single-family detached homes do not exceed 40% lot coverage by structures. Furthermore, all 149 homes do not exceed 50% impervious surfaces with the front yard setback. Therefore, the proposal meets the standards for lot coverage.

- Compatibility: Several different architectural styles and finishes will be used in this new neighborhood, including Spanish, Italian, Craftsman, Cottage and Monterey and Italianate. The proposed designs are compatible with the surrounding neighborhood, given that the lots in the area have been built with varying designs, and no one architectural style dominates the neighborhood.

### TREE PRESERVATION

A Tree Survey and Mitigation Replacement Plan was reviewed and approved as part of the tract development.

### ENVIRONMENTAL REVIEW

An environmental review was completed for Tentative Tract Map (TTM) 16338 and an Environmental Impact Report and Mitigation Monitoring Program ("EIR") were adopted by the City Council on April 26, 2006 (SCH# 2004081134), pursuant to the California Environmental Quality Act (CEQA) Guidelines and the City of Chino Hills Local Procedures for Implementing CEQA. The EIR evaluated both the construction and operation of the houses within the tract. The current application implements TTM 16338.

No substantial changes have been made in the project, no substantial changes in the circumstances under which the project is being undertaken, and no new information of substantial importance to the project which was not known or could not have been known when the EIR was adopted have become known. Therefore, no further environmental review is required.

### PUBLIC COMMENTS

Courtesy notices regarding this project were mailed to the adjacent property owners surrounding the project site on March 23, 2016. Staff has received no public comments as of the writing of this report.

### CONDITIONS OF APPROVAL

1. The project construction shall be in substantial conformance with the Serena and Montarra Site Plans (Exhibits "B" and "C") and the Serena and Montarra elevations and floor plans (Exhibits "D" and "E"). No modification to the Site Plan, Design Plan or the Conditions of Approval for the Design Review shall be permitted without the approval of the Director of Community Development or his/her designee.
2. Retaining walls shall be under a separate permit.
3. The applicant shall provide enhanced architecture as shown in Exhibits "D" and "E" which includes but is not limited to, accented window surrounds, shutters and window mullions.
4. No dwelling units adjacent to each other or across the street (straight or diagonally) shall have the same floor plan and elevation treatment on the rear and side elevations when visible from streets within the tract and as determined by the Community Development Director and indicated on the site plan (Exhibits "B" and "C"). The enhanced rear and side architecture shall be consistent with the front architecture treatment.
5. The applicant shall install masonry walls on all interior residential property lines. View fences may be located on a portion of the side lot line or rear lot lines as approved through the fence plan. Wood fencing is prohibited.
6. Pursuant to Development Code Section 16.10.030 Development Standards, impervious surface coverage within the required front yard setback area shall not exceed fifty percent (50%).
7. Landscape improvements with new total project net landscape area (including water features and swimming pools) equal to or greater than 5,000 square feet, shall be subject to Chapter 16.07 Landscape and Water Conservation Guidelines of the City's Development Code.
8. Prior to the final inspection of the project, irrigation and landscaping shall be installed within the front yard.

9. All conditions of approval, for Tentative Tract 16338 as adopted by the City Council on April 25, 2006, shall remain in effect.
10. This project has been determined to be exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3), of the CEQA Guidelines; a Notice of Exemption will be mailed to the County Clerk of the Board upon approval by the Planning Commission. Within two (2) days of approval by the Planning Commission, the applicant shall submit to the Planning Division a check for the filing fee applicable to this notice in the amount of \$50.00, payable to the "Clerk of the Board".
11. Prior to the submittal of construction plans, Trust Deposit Accounts shall show no deficits.

#### **Chino Valley Independent Fire District**

1. A minimum of two (2) 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.
  - a) Building Construction – a current fire flow is required to be submitted with the plans.
  - b) Fire Sprinkler Systems, designed by C16 contractor or registered engineer.
  - c) Final fuel modification plan.

Respectfully submitted,



Joann Lombardo  
Community Development Director

Prepared by:



Kim Zuppiger  
Contract Planner

#### **Attachments:**

1. Resolution
2. Exhibit "A" - Conditions of Approval
3. Exhibit "B" - Serena Site Plan
4. Exhibit "C" - Montarra Site Plan
5. Exhibit "D" - Serena Color Elevations and Floor Plans
6. Exhibit "E" - Montarra Color Elevations and Floor Plans

Meeting Date: April 5, 2016

Page: 17

SUBJECT: TRACT HOME DESIGN REVIEW NO. 426

7. Exhibit "F" - Perimeter Walls
8. Exhibit "G" - Property Photos
9. Affidavit of Mailing (Notification Letter & Mailing List)

RESOLUTION NO. PC 2016 – \_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO HILLS, CALIFORNIA APPROVING TRACT HOME DESIGN REVIEW NO. 426 FOR THE DEVELOPMENT OF 149 SINGLE-FAMILY DETACHED HOMES LOCATED WITHIN TRACT 16338 (VILA BORBA PLANNING AREA 3) LOCATED SOUTHEAST OF BUTTERFIELD RANCH ROAD, AND AVENIDA DE PORTUGAL.

THE PLANNING COMMISSION OF THE CITY OF CHINO HILLS DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission does hereby make the following findings of fact:

- A. The applicant, CalAtlantic requested approval of Tract Home Design Review No. 426 for the development of 149 single-family detached homes located within Tract 16338 (Vila Borba Planning Area 3).
- B. The site is located southeast of Butterfield Ranch Road and Avenida De Portugal within Tract 16338 and is legally described as Assessor's Parcel Numbers (APNs) 1033-081-14, 1033-081-15 and 1033-081-16 as shown in the latest records of the Office of the Tax Assessor of the County of San Bernardino.
- C. The is zoned Low Density Residential (R-S) and Private Open Space (OS-1) and has a General Plan designation of Low Density Residential and Private Open Space.
- D. The project is the construction of homes on individual single-family residential lots in an approved subdivision. The environmental effects of the subdivision, grading, and construction and occupancy of residences has already been reviewed in the approved environmental document (SCH#2004081134) prepared for the entire project (Tract 16338), which included the project site, and was approved by the City Council on April 25, 2006.
- E. Pursuant to Sections 16.06.130.B and 16.10.050 of the Chino Hills Development Code, a Design Review application shall be reviewed and approved by the Planning Commission for the development of new single-family detached residences

- F. The Planning Commission of the City of Chino Hills held a duly noticed public meeting on April 5, 2016, to review and consider the staff report prepared for the project, receive public testimony, and review all correspondence received on the project.

SECTION 2. With regard to the request for approval of Tract Home Design Review No. 426, based upon oral and written testimony and other evidence received at the public meeting held for the project, and upon studies and investigations made by the Planning Commission and on its behalf, the Planning Commission does further find as follows:

- A. FINDING: The proposed single-family detached residential development is consistent with the General Plan.

FACT: The project site is identified as Low Density Residential and Private Open Space on the General Plan Land Use Map and is zoned Low Density Residential (R-S) and Private Open Space (OS-1). The project site is identified as Low Density Residential on the General Plan Land Use Map and is zoned Low Density Residential (R-S). The proposed structures are consistent with the standards of this district in that they maintain the proper setback requirements, are within the height limitations for residential construction, and do not exceed the allowable lot coverage. The construction of a new single-family residential development on vacant residential property is subject to the approval of a Tract Home Design Review, pursuant to Sections 16.06.130.B and 16.10.050 of the Development Code. If the Tract Home Design Review is approved, the proposed project would be consistent with the Development Code, a tool used to implement the General Plan. Therefore, the approval of Tract Home Design Review 426, subject to the attached Conditions of Approval, would be consistent with the General Plan.

- B. FINDING: The proposed design and layout of the single-family detached residential development is sufficiently varied to avoid monotony in the external appearance.

FACT: The proposed project provides a total fourteen (14) different architectural themes. The Serena homes will consist of three (3) different floor plans and elevations: Spanish, Italian and Craftsman. The Montarra homes will consist of three different floor plans and (4) different elevations: Spanish, Cottage, Italianate and Monterey. Serena and Montarra will also provide reverse floor plans for each style of home which provides another seven (7) alternate architectural elevations. The Development Code requires a minimum of nine (9) different elevations for a tract of over 140 houses; the proposed project provides five (5) more than the required number of different elevations and will provide a varied and visually interesting streetscape.



The front, side, and rear elevations all of the homes feature a significant amount of horizontal and vertical articulation that provide visual interest and break of the massing of the homes. The facade is enhanced with building pop-outs; use of balconies and decks with decorative railing, shutters and moldings on windows, and the use of appropriate materials for the base of the buildings for all of the elevations provide 360 degrees of architectural treatment and enhancement.

Each elevation provides visual interest through the use of different designs for window sizes and treatments, varied stonework, stucco, and varying roof designs. The applicant proposes to incorporate different designs for the main entry doors, garage doors, and decorative light fixtures for the entryways.

- C. FINDING: The proposed design and layout of the single-family detached residential development is in harmony with the appearance of other existing residences in the neighborhood, as well as those found throughout the community.

FACT: The proposed project will feature homes designed in the Spanish, Italian Spanish, Cottage, Italianate architectural styles. The proposed designs are compatible with the surrounding neighborhood, given that the lots in the area have been built with varying designs, and no one architectural style dominates the neighborhood. Further, the proposed project provides enhanced architectural treatment as discussed in Section 2.B of this Resolution that will contribute to the high quality of architectural design in the surrounding community.

- D. FINDING: The plans for the single-family detached residential development have properly implemented the residential design guidelines set forth in the Development Code.

FACT: The applicant has submitted a proposal that complies with the Residential Design Guidelines contained within the Chino Hills Development Code. The proposed project incorporates single-story elements, enhanced architectural treatment, and varied structure design and placement consistent with the intent of the Residential Design Guidelines. The applicant has submitted a Tract Home Design Review for approval by the Planning Commission.

SECTION 3. Based on the findings and conclusions set forth above and in accordance with Sections 16.06.130.B and 16.10.050 of the Chino Hills Development Code, the Planning Commission hereby approves Design Review No. 426 consistent with the approved Environmental Impact Report (EIR) and Mitigation Monitoring Program for Tentative Tract 16338, which was prepared and processed pursuant to the California Environmental Quality Act, subject to the Conditions of Approval dated April 5, 2016,

and labeled as Exhibit "A" incorporated into this resolution by this reference, and the Project Plans on file with the Planning Commission Secretary.

SECTION 4. The Planning Commission Secretary shall certify the adoption of this resolution.

ADOPTED AND APPROVED this 5<sup>th</sup> day of April 2016.

---

GARY LARSON, Chairman

ATTEST:

---

KAREN PULVERS,  
PLANNING COMMISSION SECRETARY

APPROVED AS TO FORM:

---

ELIZABETH M. CALCIANO  
ASSISTANT CITY ATTORNEY

STATE OF CALIFORNIA )  
COUNTY OF SAN BERNARDINO ) ss.  
CITY OF CHINO HILLS )

I, KAREN PULVERS, Planning Commission Secretary of the City of Chino Hills, do hereby certify that the foregoing Resolution No. PC 2016-\_\_ was duly passed and adopted at a regular meeting of the Chino Hills Planning Commission held on the 5<sup>th</sup> day of April 2016, by the following roll call vote, to wit:

AYES: COMMISSION MEMBERS:

NOES: COMMISSION MEMBERS:

ABSENT: COMMISSION MEMBERS:

KAREN PULVERS  
Planning COMMISSION Secretary



**CITY OF CHINO HILLS**  
**Conditions of Approval**  
**Design Review No. 426**  
**Vila Borba Tentative Tract 16338**

---

**Community Development Department**

1. The project construction shall be in substantial conformance with the Serena and Montarra Site Plans (Exhibits "B" and "C") and the Serena and Montarra elevations and floor plans (Exhibits "D" and "E"). No modification to the Site Plan, Design Plan or the Conditions of Approval for the Design Review shall be permitted without the approval of the Director of Community Development or his/her designee.
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8. Prior to the final inspection of the project, irrigation and landscaping shall be installed within the front yard.
9. All conditions of approval, for Tentative Tract 16338 as adopted by the City Council on April 25, 2006, shall remain in effect.
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11. Prior to the submittal of construction plans, Trust Deposit Accounts shall show no deficits.

**Chino Valley Independent Fire District**

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  - a) Building Construction – a current fire flow is required to be submitted with the plans.
  - b) Fire Sprinkler Systems, designed by C16 contractor or registered engineer.
  - c) Final fuel modification plan.

**END OF SEQUENTIAL CONDITIONS**

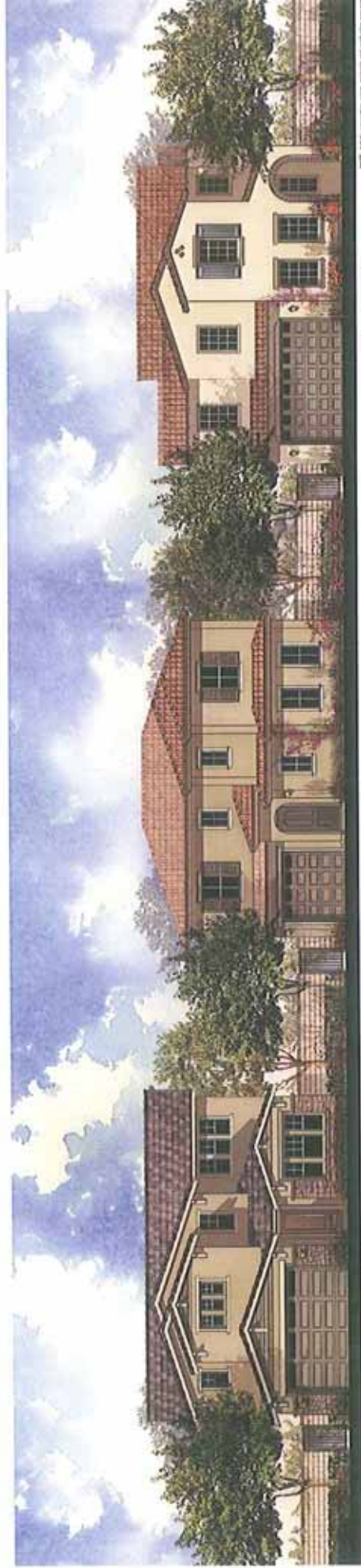
**Project Manager: Kim Zuppiger**











PLAN 1C CRAFTSMAN

PLAN 2B ITALIAN

PLAN 3A SPANISH

WEST, NORTH, SOUTHWEST, SOUTHEAST, EAST, SOUTHEAST, SOUTHWEST, NORTH

# SERENA AT VILA BORBA II

## Exhibit "D"

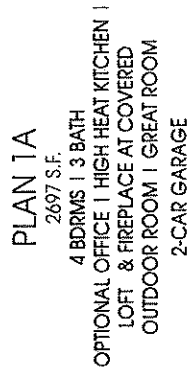
Tract 16338  
Serena at Vila Borba II  
Plans 1, 2 & 3  
Product 1



WILLIAM F. FERNALD & SONS, INC.  
10000 WILSON AVENUE  
LOS ANGELES, CALIFORNIA 90024  
TEL: (213) 707-1000 FAX: (213) 707-1001

CalAtlantic Homes Chino Hills, California

February 22, 2016 • 2014031



FLOOR AREA TABLE	PLAN 1A
FIRST FLOOR LINALE	1345 SQ. FT.
SECOND FLOOR LINALE	1314 SQ. FT.
TOTAL LINALE	2659 SQ. FE.
2-CAR GARAGE	580 SQ. FT.
COVERED ENTRY/PORCH	53 SQ. FE.
COVERED OUTDOOR PORCH	241 SQ. FE.
BUILDING HEIGHT	7'-7 1/2"
FLOOR FINISHES ARE AS SHOWN ON PLANS	
FLOOR FINISHES MUST BE DESIGNED BY COUNTRY WITH THE CITY'S	

**Tract 16338**  
**Serena at Villa Borghese**  
**Plans 1, 2 & 3**  
**Product 1**

**WILLIAM HEXMALACH**  
A 12 C H ; F C 1 3 1 N C .  
1000 MILLER AVE. #10170 SANTA ANA CA 92705  
909 273 1467 [williamhexmalach.com](mailto:williamhexmalach.com) 909 273 1579

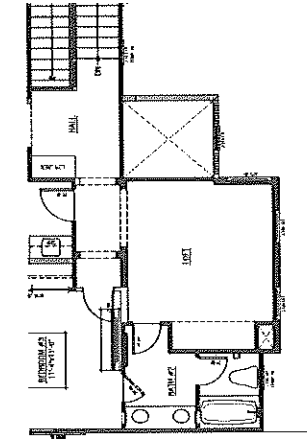
SERENA AT VILA BORBA || PLAN 1A - SPANISH A1.1

CalAtlantic Homes  
Chino Hills, California

February 22, 2016 • 2014031

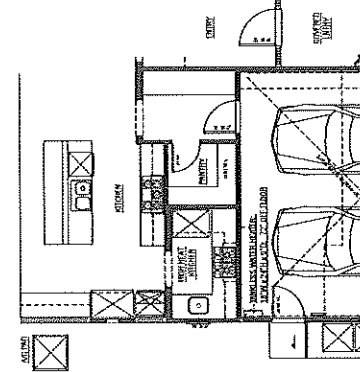
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186/623

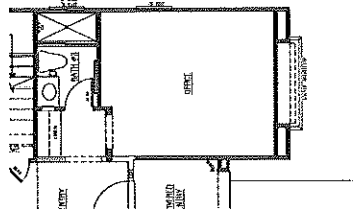


OPTIONAL LOFT  
AT UPPER LEVEL

FLOOR PLANS WILL BE DESIGNED TO COMPLY WITH THE CITY'S  
FLOORING STANDARDS.



OPTIONAL HIGH HEAT KITCHEN  
AT LOWER LEVEL



OPTIONAL OFFICE  
AT LOWER LEVEL

Tract 16338  
Serena at Vila Borba II  
Plans 1, 2 & 3  
Product 1

WILLIAM HERZMANN  
ARCHITECTS  
10000 WILSON AVENUE, SUITE 100, WILSON, CA 94094  
(415) 947-1000

PLAN 1 - FLOOR PLAN OPTIONS A1.2

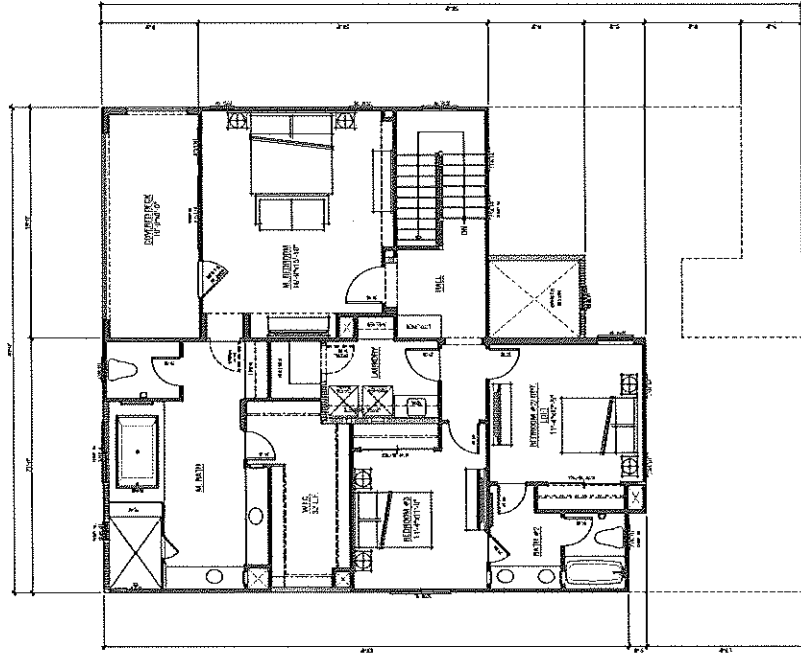
SERENA AT VILA BORBA II

February 22, 2016 • 2014031

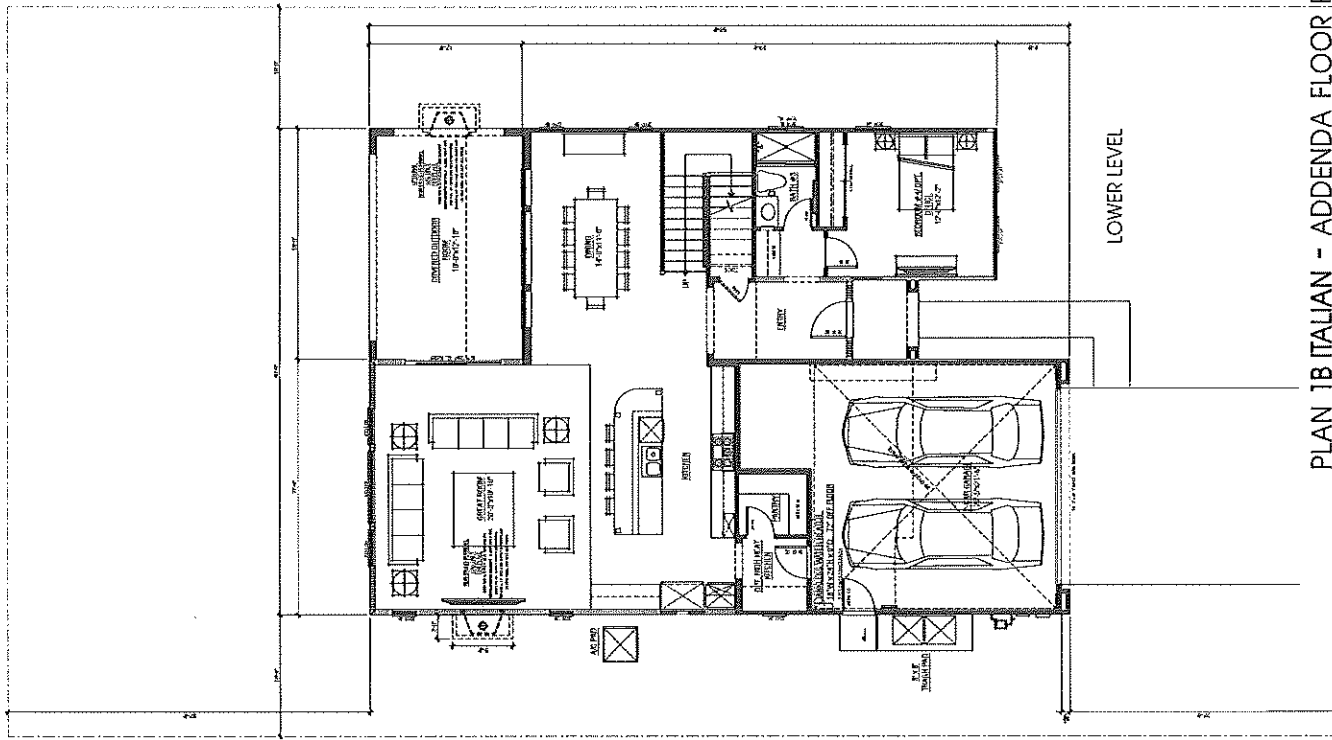
SCALE: 1/4" = 1'-0"

Chino Hills, California

CalAtlantic Homes



UPPER LEVEL



LOWER LEVEL

FLOOR AREA TABLE	PLAN 1B
FIRST FLOOR FINISH	1333 SQ. FT.
SECOND FLOOR FINISH	1334 SQ. FT.
TOTAL FINISH	2667 SQ. FT.
2-CAR GARAGE	500 SQ. FT.
COVERED PATIO/POORCH	34 SQ. FT.
COVERED PATIO/POORCH	294 SQ. FT.
PAVING	11,333 SQ. FT.
PAVING	11,333 SQ. FT.
PAVING	11,333 SQ. FT.

# SERENA AT VILA BORBA II

## PLAN 1B ITALIAN - ADDENDA FLOOR PLANS A1.3

CalAtlantic Homes Chino Hills, California

SCALE: 1/4" = 1'-0"

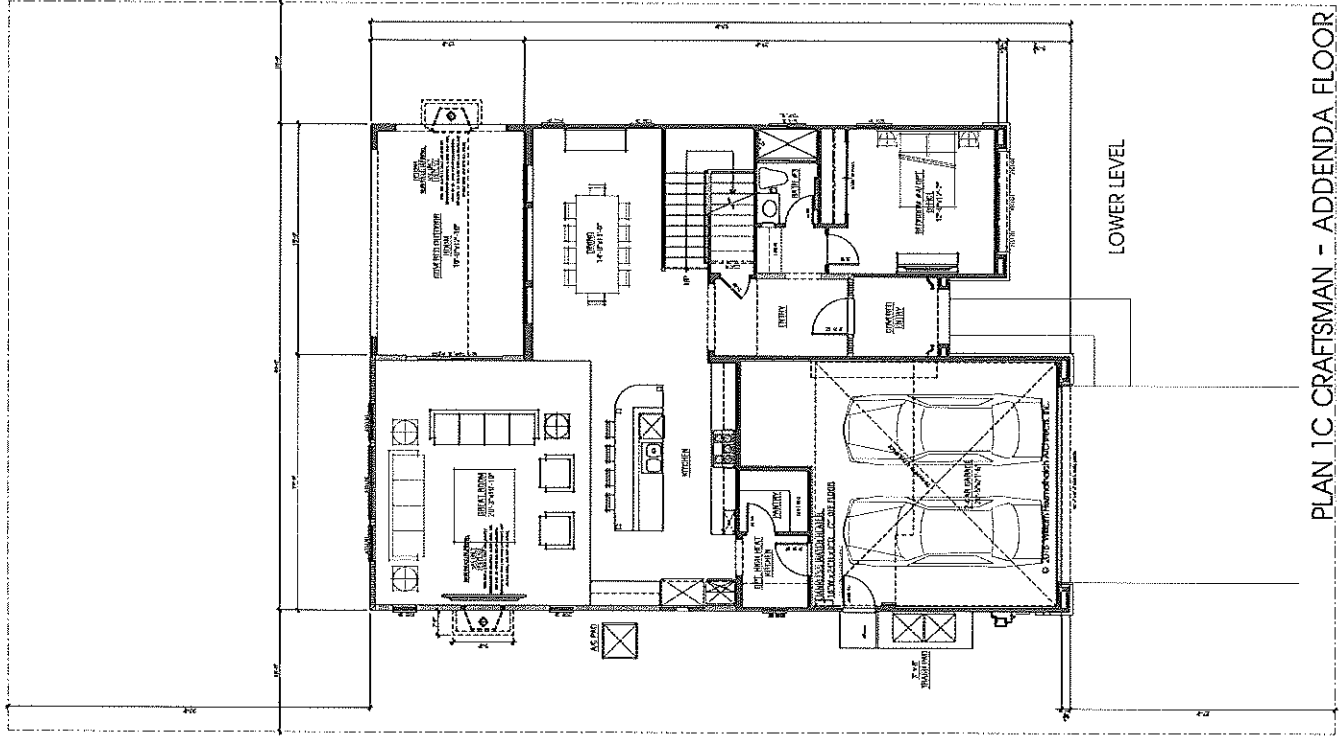
February 22, 2016 • 2014031

188/623

Tract 16338  
Serena at Vila Borba II  
Plans 1.2 & 3  
Product 1



WILLIAM HEILMALCH  
ARCHITECT  
10000 WILSON AVENUE, SUITE 100  
CHINO HILLS, CA 91709  
TEL: 909.441.1111 FAX: 909.441.1112



FLOOR AREA TABLE	PLAN 1C
FIRST FLOOR LIVING	1343 SQ. FT.
SECOND FLOOR LIVING	1314 SQ. FT.
TOTAL FLOOR AREA	2657 SQ. FT.
2-CAR GARAGE	500 SQ. FT.
COVERED PATIO/SCREEN	137 SQ. FT.
COVERED OUTDOOR ROOM	137 SQ. FT.
SCREENED PORCH	249 SQ. FT.
JAMBS	4 SQ. FT.
TOTAL	4630 SQ. FT.

FLOOR PLANS WILL BE DESIGNED TO COMPLY WITH THE CITY'S  
PERMITS AND REGULATIONS.

Tract 16338  
Serena at Villa Borba II  
Plans 1.2 & 3  
Product 1

PLAN 1C CRAFTSMAN - ADDENDA FLOOR PLANS A1.4

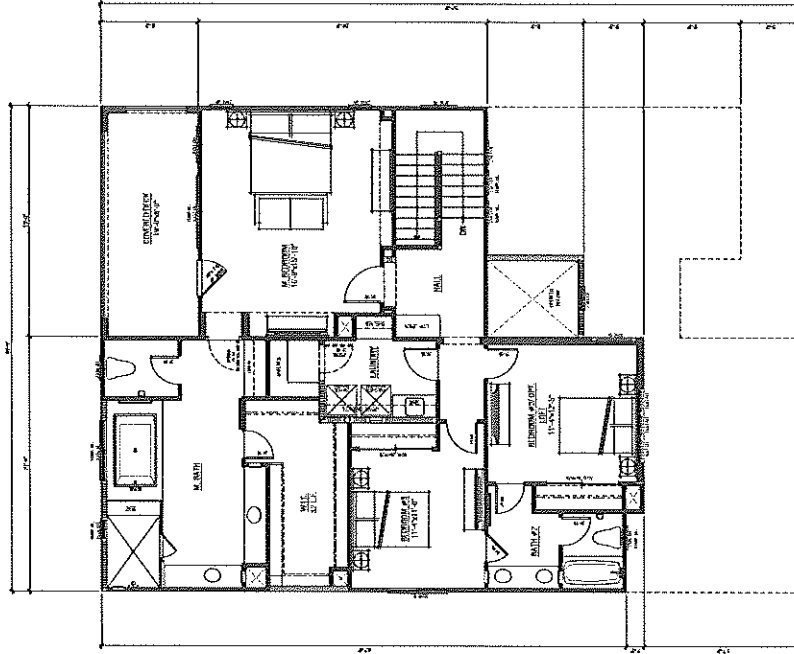
WILLIAM H. ZEEMAN, ARCHITECT  
11111 E. 11TH AVE., SUITE 100  
DENVER, CO 80231  
303.755.1111

February 22, 2016 • 2014031

SCALE: 1/4" = 1'-0"



189/623



# SERENA AT VILA BORBA II

Chino Hills, California

CalAtlantic Homes



PLAN 1 EXTERIOR COLORS & MATERIALS

ITEM	DESCRIPTION	EXTERIOR COLOR	EXTERIOR MATERIAL	EXTERIOR COLOR	EXTERIOR MATERIAL
1	ROOFING	CLAY TILE	CLAY TILE	CLAY TILE	CLAY TILE
2	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
3	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
4	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
5	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
6	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
7	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
8	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
9	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
10	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
11	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
12	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
13	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
14	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
15	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
16	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
17	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
18	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
19	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
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22	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
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25	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
26	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
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45	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
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70	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
71	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
72	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
73	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
74	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
75	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
76	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
77	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
78	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
79	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
80	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
81	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
82	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
83	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
84	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
85	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
86	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
87	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
88	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
89	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
90	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
91	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
92	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
93	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
94	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
95	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
96	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
97	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
98	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
99	WALLS	STUCCO	STUCCO	STUCCO	STUCCO
100	WALLS	STUCCO	STUCCO	STUCCO	STUCCO



PLAN 1A SPANISH



PLAN 1C CRAFTSMAN



PLAN 1B ITALIAN

# SERENA AT VILA BORBA II

CalAtlantic Homes Chino Hills, California

Tract 16338  
Serena at Vila Borba II  
Plans 1, 2 & 3  
Product 1

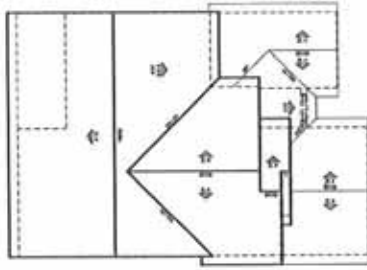
PLAN 1 - FRONT ELEVATIONS A1.5



February 22, 2016 • 2014031

SCALE: 1/4" = 1'-0"

190/623

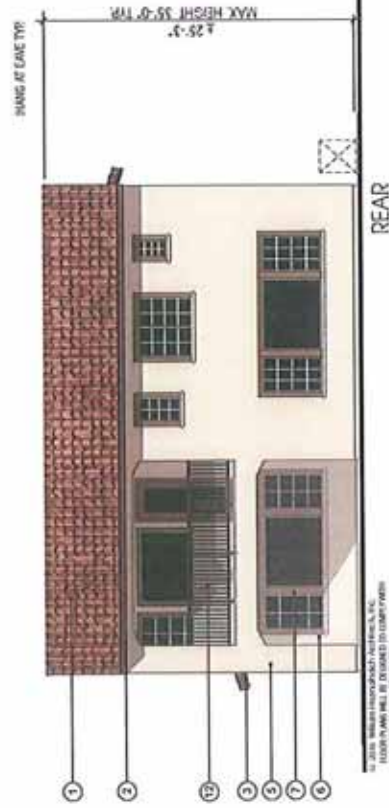


# ROOF PLAN

SCALE: 1/8" = 1'-0" Pitch: 4:12  
RAKE: Tight EAVE: 18"

## SPANISH ELEVATION

1. ROOF: LOW PROFILE, CONCRETE "S" TILE
2. FASCIA: 2X3 TYPICAL FASCIA
3. BARGE: 4X6 BARGE BOARD
4. GABLE: FOAM ACCENT PIPES
5. WALL: STUCCO
6. TRIM: WHITE VINYL WITH EXTERIOR GRIDS
7. WINDOW: FRONT DOOR PATTERN PER ELEVATION STYLE, THERMA TRU OOR 822SR
8. GARAGE DOOR: METAL SECTIONAL GARAGE DOOR WITH GLASS LITES AT TOP PANEL
9. SHUTTERS: DECORATIVE SHUTTERS PER ELEVATION STYLE
10. SHUTTERS: DECORATIVE SHUTTERS PER ELEVATION STYLE
11. ACCENTS: FEATURE WINDOW WITH LOW WALL AND BRICK CAP
12. RAILING: WOOD RAILING AT COVERED DECK
13. COACH LIGHTS: MAXIM LIGHTING: ODESSA 85013LITES

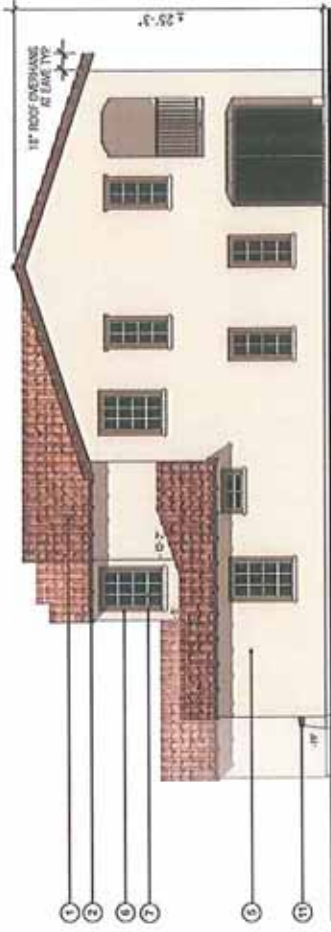


1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13.

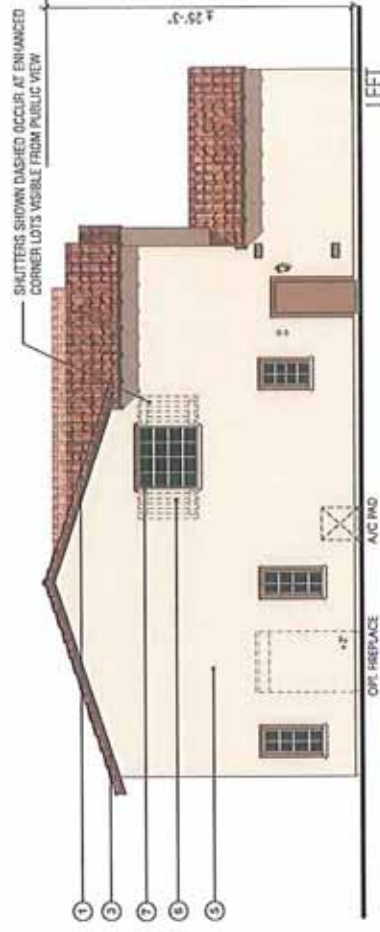
# SERENA AT VILA BORBA II

CalAtlantic Homes

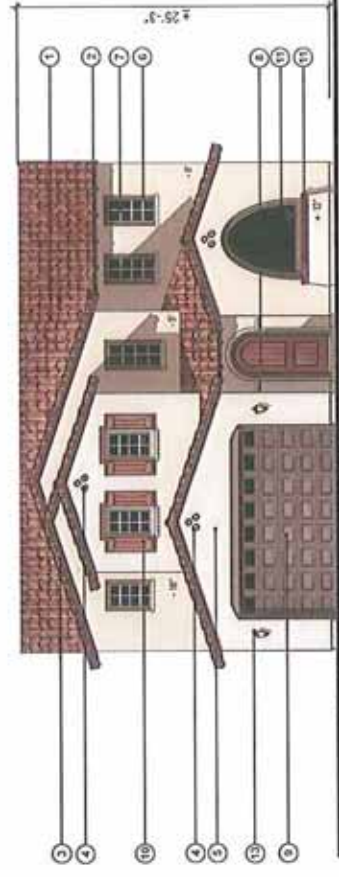
Chino Hills, California



RIGHT



LEFT



FRONT

Tract 16338  
Serena at Vila Borba II  
Plans 1, 2 & 3  
Product 1

PLAN 1A - SPANISH A1.6



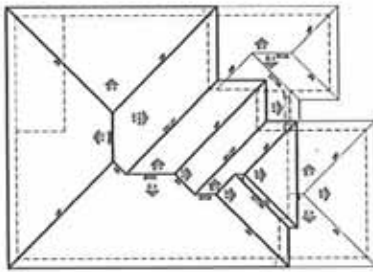
SCALE: 1/4" = 1'-0"

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WILLIAM J. CECILIANO, P.E.  
ARCHITECT  
10000 WILSON AVENUE, SUITE 100  
CHINO HILLS, CA 91709

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**ROOF PLAN**  
 SCALE: 1/8" = 1'-0" Pitch: 4:12  
 RAKE: - EAVE: 24"

**ITALIAN ELEVATION**

1. ROOF: LOW PROFILE, CONCRETE "S" TILE
2. FASCIA: 2X3 TYPICAL FASCIA WITH ENCLOSED EAVE WITH FOAM SHAPE
3. WALL: STUCCO
4. TRIM: STUCCO OVER RIGID FOAM TRIM PER ELEVATION STYLE
5. WINDOW: WHITE VINYL WITH EXTERIOR GRIDS
6. FRONT DOOR: FRONT DOOR PATTERN PER ELEVATION STYLE, THERMA TRU CCR 8040
7. GARAGE: METAL SECTIONAL GARAGE DOOR WITH GLASS LITES AT TOP
8. SHUTTERS: DECORATIVE SHUTTERS
9. RAILING: WOOD RAILING AT COVERED DECK
10. COACH LIGHTS: MAXIM LIGHTING: CARRIAGE HOUSE 85522MOOB



**REAR**

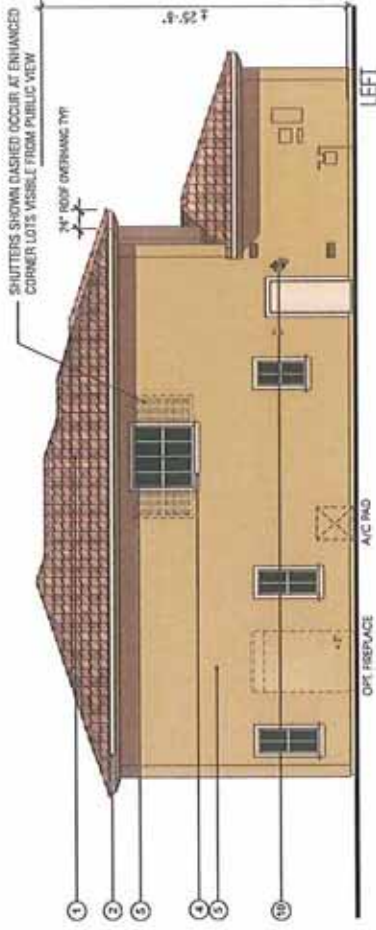
**SERENA AT VILA BORBA II**

CalAtlantic Homes

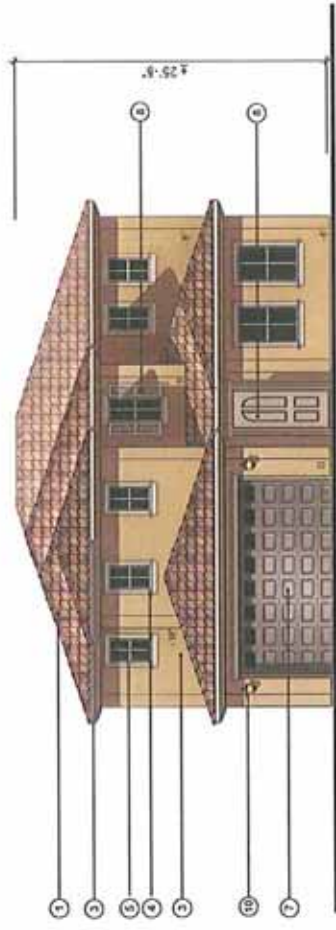
Chino Hills, California



**RIGHT**



**LEFT**



**FRONT**

Notes: All elevations are conceptual. Colors, materials and application may vary.

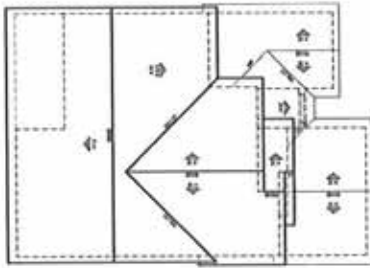
Tract 16338  
 Serena at Vila Borba II  
 Plans 1, 2 & 3  
 Product 1

PLAN 1B - ITALIAN A1.7

SCALE: 1/4" = 1'-0"

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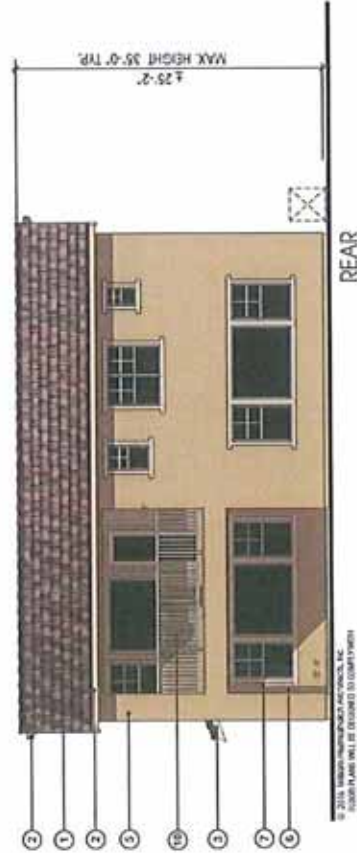


### ROOF PLAN

SCALE: 1/8" = 1'-0" Pitch: 4: 12  
RAKE: 12" EAVE: 18"

### CRAFTSMAN ELEVATION

1. ROOF: CONCRETE FLAT TILE
2. FASCIA: 2X4 TYPICAL FASCIA WITH OUTLOOKERS AND KNEE BRACE
3. BARGE: 3X8 BARGE BOARD
4. GABLE: GABLE END ACCENT TRIM WITH VERTICAL BATTS
5. WALL: STUCCO
6. TRIM: STUCCO OVER RIGID FOAM TRIM FOAM SHAPE PER ARCHITECTURAL STYLE
7. WINDOW: WHITE VINYL
8. FRONT DOOR: FRONT DOOR PATTERN PER ARCHITECTURAL STYLE, THERMA TRU CCN890
9. GARAGE DOOR: METAL SECTIONAL GARAGE DOOR WITH GLASS LITES AT TOP
10. RAILING: WOOD BAILING AT COVERED BALCONY AT REAR
11. VENEER: MANUFACTURED STONE VENEER WITH BRICK CAP
12. COACH LIGHTS: MAXIM LIGHTING, COLDWATER 86054-HOBU



REAR

## SERENA AT VILA BORBA II

CalAtlantic Homes

Chino Hills, California



RIGHT



LEFT



FRONT

Tract 16338  
Serena at Vila Borba II  
Plans 1, 2 & 3  
Product 1

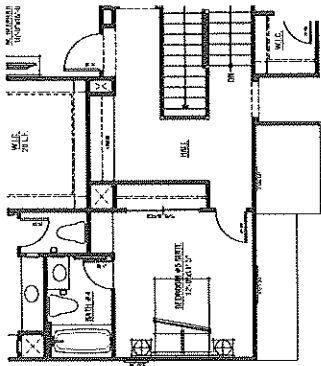
PLAN 1C - CRAFTSMAN A1.8

SCALE: 1/4" = 1'-0"

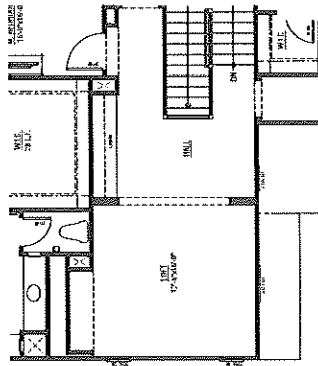
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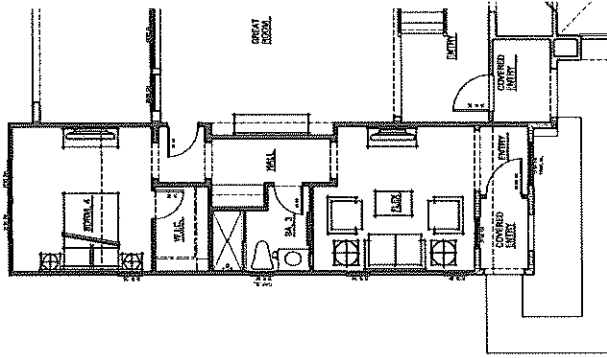




OPTIONAL BEDROOM 5 SUITE/BATH 4  
AT UPPER LEVEL

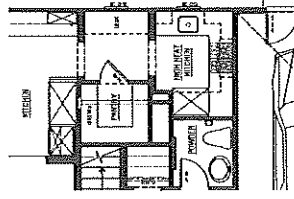


OPTIONAL LOFT  
AT UPPER LEVEL



OPTIONAL FLEX SPACE  
AT LOWER LEVEL

| FLOOR AREA TABLE    | SQ. FT. |
|---------------------|---------|
| FIRST FLOOR LAMBLE  | 1844    |
| SECOND FLOOR LAMBLE | 1844    |
| TOTAL LAMBLE        | 3688    |
| 2-BED GARAGE        | 513     |
| COVERED ENTRY PORCH | 27      |
| COVERED REAR PORCH  | 148     |



OPTIONAL HIGH HEAT KITCHEN  
AT LOWER LEVEL

| FLOOR AREA TABLE    | SQ. FT. |
|---------------------|---------|
| FIRST FLOOR LAMBLE  | 1844    |
| SECOND FLOOR LAMBLE | 1844    |
| TOTAL LAMBLE        | 3688    |
| 2-BED GARAGE        | 513     |
| COVERED ENTRY PORCH | 27      |
| COVERED REAR PORCH  | 148     |

LOWER LEVEL WILL BE DESIGNED TO COMPLY WITH THE CITY'S  
FLOOR AREA REQUIREMENTS

# SERENA AT VILA BORBA II

CalAtlantic Homes

Chino Hills, California

## PLAN 2 - FLOOR PLAN OPTIONS A2.2

Tract 16338  
Serena at Vila Borba II  
Plans 1, 2 & 3  
Product 1



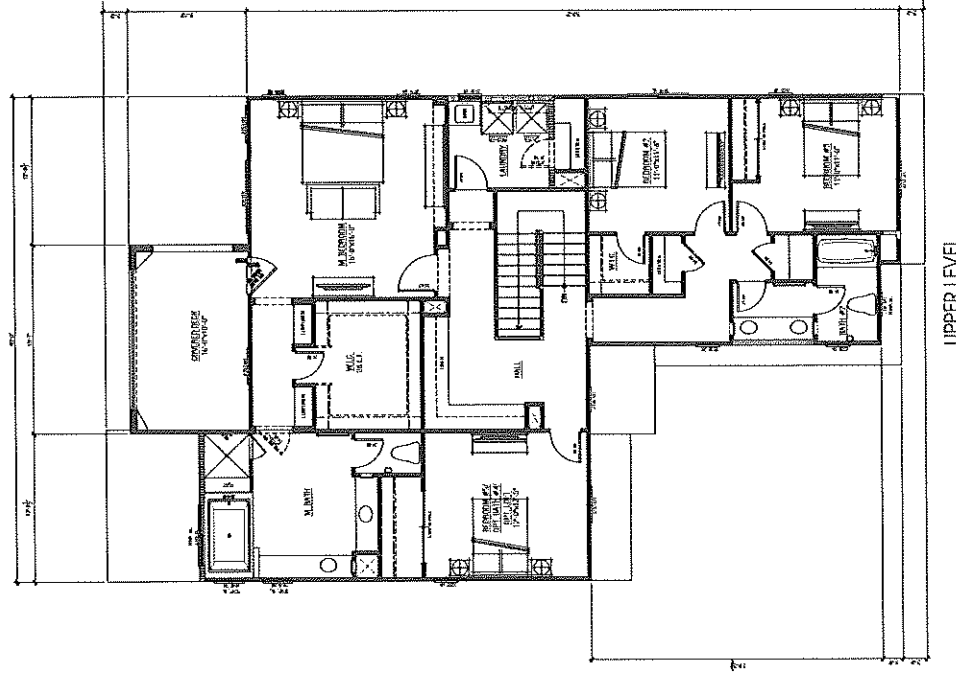
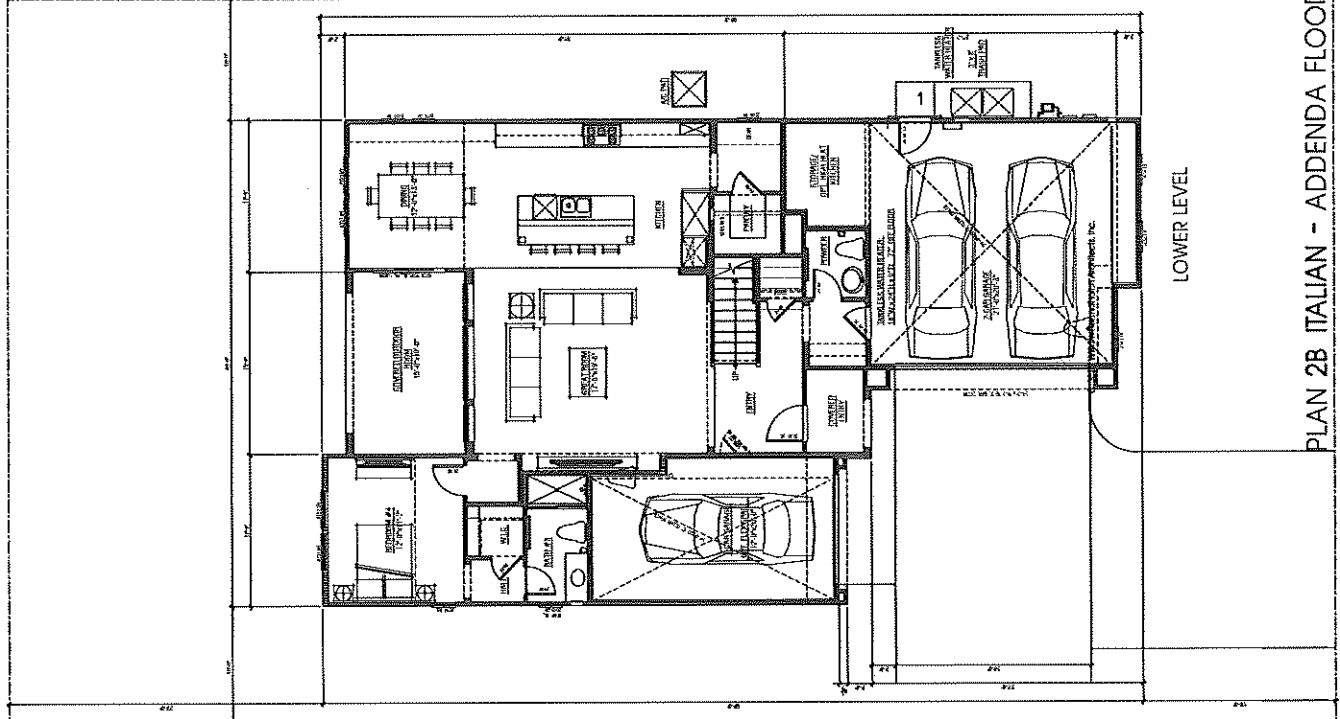
WILLIAM HAMMALOCH  
ARCHITECT  
10000 WILSON AVENUE, SUITE 100  
LOS ANGELES, CA 90024  
TEL: 310.557.1000 FAX: 310.557.1001

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SCALE: 1/4" = 1'-0"



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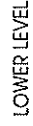
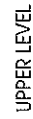
| FLOOR AREA TABLE     | PLAN 20     |
|----------------------|-------------|
| PERMITTED FLOOR      | 1547 58 FT. |
| PERMITTED GARAGE     | 587 25 FT.  |
| TOTAL FLOOR          | 2134 83 FT. |
| TOTAL GARAGE         | 587 25 FT.  |
| TOTAL LOT            | 587 25 FT.  |
| COVERED OUTDOOR AREA | 57 08 FT.   |
| COVERED OUTDOOR AREA | 144 54 FT.  |
| TOTAL LOT            | 44 79 FT.   |
| PERMITTED FLOOR      | 1547 58 FT. |
| PERMITTED GARAGE     | 587 25 FT.  |
| TOTAL LOT            | 2134 83 FT. |
| COVERED OUTDOOR AREA | 57 08 FT.   |
| COVERED OUTDOOR AREA | 144 54 FT.  |
| TOTAL LOT            | 44 79 FT.   |

Tract 16338  
 Serena at Vila Borba II  
 Plans 1, 2 & 3  
 Product 1

PLAN 20 ITALIAN - ADDENDA FLOOR PLANS A2.3

SERENA AT VILA BORBA II





| FLOOR AREA TABLE    |              | PLAN 20 |
|---------------------|--------------|---------|
| FRONT LOBBY LAMBLE  | 150' SQ. FT. |         |
| SECOND FLOOR LAMBLE | 165' SQ. FT. |         |
| TOTAL LAMBLE        | 315' SQ. FT. |         |
| 2-CAR GARAGE        | 372' SQ. FT. |         |
| 1-CAR GARAGE        | 359' SQ. FT. |         |
| CORNER OFFICE/REAR  | 37' SQ. FT.  |         |
| CORNER OFFICE/REAR  | 146' SQ. FT. |         |
| BUILDING MEANS      | 44' 246' 6"  |         |
| TOTAL               |              |         |

NOTE: PLANS WILL BE DECREASED TO COMPLY WITH CITY'S

**Tract 16338**  
**Serena at Villa Borghese II**  
**Plans 1, 2 & 3**  
**Product 1**

**WILLIAM KEZMALACH**  
A 16 CH 115 CFS INC.  
PRODUCTION DIVISION, 16150 SOUTHWEST 23RD AVE  
MIRAGE, FL 33025 TEL 305 487 1200 FAX 305 487 1201

## SERENA AT VILA BORBA II

Chino Hills, California

PLAN 2C CRAFTSMAN - ADDENDA FLOOR PLANS

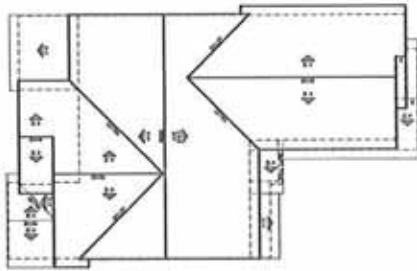
SCALE: 1/4" = 1'-0"

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**ROOF PLAN**  
 SCALE: 1/8" = 1'-0" Pitch: 4:12 & 3:12  
 RAKE: Tight EAVE: 18"

### SPANISH ELEVATION

1. ROOF: LOW PROFILE, CONCRETE "S" TILE
2. FASCIA: 2X3 TYPICAL FASCIA
3. BARGE: 4X6 BARGE BOARD
4. GABLE: FOAM ACCENT PIPES
5. WALL: STUCCO
6. TRIM: STUCCO OVER RIGID FOAM TRIM FOAM SHAPE PER ARCHITECTURAL STYLE
7. WINDOW: WHITE VINYL WITH EXTERIOR GRIDS
8. FRONT DOOR: FRONT DOOR PATTERN PER ELEVATION STYLE, THERMA TRU CCR 822SR
9. GARAGE DOOR: METAL SECTIONAL GARAGE DOOR WITH GLASS LITES AT TOP PANEL
10. SHUTTERS: DECORATIVE SHUTTERS PER ELEVATION STYLE
11. RAILING: WOOD RAILING AT COVERED DECK
12. TILE: DECORATIVE TILE ACCENTS AT ENTRY SURROUND
13. METAL: DECORATIVE METAL GRILL AT WINDOW
14. COACH LIGHTS: MAXIM LIGHTING: COESSA 85013LITES



ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE  
 GARAGE DOOR AREA INCLUDED - 16'-0"  
 & COVERED DECK INCLUDED - 16'-0"  
 ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE

## SERENA AT VILA BORBA II

CalAtlantic Homes

Chino Hills, California

NOTE: ALL 1" CONCEPTUAL, COORDINATE, MATERIALS AND APPLICATION MAY VARY.

FRONT

Tract 16338

Serena at Vila Borball

Plans 1, 2 & 3

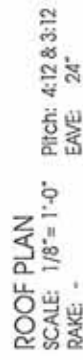
Product 1

PLAN 2A - SPANISH A2.6

SCALE: 1/4" = 1'-0"

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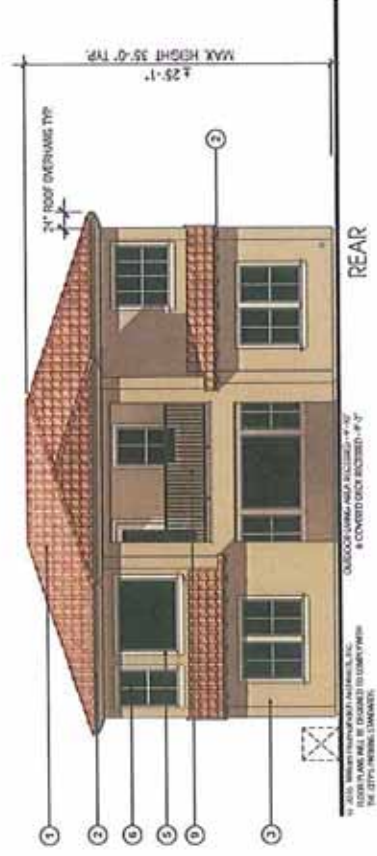


ROOF PLAN

SCALE: 1/8" = 1'-0" Pitch: 4:12 & 3:12  
RAKE: - EAVE: 24"

## ITALIAN ELEVATION

1. ROOF: LOW PROFILE, CONCRETE 3" TILE
2. FASCIA: 2X3 TYPICAL FASCIA WITH ENCLOSED EAVE WITH FOAM SHAPE
3. WALL: STUCCO
4. TRIM: STUCCO OVER RIGID FOAM TRIM PER ELEVATION STYLE
5. WINDOW: WHITE VINYL WITH EXTERIOR GRIDS
6. FRONT DOOR: FRONT DOOR PATTERN PER ELEVATION STYLE, THERMA TRU CCR 8040
7. GARAGE: METAL SECTIONAL GARAGE DOOR WITH GLASS LITES AT TOP
8. SHUTTERS: DECORATIVE SHUTTERS
9. RAILING: WOOD RAILING AT COVERED DECK
10. COACH LIGHTS: MAXIM LIGHTING; CARRIAGE HOUSE 85322MOOR



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 Floor plans will be e-mailed to customers.  
 The City's design standards.

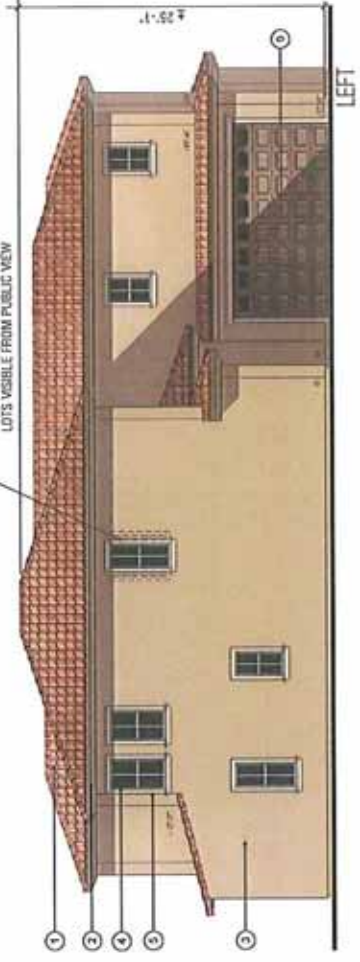
## SERENA AT VILA BORBA II

CalAtlantic Homes

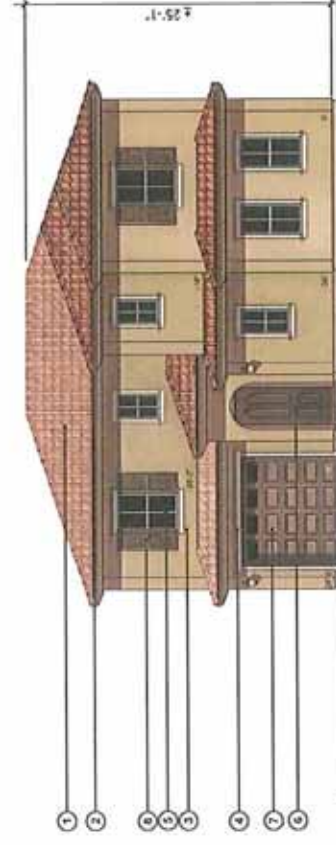
Chino Hills, California



• SHUTTERS SHOWN DASHED OCCUR AT ENHANCED CORNER  
LOTS VISIBLE FROM PUBLIC VIEW



LEFT



**Notes:** Artist's conception; colors, materials and application may vary.

FRONT

Tract 16338

Plans 1, 2 &amp; 3

Product 1

A2.7

PLAN 2B - ITALIAN

A2.7



**WILLIAM HIZEMALICH**  
A. B. C. H. I. N. C. I. 2. 1. 30 C.  
MILWAUKEE, WIS. 53102  
MILWAUKEE, WIS. 53102

SCALE: 1/4" = 1'-0"

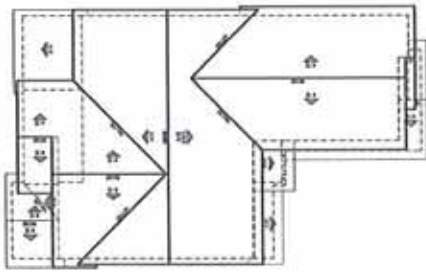
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SCALE: 1/4" = 1'-0"

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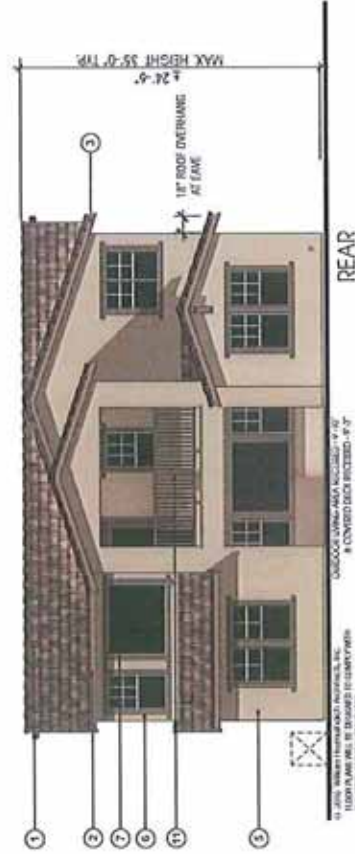




**ROOF PLAN**  
SCALE: 1/8" = 1'-0" Pitch: 4:12 & 3:12  
RAKE: 12" EAVE: 18"

**CRAFTSMAN ELEVATION**

1. ROOF: CONCRETE FLAT TILE
2. FASCIA: 2x4 TYPICAL FASCIA WITH OUTLOOKERS AND KNEE BRACE
3. BARGE: 3x8 BARGE BOARD
4. GABLE: GABLE END ACCENT TRIM WITH VERTICAL BATTS
5. WALL: STUCCO
6. TRIM: STUCCO OVER RIGID FOAM TRIM FOAM SHAPE PER ARCHITECTURAL STYLE
7. WINDOW: WHITE VINYL
8. FRONT DOOR: FRONT DOOR PATTERN PER ARCHITECTURAL STYLE, THERMA TRU CCM690
9. GARAGE DOOR: METAL SECTIONAL GARAGE DOOR WITH GLASS LITES AT TOP
10. RAILING: WOOD RAILING AT COVERED BALCONY AT REAR
11. VENEER: MANUFACTURED STONE VENEER WITH BRICK CAP
12. COACH LIGHTS: MAXIM LIGHTING, COLDWATER 86054HQB8U



**REAR**

MAX HEIGHT 35'-0" TYP.  
12'-0" ROOF OVERHANG AT EAVE

12'-0" ROOF OVERHANG AT EAVE

12'-0" ROOF OVERHANG AT EAVE

12'-0" ROOF OVERHANG AT EAVE

12'-0" ROOF OVERHANG AT EAVE

12'-0" ROOF OVERHANG AT EAVE

12'-0" ROOF OVERHANG AT EAVE

12'-0" ROOF OVERHANG AT EAVE

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12'-0" ROOF OVERHANG AT EAVE

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12'-0" ROOF OVERHANG AT EAVE

12'-0" ROOF OVERHANG AT EAVE

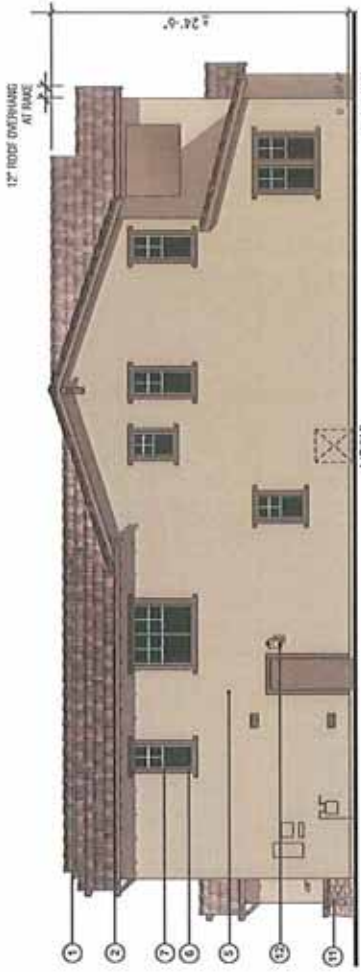
12'-0" ROOF OVERHANG AT EAVE

12'-0" ROOF OVERHANG AT EAVE

12'-0" ROOF OVERHANG AT EAVE

12'-0" ROOF OVERHANG AT EAVE

12'-0" ROOF OVERHANG AT EAVE



**RIGHT**



**LEFT**



**FRONT**

NOTE: ARTIST'S CONCEPTION. COLOR MATERIALS AND APPLICATION MAY VARY.

Tract 16338  
Serena at Vila Borba II  
Plans 1, 2 & 3  
Product 1

**SERENA AT VILA BORBA II**

PLAN 2C - CRAFTSMAN A2.8

CalAtlantic Homes

Chino Hills, California

SCALE: 1/4" = 1'-0"

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# SERENA AT VILA BORBA II

CalAtlantic Homes

Chino Hills, California

PLAN 2A - SPANISH ELEVATION OPTIONS A2.9

OPTIONAL FLEX SPACE - FRONT ELEVATION



Tract 16338  
Serena at Vila Borba II  
Plans 1, 2 & 3  
Product 1

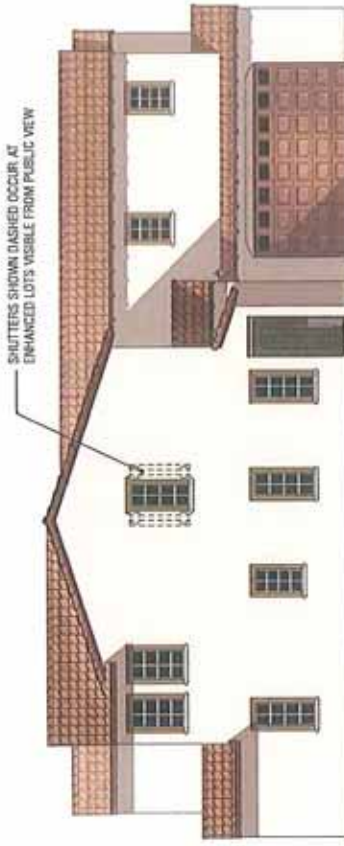


SCALE: 1/4" = 1'-0"

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SHUTTERS SHOWN DASHED OCCUR AT  
ENHANCED LOTS VISIBLE FROM PUBLIC VIEW



OPTIONAL FLEX SPACE - LEFT ELEVATION

ALL DIMENSIONS SHALL BE DECREASED TO COMPLY WITH  
THE CITY'S FLOODING ORDINANCES

# SERENA AT VILA BORBA II

CalAtlantic Homes

Chino Hills, California

SCALE: 1/4" = 1'-0"

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PLAN 2B - ITALIAN ELEVATION OPTIONS A2.10

OPTIONAL FLEX SPACE - FRONT ELEVATION



Tract 16338  
Serena at Vila Borba II  
Plans 1, 2 & 3  
Product 1

WILLIAM HENNINGSEN  
ARCHITECT  
1000 N. GATEWAY BLVD., SUITE 100  
CHINO HILLS, CA 91709

OPTIONAL FLEX SPACE - LEFT ELEVATION

SHUTTERS SHOWN DASHED OCCUR AT ENHANCED CORNER  
LOTS VISIBLE FROM PUBLIC VIEW



FLOOR PLANS SHALL BE REVISIONS TO CLIMATE-PAK  
BY CITY OF CHINO HILLS

203/623

12" ROOF OVERHANG  
AT EAVE



OPTIONAL FLEX SPACE - LEFT ELEVATION

12" ROOF OVERHANG  
AT EAVE



OPTIONAL FLEX SPACE - FRONT ELEVATION

Tract 16338  
Serena at Vila Borba II  
Plans 1, 2 & 3  
Product 1

PLAN 2C - CRAFTSMAN ELEVATION OPTIONS A2.11

SERENA AT VILA BORBA II

CalAtlantic Homes

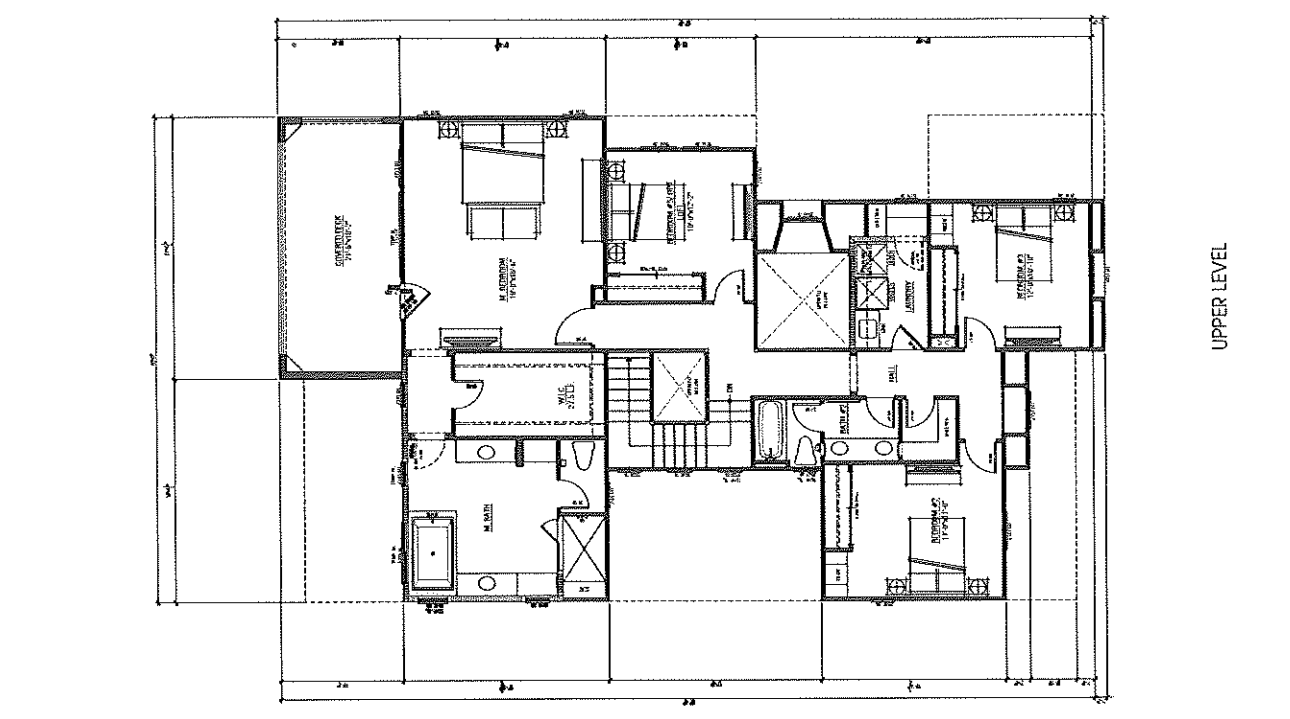
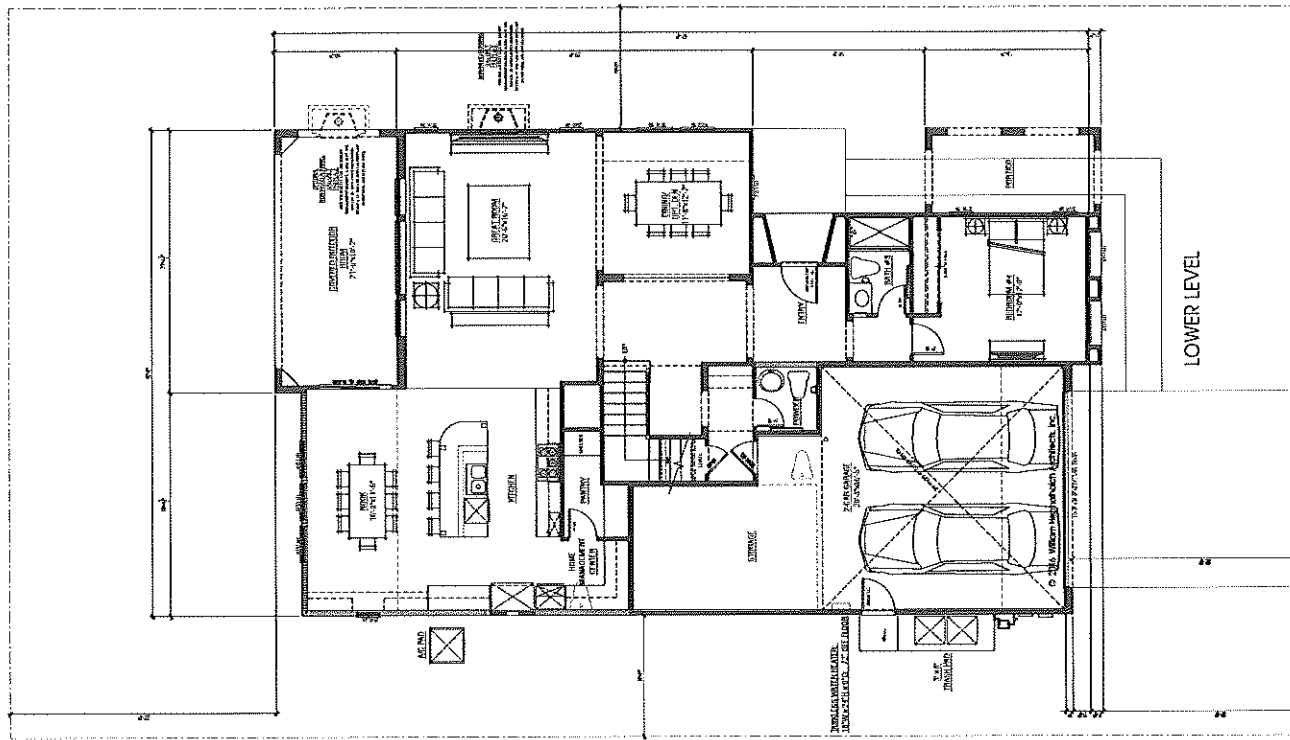
Chino Hills, California

February 22, 2016 • 2014031

SCALE: 1/4" = 1'-0"



WILLIAM HECHEM/ARCHITECT  
SERENA AT VILA BORBA II  
16338 TRACT  
SERENA AT VILA BORBA II  
16338 TRACT



**PLAN 3A**  
3084 S.F.

5 BDRMS | 3.5 BATH | HOME MANAGEMENT CENTER  
OPTIONAL DEN | WINE CLOSET |  
LOFT & FIREPLACE AT COVERED  
OUTDOOR ROOM | GREAT ROOM  
2-CAR GARAGE + STORAGE

| FLOOR AREA TABLE      | PLAN 3A      |
|-----------------------|--------------|
| FIRST FLOOR LAYOUT    | 1577 SQ. FT. |
| SECOND FLOOR LAYOUT   | 1507 SQ. FT. |
| TOTAL LAYOUT          | 3084 SQ. FT. |
| 2-CAR GARAGE          | 507 SQ. FT.  |
| CLOSETED OUTDOOR ROOM | 102 SQ. FT.  |
| CLOSETED OUTDOOR ROOM | 102 SQ. FT.  |
| WALKING DECK          | 44 SQ. FT.   |
| WALKING DECK          | 44 SQ. FT.   |

Tract 16338  
Serena at Vila Borba II  
Plans 1, 2 & 3  
Product 1

PLAN 3A - FLOOR PLAN A3.1

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ARCHITECT  
10000 WILSON AVENUE, SUITE 100  
CHINO, CALIFORNIA 91710  
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SCALE: 1/4" = 1'-0"

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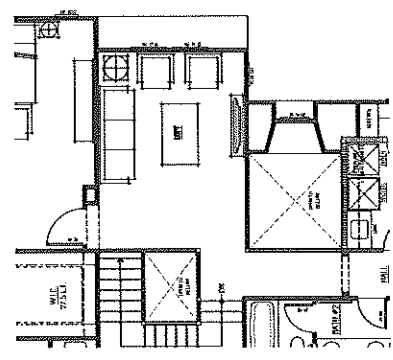
Tract 16338  
 Serena at Vila Borba II  
 Plans 1, 2 & 3  
 Product 1



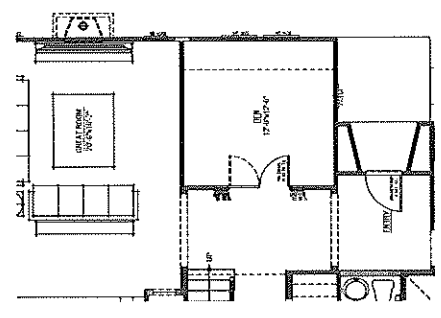
PLAN 3 - FLOOR PLAN OPTIONS A3.2

SCALE: 1/4" = 1'-0" February 22, 2016 • 2014031

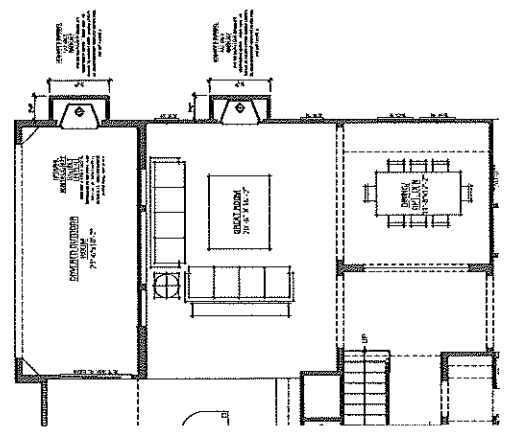
206/623



OPTIONAL LOFT  
 AT UPPER LEVEL



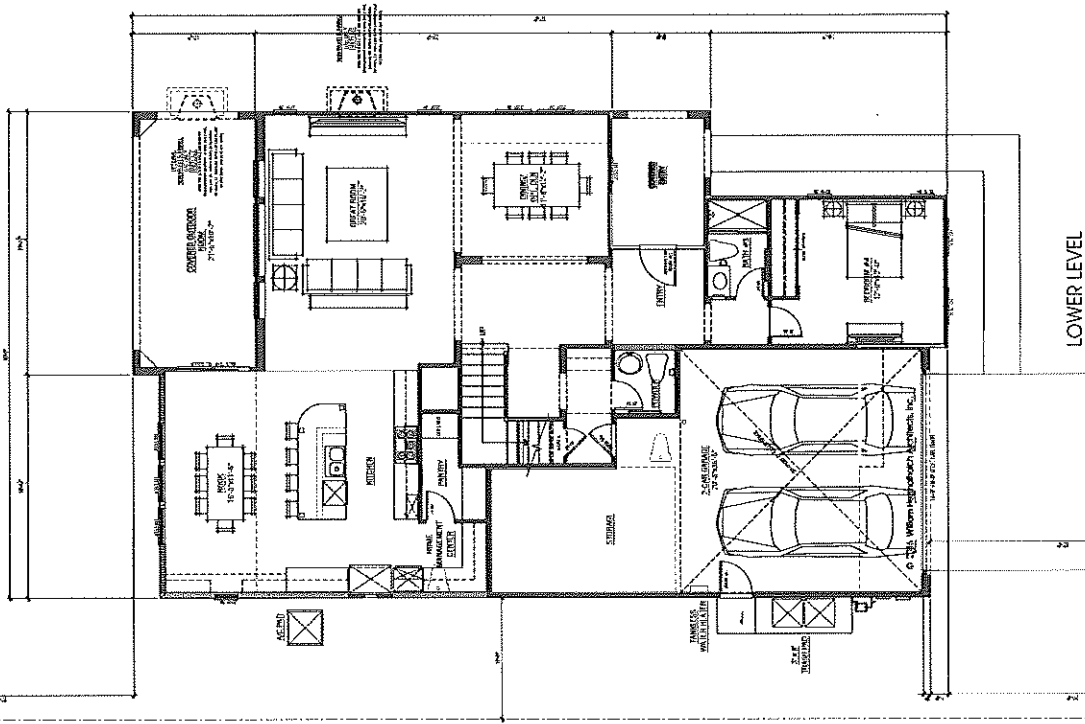
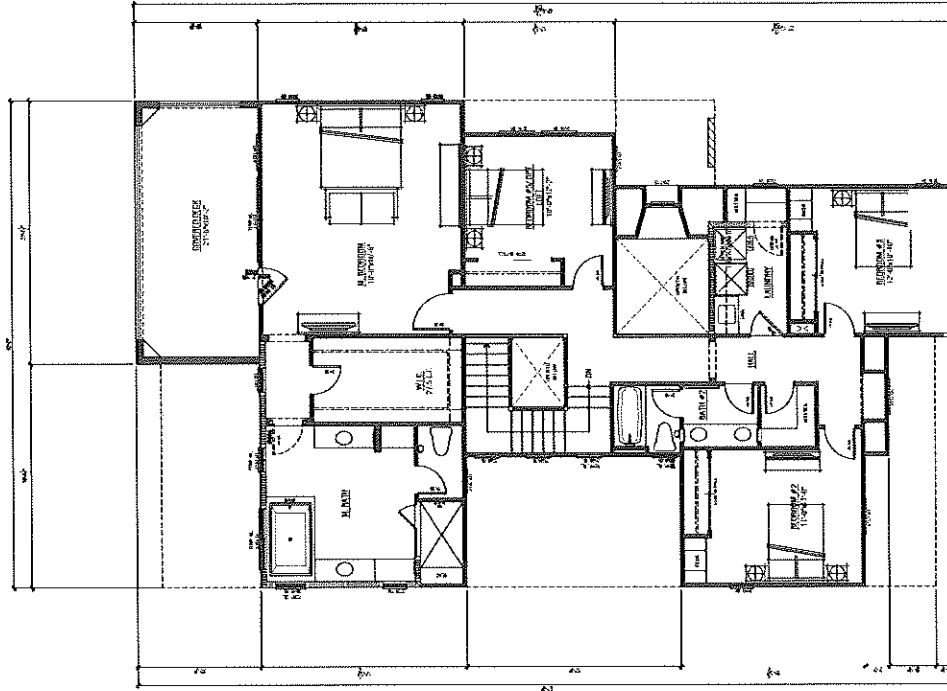
OPTIONAL DEN / WINE CLOSET  
 AT LOWER LEVEL



OPTIONAL FIREPLACES  
 AT LOWER LEVEL

SERENA AT VILA BORBA II

CalAtlantic Homes Chino Hills, California



| FLOOR AREA TABLE     | PLAN 3B      |
|----------------------|--------------|
| PROT FLOOR AREA      | 1572 SQ. FT. |
| EXTENDED FLOOR AREA  | 1512 SQ. FT. |
| TOTAL AREA           | 3084 SQ. FT. |
| 2-CAR GARAGE         | 633 SQ. FT.  |
| COVERED OUTDOOR DECK | 215 SQ. FT.  |
| SCREENED PORCH       | 442 SQ. FT.  |
| TOTAL                | 1190 SQ. FT. |

FLOOR PLANS WILL BE DESIGNED TO COMPLY WITH THE CITY OF CHINO HILLS ORDINANCES.

Tract 16338  
Serena at Vila Borba II  
Plans 1, 2 & 3  
Product 1

PLAN 3B ITALIAN - ADDENDA FLOOR PLANS A3.3

SERENA AT VILA BORBA II

CalAtlantic Homes

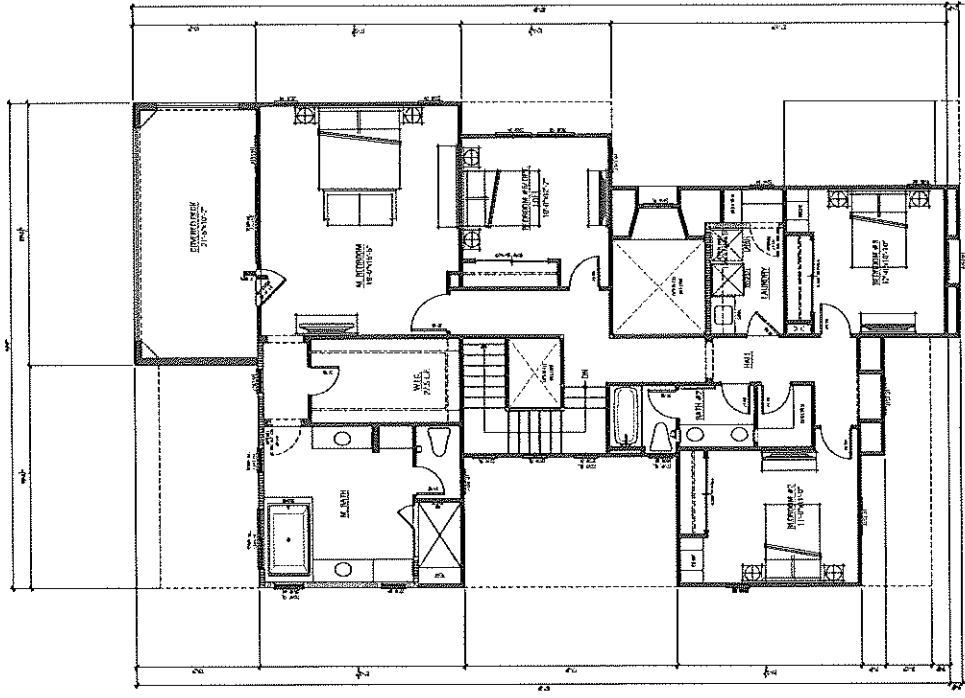
Chino Hills, California

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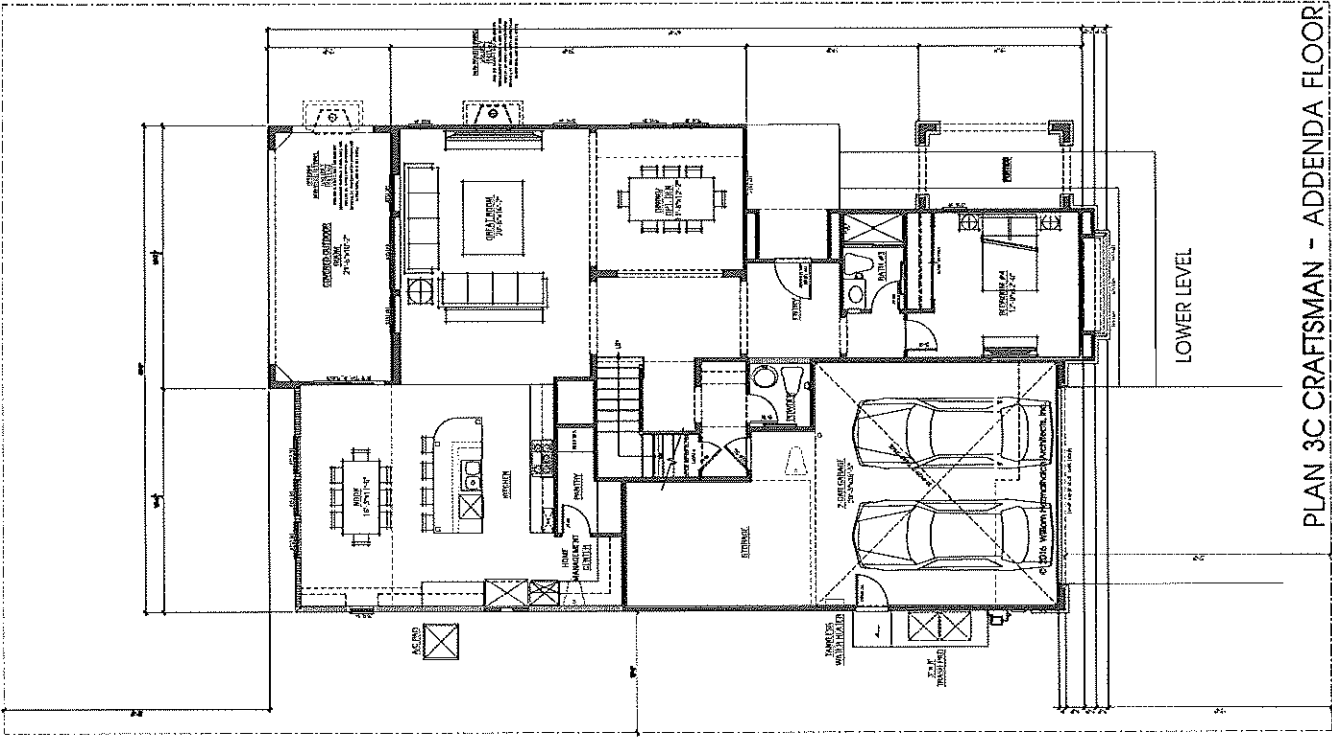
SCALE: 1/4" = 1'-0"

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WILLIAM HIZMALNACH  
ARCHITECTS  
10000 WILSON AVENUE, SUITE 100  
CHINO HILLS, CA 91709



UPPER LEVEL



LOWER LEVEL

| FLOOR AREA TABLE                                       | PLAN 3C         |
|--|-----------------|
| FRONT PORCH  | 157.00 SQ. FT.  |
| REAR PORCH   | 157.00 SQ. FT.  |
| TOTAL PORCH  | 314.00 SQ. FT.  |
| 2 CAR GARAGE   | 527.00 SQ. FT.  |
| COVERED PATIO  | 50.00 SQ. FT.   |
| COVERED TERRACE  | 219.00 SQ. FT.  |
| SCREENED PORCH   | 47.00 SQ. FT.   |
| TOTAL  | 1267.00 SQ. FT. |
| FLOORING WILL BE DETERMINED BY LOCAL MARKET CONDITIONS |                 |
| FINISHING STANDARDS                                    |                 |

# SERENA AT VILA BORBA II

## PLAN 3C CRAFTSMAN - ADDENDA FLOOR PLANS A3.4

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Tract 16338  
Serena at Vila Borba II  
Plans 1, 2 & 3  
Product 1



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TEL: 909.441.1111 FAX: 909.441.1112

PLAN 3 EXTERIOR COLORS & MATERIALS

| ITEM | DESCRIPTION | FINISH    | LOCATION  | FINISH    | LOCATION  | FINISH    | LOCATION  |
|------|-------------|-----------|-----------|-----------|-----------|-----------|-----------|
| 1    | WALLS       | WALLS     | WALLS     | WALLS     | WALLS     | WALLS     | WALLS     |
| 2    | ROOF        | ROOF      | ROOF      | ROOF      | ROOF      | ROOF      | ROOF      |
| 3    | CEILING     | CEILING   | CEILING   | CEILING   | CEILING   | CEILING   | CEILING   |
| 4    | FLOOR       | FLOOR     | FLOOR     | FLOOR     | FLOOR     | FLOOR     | FLOOR     |
| 5    | DOOR        | DOOR      | DOOR      | DOOR      | DOOR      | DOOR      | DOOR      |
| 6    | WINDOW      | WINDOW    | WINDOW    | WINDOW    | WINDOW    | WINDOW    | WINDOW    |
| 7    | SCREEN      | SCREEN    | SCREEN    | SCREEN    | SCREEN    | SCREEN    | SCREEN    |
| 8    | SHUTTER     | SHUTTER   | SHUTTER   | SHUTTER   | SHUTTER   | SHUTTER   | SHUTTER   |
| 9    | TRIM        | TRIM      | TRIM      | TRIM      | TRIM      | TRIM      | TRIM      |
| 10   | BASE        | BASE      | BASE      | BASE      | BASE      | BASE      | BASE      |
| 11   | POST        | POST      | POST      | POST      | POST      | POST      | POST      |
| 12   | RAIL        | RAIL      | RAIL      | RAIL      | RAIL      | RAIL      | RAIL      |
| 13   | SPIND       | SPIND     | SPIND     | SPIND     | SPIND     | SPIND     | SPIND     |
| 14   | TURNSTILE   | TURNSTILE | TURNSTILE | TURNSTILE | TURNSTILE | TURNSTILE | TURNSTILE |
| 15   | BRACKET     | BRACKET   | BRACKET   | BRACKET   | BRACKET   | BRACKET   | BRACKET   |
| 16   | PLATE       | PLATE     | PLATE     | PLATE     | PLATE     | PLATE     | PLATE     |
| 17   | KNOB        | KNOB      | KNOB      | KNOB      | KNOB      | KNOB      | KNOB      |
| 18   | PULL        | PULL      | PULL      | PULL      | PULL      | PULL      | PULL      |
| 19   | HANDLE      | HANDLE    | HANDLE    | HANDLE    | HANDLE    | HANDLE    | HANDLE    |
| 20   | SCREW       | SCREW     | SCREW     | SCREW     | SCREW     | SCREW     | SCREW     |
| 21   | NAIL        | NAIL      | NAIL      | NAIL      | NAIL      | NAIL      | NAIL      |
| 22   | BRACKET     | BRACKET   | BRACKET   | BRACKET   | BRACKET   | BRACKET   | BRACKET   |
| 23   | PLATE       | PLATE     | PLATE     | PLATE     | PLATE     | PLATE     | PLATE     |
| 24   | KNOB        | KNOB      | KNOB      | KNOB      | KNOB      | KNOB      | KNOB      |
| 25   | PULL        | PULL      | PULL      | PULL      | PULL      | PULL      | PULL      |
| 26   | HANDLE      | HANDLE    | HANDLE    | HANDLE    | HANDLE    | HANDLE    | HANDLE    |
| 27   | SCREW       | SCREW     | SCREW     | SCREW     | SCREW     | SCREW     | SCREW     |
| 28   | NAIL        | NAIL      | NAIL      | NAIL      | NAIL      | NAIL      | NAIL      |
| 29   | BRACKET     | BRACKET   | BRACKET   | BRACKET   | BRACKET   | BRACKET   | BRACKET   |
| 30   | PLATE       | PLATE     | PLATE     | PLATE     | PLATE     | PLATE     | PLATE     |
| 31   | KNOB        | KNOB      | KNOB      | KNOB      | KNOB      | KNOB      | KNOB      |
| 32   | PULL        | PULL      | PULL      | PULL      | PULL      | PULL      | PULL      |
| 33   | HANDLE      | HANDLE    | HANDLE    | HANDLE    | HANDLE    | HANDLE    | HANDLE    |
| 34   | SCREW       | SCREW     | SCREW     | SCREW     | SCREW     | SCREW     | SCREW     |
| 35   | NAIL        | NAIL      | NAIL      | NAIL      | NAIL      | NAIL      | NAIL      |
| 36   | BRACKET     | BRACKET   | BRACKET   | BRACKET   | BRACKET   | BRACKET   | BRACKET   |
| 37   | PLATE       | PLATE     | PLATE     | PLATE     | PLATE     | PLATE     | PLATE     |
| 38   | KNOB        | KNOB      | KNOB      | KNOB      | KNOB      | KNOB      | KNOB      |
| 39   | PULL        | PULL      | PULL      | PULL      | PULL      | PULL      | PULL      |
| 40   | HANDLE      | HANDLE    | HANDLE    | HANDLE    | HANDLE    | HANDLE    | HANDLE    |
| 41   | SCREW       | SCREW     | SCREW     | SCREW     | SCREW     | SCREW     | SCREW     |
| 42   | NAIL        | NAIL      | NAIL      | NAIL      | NAIL      | NAIL      | NAIL      |
| 43   | BRACKET     | BRACKET   | BRACKET   | BRACKET   | BRACKET   | BRACKET   | BRACKET   |
| 44   | PLATE       | PLATE     | PLATE     | PLATE     | PLATE     | PLATE     | PLATE     |
| 45   | KNOB        | KNOB      | KNOB      | KNOB      | KNOB      | KNOB      | KNOB      |
| 46   | PULL        | PULL      | PULL      | PULL      | PULL      | PULL      | PULL      |
| 47   | HANDLE      | HANDLE    | HANDLE    | HANDLE    | HANDLE    | HANDLE    | HANDLE    |
| 48   | SCREW       | SCREW     | SCREW     | SCREW     | SCREW     | SCREW     | SCREW     |
| 49   | NAIL        | NAIL      | NAIL      | NAIL      | NAIL      | NAIL      | NAIL      |
| 50   | BRACKET     | BRACKET   | BRACKET   | BRACKET   | BRACKET   | BRACKET   | BRACKET   |
| 51   | PLATE       | PLATE     | PLATE     | PLATE     | PLATE     | PLATE     | PLATE     |
| 52   | KNOB        | KNOB      | KNOB      | KNOB      | KNOB      | KNOB      | KNOB      |
| 53   | PULL        | PULL      | PULL      | PULL      | PULL      | PULL      | PULL      |
| 54   | HANDLE      | HANDLE    | HANDLE    | HANDLE    | HANDLE    | HANDLE    | HANDLE    |
| 55   | SCREW       | SCREW     | SCREW     | SCREW     | SCREW     | SCREW     | SCREW     |
| 56   | NAIL        | NAIL      | NAIL      | NAIL      | NAIL      | NAIL      | NAIL      |
| 57   | BRACKET     | BRACKET   | BRACKET   | BRACKET   | BRACKET   | BRACKET   | BRACKET   |
| 58   | PLATE       | PLATE     | PLATE     | PLATE     | PLATE     | PLATE     | PLATE     |
| 59   | KNOB        | KNOB      | KNOB      | KNOB      | KNOB      | KNOB      | KNOB      |
| 60   | PULL        | PULL      | PULL      | PULL      | PULL      | PULL      | PULL      |
| 61   | HANDLE      | HANDLE    | HANDLE    | HANDLE    | HANDLE    | HANDLE    | HANDLE    |
| 62   | SCREW       | SCREW     | SCREW     | SCREW     | SCREW     | SCREW     | SCREW     |
| 63   | NAIL        | NAIL      | NAIL      | NAIL      | NAIL      | NAIL      | NAIL      |
| 64   | BRACKET     | BRACKET   | BRACKET   | BRACKET   | BRACKET   | BRACKET   | BRACKET   |
| 65   | PLATE       | PLATE     | PLATE     | PLATE     | PLATE     | PLATE     | PLATE     |
| 66   | KNOB        | KNOB      | KNOB      | KNOB      | KNOB      | KNOB      | KNOB      |
| 67   | PULL        | PULL      | PULL      | PULL      | PULL      | PULL      | PULL      |
| 68   | HANDLE      | HANDLE    | HANDLE    | HANDLE    | HANDLE    | HANDLE    | HANDLE    |
| 69   | SCREW       | SCREW     | SCREW     | SCREW     | SCREW     | SCREW     | SCREW     |
| 70   | NAIL        | NAIL      | NAIL      | NAIL      | NAIL      | NAIL      | NAIL      |
| 71   | BRACKET     | BRACKET   | BRACKET   | BRACKET   | BRACKET   | BRACKET   | BRACKET   |
| 72   | PLATE       | PLATE     | PLATE     | PLATE     | PLATE     | PLATE     | PLATE     |
| 73   | KNOB        | KNOB      | KNOB      | KNOB      | KNOB      | KNOB      | KNOB      |
| 74   | PULL        | PULL      | PULL      | PULL      | PULL      | PULL      | PULL      |
| 75   | HANDLE      | HANDLE    | HANDLE    | HANDLE    | HANDLE    | HANDLE    | HANDLE    |
| 76   | SCREW       | SCREW     | SCREW     | SCREW     | SCREW     | SCREW     | SCREW     |
| 77   | NAIL        | NAIL      | NAIL      | NAIL      | NAIL      | NAIL      | NAIL      |
| 78   | BRACKET     | BRACKET   | BRACKET   | BRACKET   | BRACKET   | BRACKET   | BRACKET   |
| 79   | PLATE       | PLATE     | PLATE     | PLATE     | PLATE     | PLATE     | PLATE     |
| 80   | KNOB        | KNOB      | KNOB      | KNOB      | KNOB      | KNOB      | KNOB      |
| 81   | PULL        | PULL      | PULL      | PULL      | PULL      | PULL      | PULL      |
| 82   | HANDLE      | HANDLE    | HANDLE    | HANDLE    | HANDLE    | HANDLE    | HANDLE    |
| 83   | SCREW       | SCREW     | SCREW     | SCREW     | SCREW     | SCREW     | SCREW     |
| 84   | NAIL        | NAIL      | NAIL      | NAIL      | NAIL      | NAIL      | NAIL      |
| 85   | BRACKET     | BRACKET   | BRACKET   | BRACKET   | BRACKET   | BRACKET   | BRACKET   |
| 86   | PLATE       | PLATE     | PLATE     | PLATE     | PLATE     | PLATE     | PLATE     |
| 87   | KNOB        | KNOB      | KNOB      | KNOB      | KNOB      | KNOB      | KNOB      |
| 88   | PULL        | PULL      | PULL      | PULL      | PULL      | PULL      | PULL      |
| 89   | HANDLE      | HANDLE    | HANDLE    | HANDLE    | HANDLE    | HANDLE    | HANDLE    |
| 90   | SCREW       | SCREW     | SCREW     | SCREW     | SCREW     | SCREW     | SCREW     |
| 91   | NAIL        | NAIL      | NAIL      | NAIL      | NAIL      | NAIL      | NAIL      |
| 92   | BRACKET     | BRACKET   | BRACKET   | BRACKET   | BRACKET   | BRACKET   | BRACKET   |
| 93   | PLATE       | PLATE     | PLATE     | PLATE     | PLATE     | PLATE     | PLATE     |
| 94   | KNOB        | KNOB      | KNOB      | KNOB      | KNOB      | KNOB      | KNOB      |
| 95   | PULL        | PULL      | PULL      | PULL      | PULL      | PULL      | PULL      |
| 96   | HANDLE      | HANDLE    | HANDLE    | HANDLE    | HANDLE    | HANDLE    | HANDLE    |
| 97   | SCREW       | SCREW     | SCREW     | SCREW     | SCREW     | SCREW     | SCREW     |
| 98   | NAIL        | NAIL      | NAIL      | NAIL      | NAIL      | NAIL      | NAIL      |
| 99   | BRACKET     | BRACKET   | BRACKET   | BRACKET   | BRACKET   | BRACKET   | BRACKET   |
| 100  | PLATE       | PLATE     | PLATE     | PLATE     | PLATE     | PLATE     | PLATE     |



PLAN 3C CRAFTSMAN



PLAN 3A SPANISH



PLAN 3B ITALIAN

Note: After a conception, colors, materials and application may vary.

# SERENA AT VILA BORBA II

CalAtlantic Homes

Chino Hills, California

PLAN 3 - FRONT ELEVATIONS A3.5



SCALE: 1/4" = 1'-0"

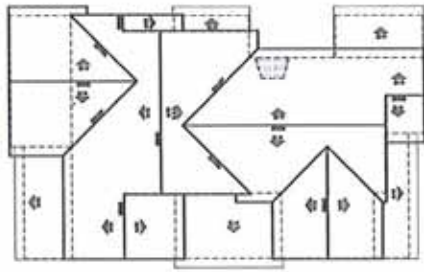
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Serena at Villa Borba II  
Plans 1, 2 & 3  
Product 1



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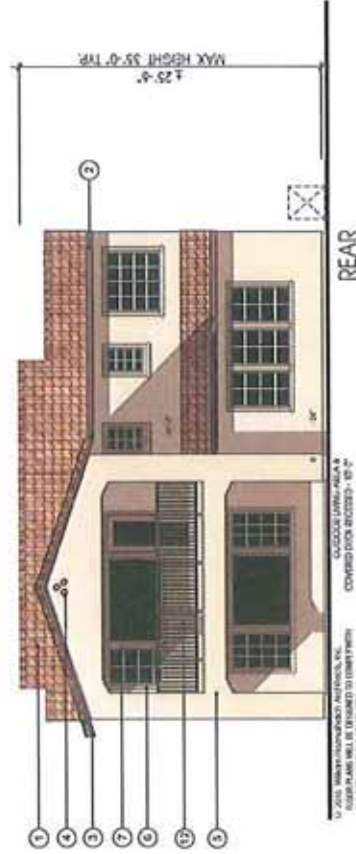


# ROOF PLAN

SCALE: 1/8" = 1'-0" Pitch: 4:12 & 3:12  
RAKE: Tight EAVE: 18"

## SPANISH ELEVATION

1. ROOF: LOW PROFILE, CONCRETE "S" TILE
2. FASCIA: 2X3 TYPICAL FASCIA
3. BARGE: 4X6 BARGE BOARD
4. GABLE: FOAM ACCENT PIPES
5. WALL: STUCCO
6. TRIM: STUCCO OVER RIGID FOAM TRIM FOAM SHAPE PER ARCHITECTURAL STYLE
7. WINDOW: WHITE VINYL WITH EXTERIOR GRIDS
8. FRONT DOOR: FRONT DOOR PATTERN PER ELEVATION. STYLE, THERMA TRU CCR 622SR
9. GARAGE DOOR: METAL SECTIONAL GARAGE DOOR WITH GLASS LITES AT TOP PANEL
10. SHUTTERS: DECORATIVE SHUTTERS PER ELEVATION STYLE
11. ACCENTS: TILE SURROUND AT ENTRY PORTICO
12. RAILING: WOOD RAILING AT COVERED DECK
13. COACH LIGHTS: COESSA 85013LITES

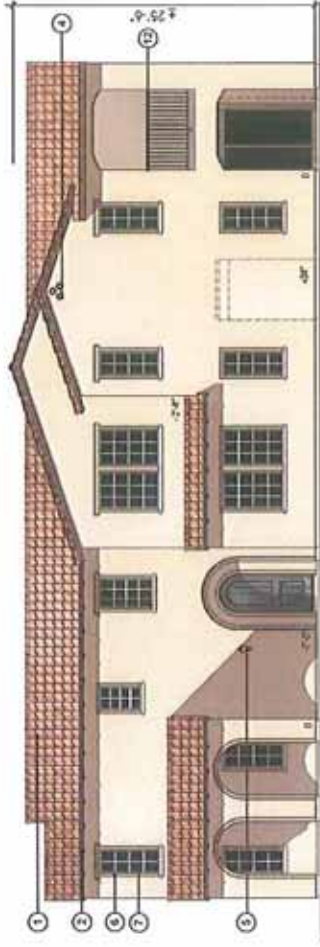


NOTES: 1. REFER TO ARCHITECTURAL STYLE FOR MATERIALS AND FINISHES.  
2. GARAGE DOOR: REFER TO ARCHITECTURAL STYLE FOR MATERIALS AND FINISHES.  
3. COVERED DECK: REFER TO ARCHITECTURAL STYLE FOR MATERIALS AND FINISHES.

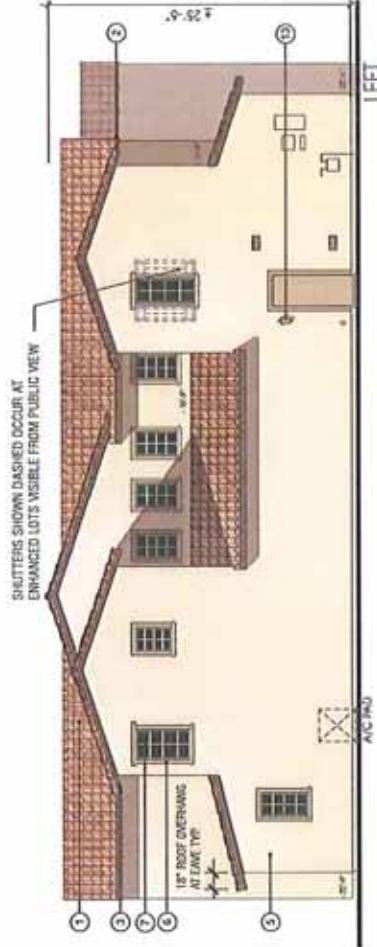
## SERENA AT VILA BORBA II

CalAtlantic Homes

Chino Hills, California

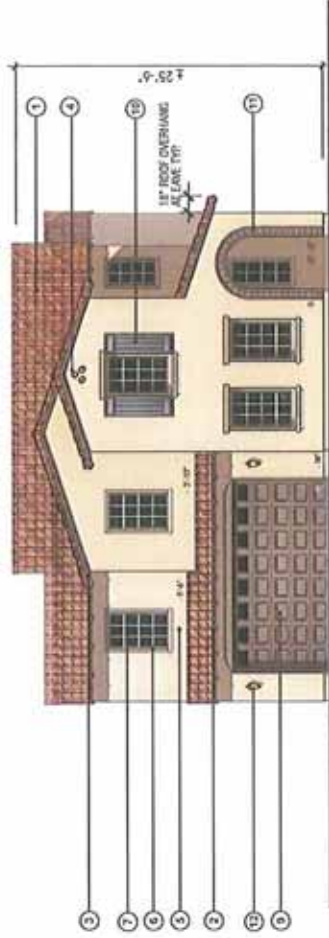


RIGHT



LEFT

SHUTTERS SHOWN DASHED OCCUR AT ENHANCED LOTS VISIBLE FROM PUBLIC VIEW



FRONT

NOTE: ARCHITECT'S CONCEPTUAL COLOR MATERIALS AND APPLICATION MAY VARY.

Tract 16338  
Serena at Vila Borba II  
Plans 1, 2 & 3  
Product 1

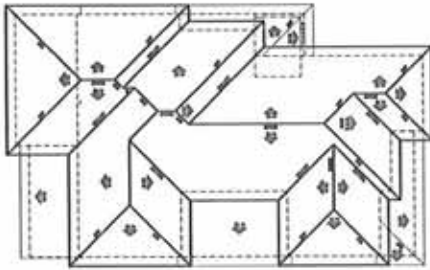
PLAN 3A - SPANISH A3.6



SCALE: 1/4" = 1'-0"

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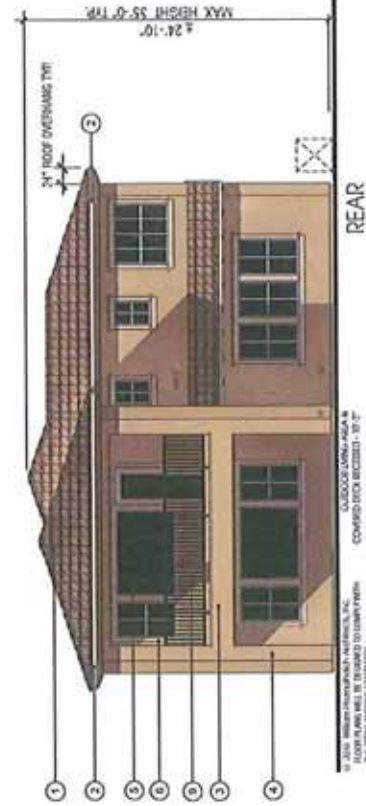


# ROOF PLAN

SCALE: 1/8" = 1'-0" Pitch: 4:12 & 3:12  
RAKE: - EAVE: 24"

## ITALIAN ELEVATION

1. ROOF: LOW PROFILE, CONCRETE "S" TILE
2. FASCIA: 2X3 TYPICAL FASCIA WITH ENCLOSED EAVE WITH FOAM SHAPE
3. WALL: STUCCO
4. TRIM: STUCCO OVER RIGID FOAM TRIM PER ELEVATION STYLE
5. WINDOW: WHITE VINYL WITH EXTERIOR GRIDS
6. FRONT DOOR: FRONT DOOR PATTERN PER ELEVATION STYLE, THERMA TRU CCR 8040
7. GARAGE: METAL SECTIONAL GARAGE DOOR WITH GLASS LITES AT TOP
8. SHUTTERS: DECORATIVE SHUTTERS
9. RAILING: WOOD RAILING AT COVERED DECK
10. COACH LIGHTS: MAXIM LIGHTING: CARRIAGE HOUSE 85522MCOB



1. 2. 3. 4. 5. 6. 7. 8. 9. 10. MAX HEIGHT 35'-0" TYP. 24'-10" 24" ROOF OVERHANG TYP.

REAR

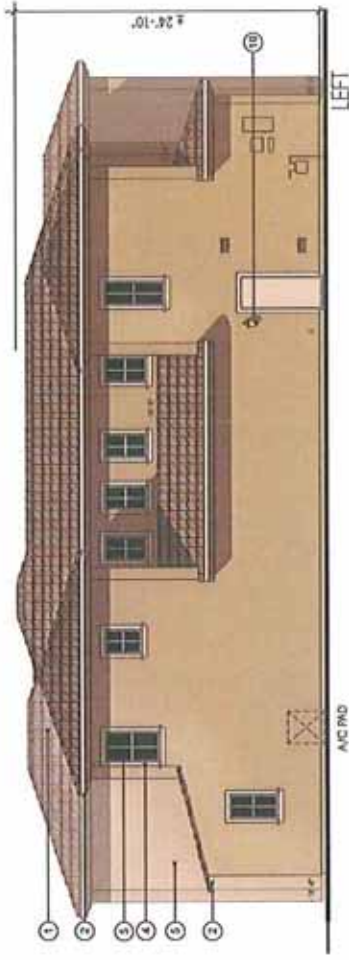
## SERENA AT VILA BORBA II

CalAtlantic Homes

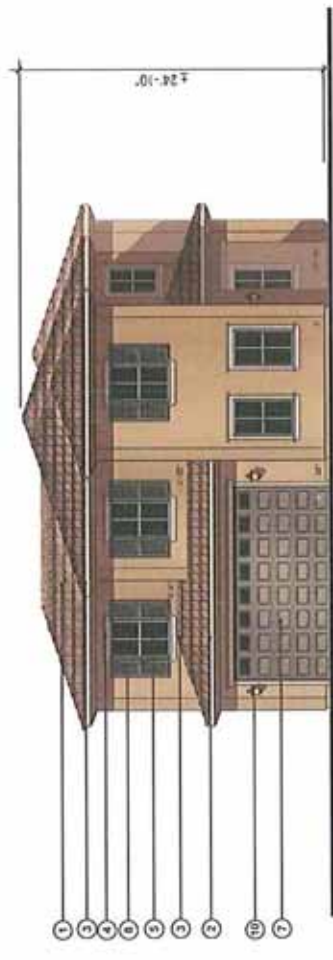
Chino Hills, California



RIGHT



LEFT



FRONT

Tract 16338  
Serena at Vila Borba II  
Plans 1, 2 & 3  
Product 1

PLAN 3B - ITALIAN A3.7

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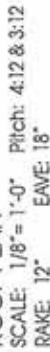
SCALE: 1/4" = 1'-0"



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WWW.WHARCHITECTS.COM



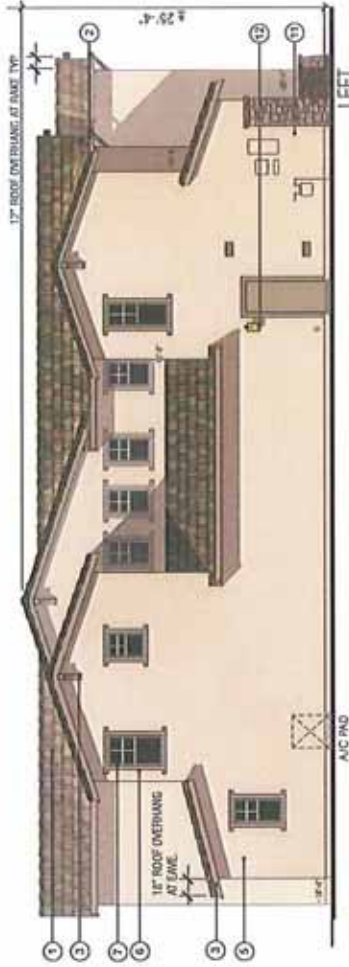
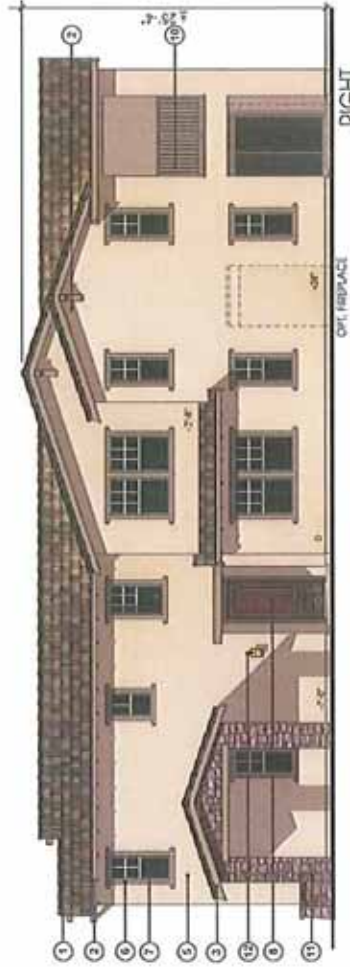


ROOF PLAN

SCALE: 1/8" = 1'-0" Pitch: 4:12 & 3:12  
RAKE: 12° EAVE: 18°

## CRAFTSMAN ELEVATION

1. ROOF: CONCRETE FLAT TILE  
2. FASCIA: 3/4" TYPICAL FASCIA WITH OUTLOOKERS AND KNEE BRACE  
3. BARGE: 3/8" BARGE BOARD  
4. GABLE: GABLE END ACCENT TRIM WITH VERTICAL BATTS  
5. WALL: STUCCO  
6. TRIM: STUCCO OVER RIGID FOAM TRIM FOAM SHAPE PER ARCHITECTURAL STYLE  
7. WINDOW: WHITE VINYL  
8. FRONT DOOR: FRONT DOOR PATTERN PER ARCHITECTURAL STYLE, THERMA TRU CM890  
9. GARAGE DOOR: METAL SECTIONAL GARAGE DOOR WITH GLASS LITES AT TOP  
10. RAILING: WOOD RAILING AT COVERED BALCONY AT REAR  
11. VENEER: MANUFACTURED STONE VENEER WITH BRICK CAP  
12. COACH LIGHTS: MAXIM LIGHTING, COLDWATER 86054HQBU



## SERENA AT VILA BORBA II

CalAtlantic Homes

Chino Hills, California

Tract 16338  
Serena at Villa Borghese II  
Plans 1, 2 & 3  
Product 1

PLAN 3C - CRAFTSMAN A3.8

A3.8

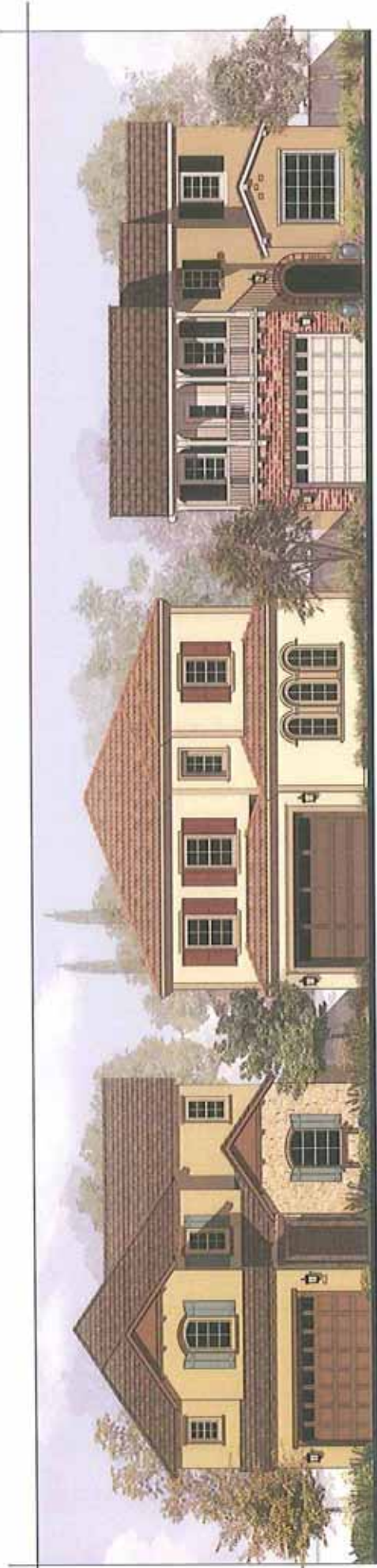
WILLIAM HEZMALUACH  
A B C H I S C I B I N C  
WILLIAM HEZMALUACH  
A B C H I S C I B I N C

February 22, 2016 • 2014031

SCALE: 1/4" = 1'-0"

212/623





PLAN 4  
COTTAGE

PLAN 5  
ITALIANATE

PLAN 6  
MONTEREY

STREETSCENE T-1

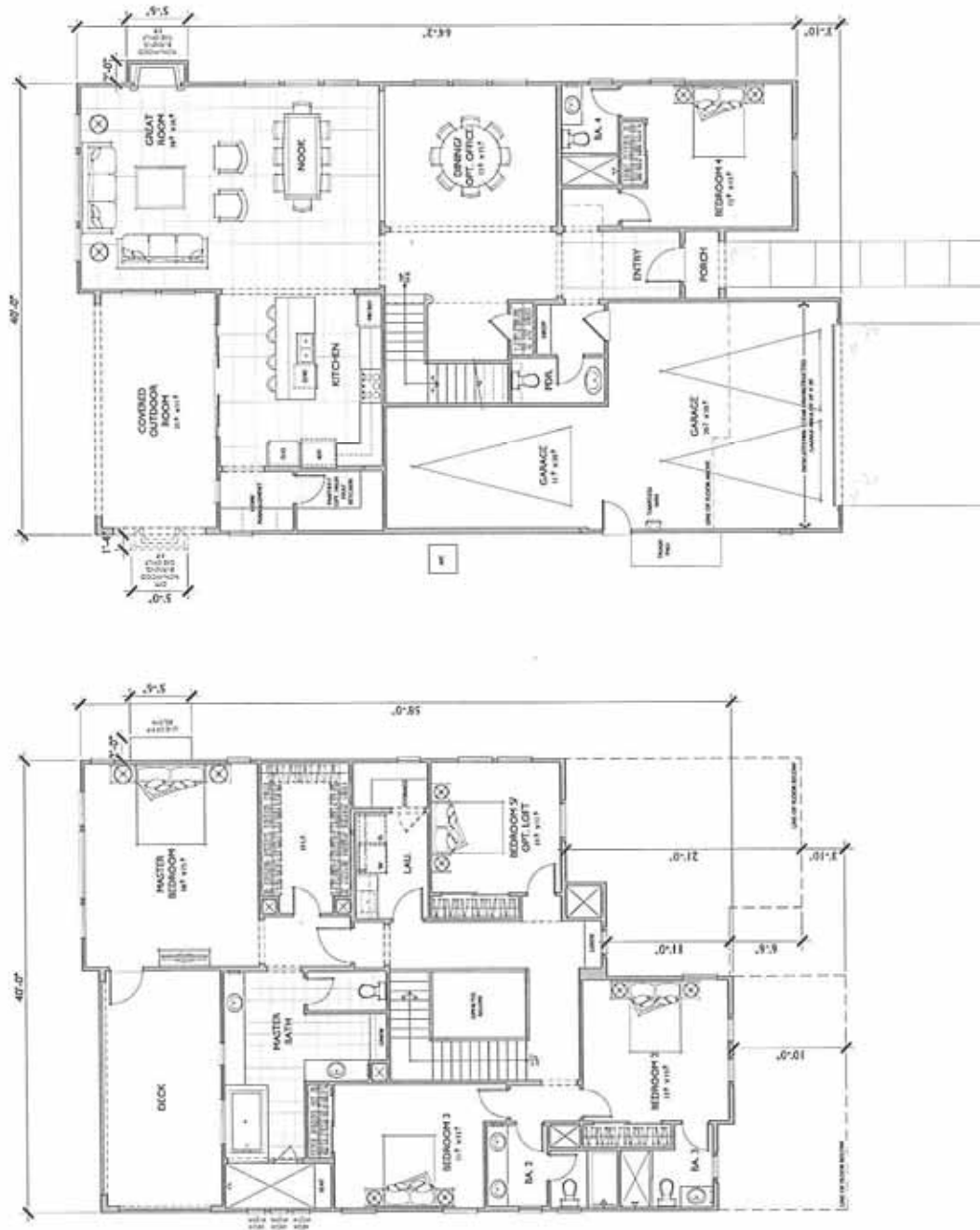
TRACT 16338  
MONTARRA AT VILA BORBA II  
PLAN 4586  
PRODUCT 2

**Bassettian | Lagoon**  
AFFORDABLE • FLEXIBLE • INCLUSIVE  
New York City • New York City

Chino Hills, California  
152.14019  
SCALE 1/4" = 1'-0"  
CALATLANTIC  
HOMES

Exhibit "E"  
213/623





# PLAN 4 - SPANISH

3,333 SQ. FT.  
4 BEDROOMS / 4.5 BATHS / LOFT / OPT.  
BEDROOM 5 / OPT. OFFICE  
3 CAR GARAGE w/ STORAGE

| FLOOR AREA TABLE        |               |
|-------------------------|---------------|
| 1ST FLOOR LIVABLE       | 1,669 SQ. FT. |
| 2ND FLOOR LIVABLE       | 1,664 SQ. FT. |
| TOTAL LIVABLE AREA      | 3,333 SQ. FT. |
| 3 CAR GARAGE w/ STORAGE | 653 SQ. FT.   |
| COVERED OUTDOOR ROOM    | 222 SQ. FT.   |
| COVERED PORCH           | 22 SQ. FT.    |
| BUILDING HEIGHT         | 20' - 4"      |

PLAN 4  
Reflects Spanish Elevation

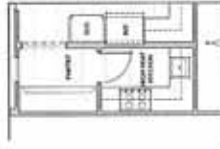
A-2

TRACT 16328  
MONTARRA AT VILA BORBA II  
PLAN 4.586  
PRODUCT 2

Chino Hills, California  
152.14019  
82.23.16  
CALATLANTIC  
MOVES

Bassonian | Lagoni  
RESIDENTIAL • PLANNING • INTERIORS

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OPT. HIGH HEAT KITCHEN / PANTRY  
IN LIEU OF PANTRY



OPT. OFFICE  
IN LIEU OF DINING



OPT. LOFT  
IN LIEU OF BEDROOMS

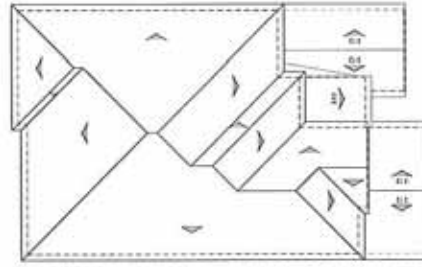
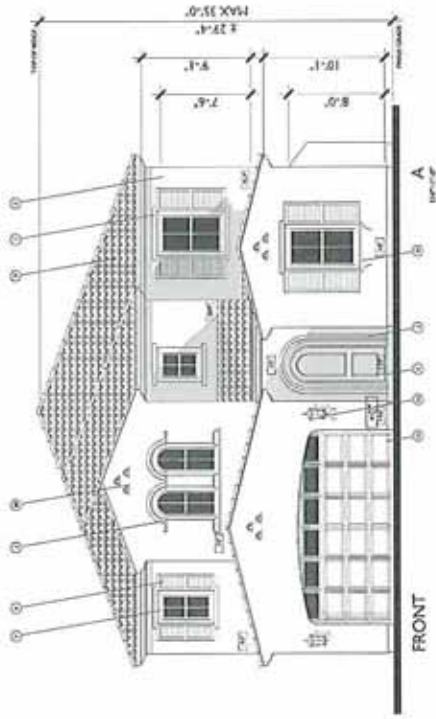
PLAN 4  
Options  
A - 2.1

TRACT 16238  
MONTARRA AT VILA BORBA II  
PLAN 4.5&6  
PRODUCT 2  
92.22.16

Bassettian | Lagoni  
RESIDENTIAL • FURNITURE • INTERIORS  
Copyright 2017 Bassett Lagoni Interiors

Chico Hills, California  
152.14019  
SCALE 1/8" = 1'-0"  
CALATLANTIC  
MOVES™





- MATERIAL LEGEND**
- 1. EXTERIOR WALLS
  - 2. EXTERIOR ROOFING
  - 3. EXTERIOR FLOORING
  - 4. EXTERIOR PAINTING
  - 5. EXTERIOR LIGHTING
  - 6. EXTERIOR LANDSCAPING
  - 7. EXTERIOR FURNITURE
  - 8. EXTERIOR DECOR
  - 9. EXTERIOR ACCESSORIES
  - 10. EXTERIOR FINISHES
  - 11. EXTERIOR MATERIALS
  - 12. EXTERIOR COLORS
  - 13. EXTERIOR TEXTURES
  - 14. EXTERIOR PATTERNS
  - 15. EXTERIOR SHAPES
  - 16. EXTERIOR SIZES
  - 17. EXTERIOR WEIGHTS
  - 18. EXTERIOR VOLUMES
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# **PLAN 4** Spanish

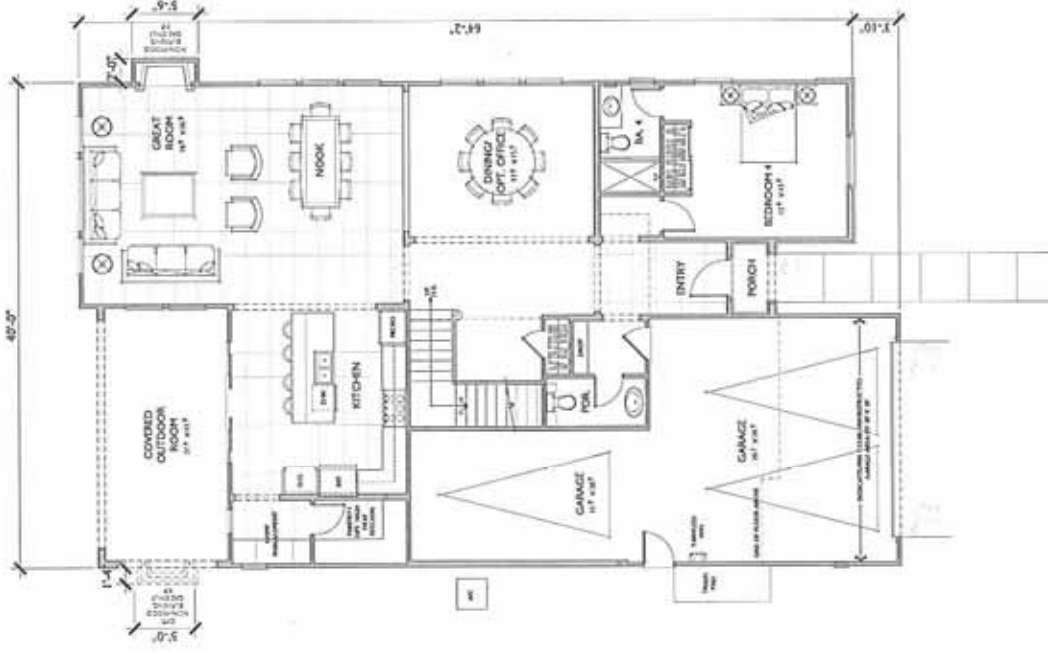
**A-3**

TRACT 16238  
MONTARRA AT VILA BORBA II  
PLAN 4.384  
PRODUCT 2  
02.33.16  
China Hills, California  
152.14019  
SCALE 1/8" = 1'-0"

**Bassettian | Lagoni**  
ARCHITECTURE - PLANNING - INTERIORS



**CALANTIAN**  
HOMES



FIRST FLOOR



SECOND FLOOR

PLAN 4 - COTTAGE

3,333 SQ. FT.  
4 BEDROOMS / 4.5 BATHS / LOFT / OPT.  
BEDROOM 5 / OPT. OFFICE  
3 CAR GARAGE w/ STORAGE

FLOOR AREA TABLE

|                         |               |
|-------------------------|---------------|
| 1ST FLOOR LIVABLE       | 1,669 SQ. FT. |
| 2ND FLOOR LIVABLE       | 1,664 SQ. FT. |
| TOTAL LIVABLE AREA      | 3,333 SQ. FT. |
| 3 CAR GARAGE w/ STORAGE | 653 SQ. FT.   |
| COVERED OUTDOOR ROOM    | 232 SQ. FT.   |
| PORCH                   | 22 SQ. FT.    |
| BUILDING HEIGHT         | 31' - 1"      |

NOTES: 1. GARAGE FLOOR AREA DOES NOT INCLUDE 10' x 10' STORAGE IN GARAGE AREA.

PLAN 4  
Reflects Cottage Elevation

A - 4

TRACT 16328

MONTARRA AT VILA BORBA II

PLAN 4.586

PRODUCT 2

Chino Hills, California

152.14019

CALATLANTIC HOMES

Bassonian | Lagoni

ARCHITECTS • PLANNERS • INTERIORS

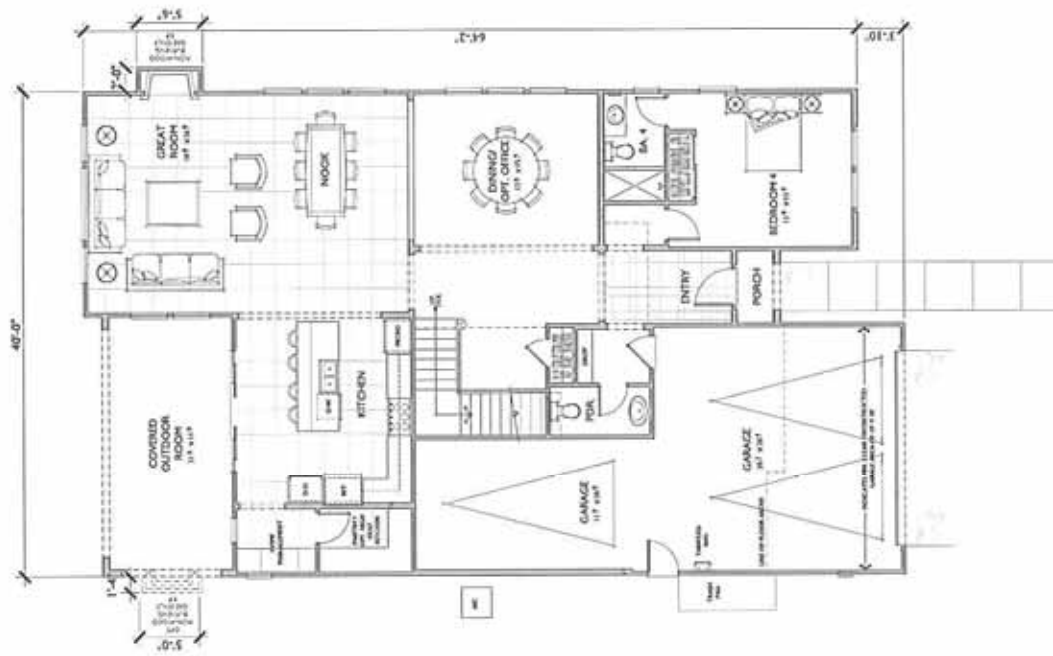
10000 W. 100th Ave., Suite 100, Greenwood Village, CO 80111

760.755.1000

www.bassonianlagoni.com







FIRST FLOOR



SECOND FLOOR

PLAN 4 - ITALIANATE  
3,333 SQ. FT.  
4 BEDROOMS / 4.5 BATHS / LOFT / OPT.  
BEDROOM 5 / OPT. OFFICE  
3 CAR GARAGE w/ STORAGE

| FLOOR AREA TABLE        |               |
|-------------------------|---------------|
| 1ST FLOOR LIVABLE       | 1,669 SQ. FT. |
| 2ND FLOOR LIVABLE       | 1,664 SQ. FT. |
| TOTAL LIVABLE AREA      | 3,333 SQ. FT. |
| 3 CAR GARAGE w/ STORAGE | 653 SQ. FT.   |
| COVERED OUTDOOR ROOM    | 232 SQ. FT.   |
| PORCH                   | 22 SQ. FT.    |
| BUILDING HEIGHT         | 29' - 11"     |

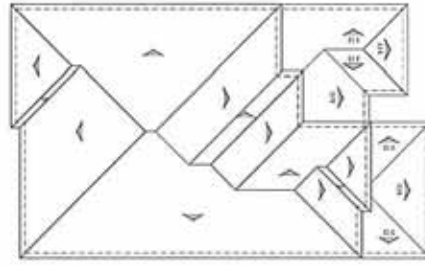
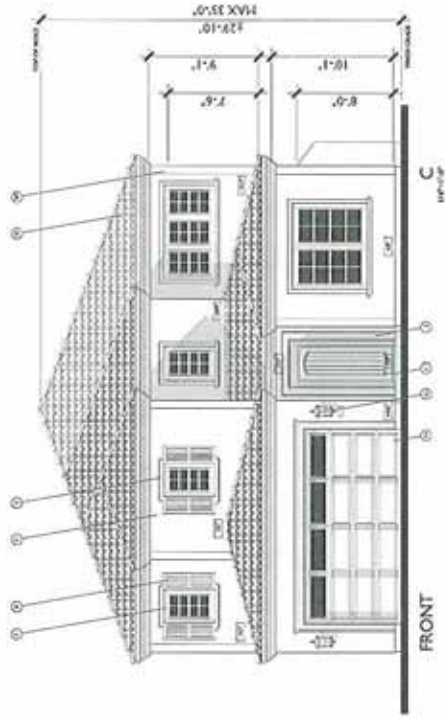
PLAN 4  
A-6

Reflects Italianate Elevation

TRACT 16338  
MONTARRA AT VILA BORBA II  
PLAN 4.586  
PRODUCT 2

Bassettian | Lagoni  
ARCHITECTS - INTERIORS - LANDSCAPE

Chino Hills, California  
152.14019  
CALATLANTIC HOMES<sup>®</sup>



- NOTES:**
1. SEE PLAN 4 FOR DETAILS.
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# **PLAN 4**

**A-7**

TRACT 14338  
MONTARRA AT VILA BORBA II  
PLAN 4.586  
PRODUCT 2

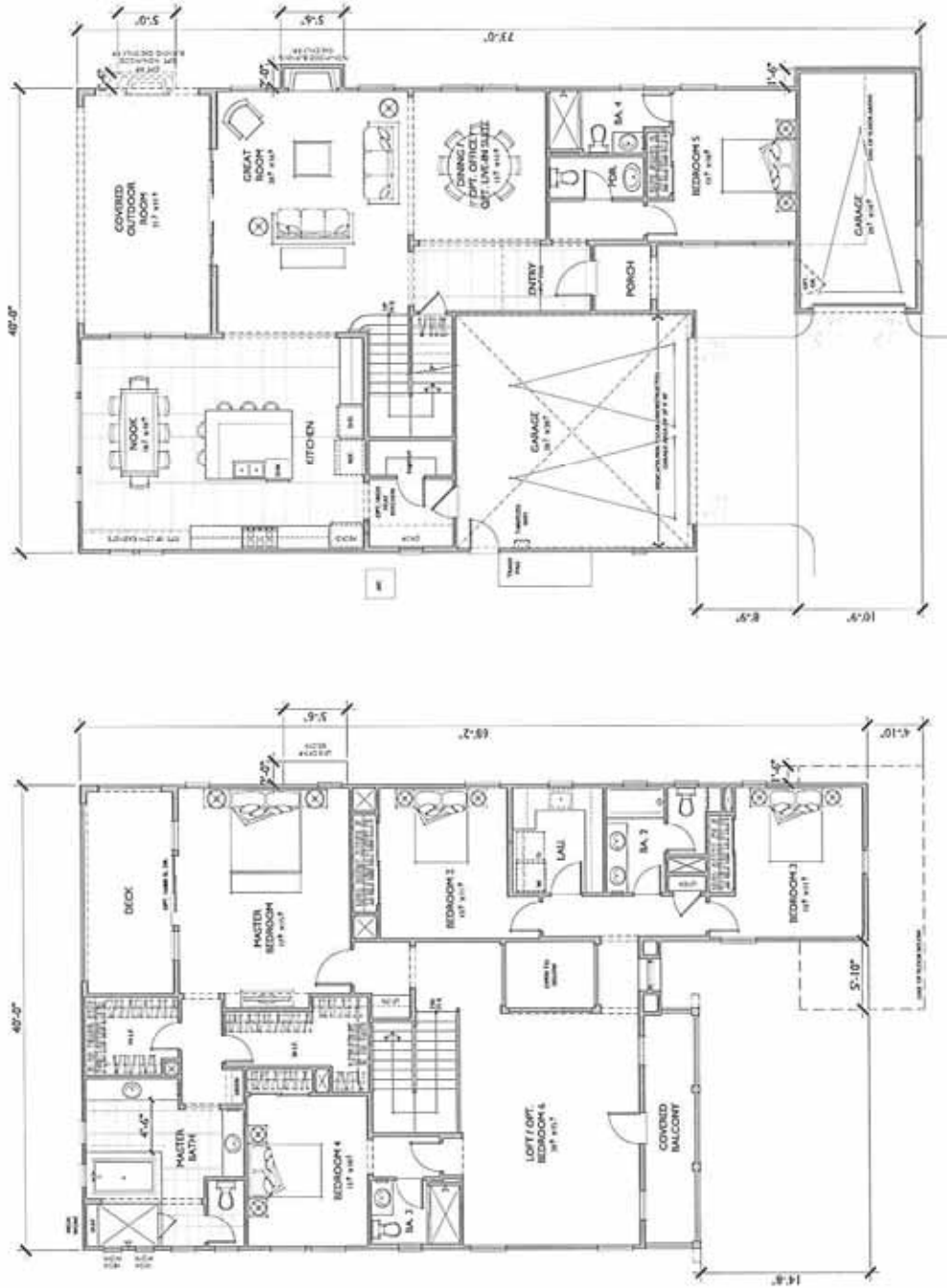
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ARCHITECTURE • PLANNING • INTERIORS

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Chino Hills, California  
152.14019

92.33.16  
**CALATLANTIC**  
HOME





**PLAN 5 - MONTEREY**  
 3,466 SQ. FT.  
 5 BEDROOMS / 4.5 BATHS / LOFT / OPT.  
 BEDROOM 6 / OPT. OFFICE / OPT. MULTI-GEN.  
 3 - CAR GARAGE

| FLOOR AREA TABLE     |               |
|----------------------|---------------|
| 1ST FLOOR LIVABLE    | 1,541 SQ. FT. |
| 2ND FLOOR LIVABLE    | 1,925 SQ. FT. |
| TOTAL LIVABLE        | 3,466 SQ. FT. |
| 3 - CAR GARAGE       | 649 SQ. FT.   |
| COVERED OUTDOOR ROOM | 244 SQ. FT.   |
| COVERED PORCH        | 31 SQ. FT.    |
| BUILDING HEIGHT      | 31'-0"        |

**PLAN 5**  
 Reflects Monterey Elevation

**A-9**

TRACT 16338  
**MONTARRA AT VILA BORBA II**  
 PLAN 4,584  
 PRODUCT 2  
 Chino Hills, California  
 152.14019  
 SCALE 1/8" = 1'-0"  
**CALATLANTIC HOMES**

**Basserman | Lagni**  
 ARCHITECTURE - PLANNING - INTERIORS

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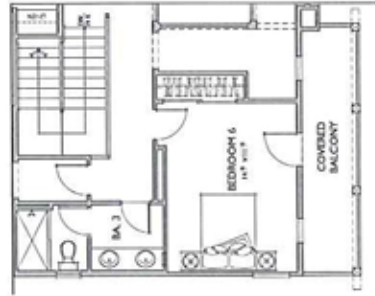




OPT. LIVE-IN SUITE  
IN LIEU OF DINING



OPT. OFFICE  
IN LIEU OF DINING



OPT. BEDROOM 6  
IN LIEU OF LOFT



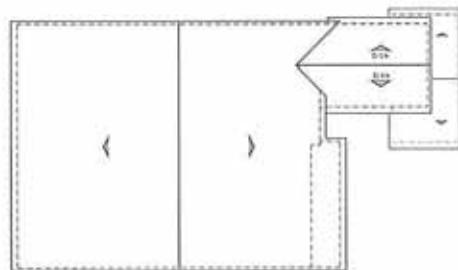
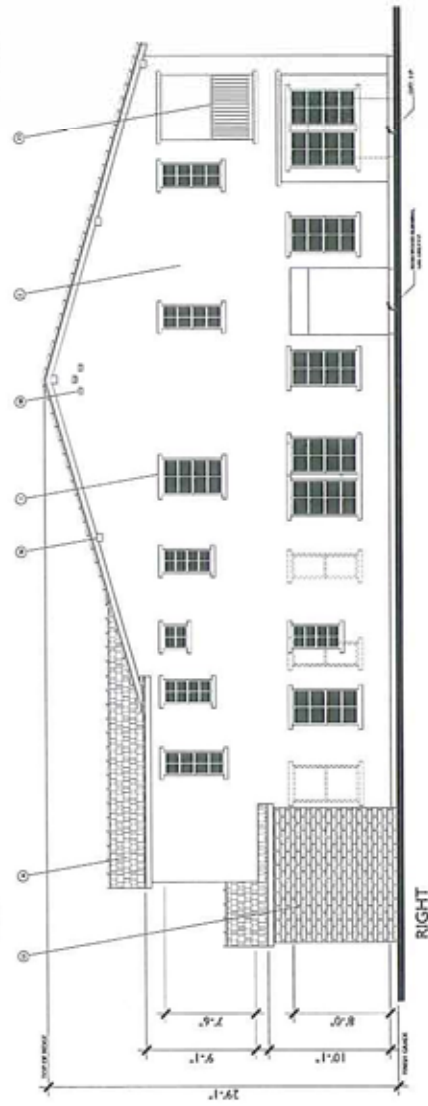
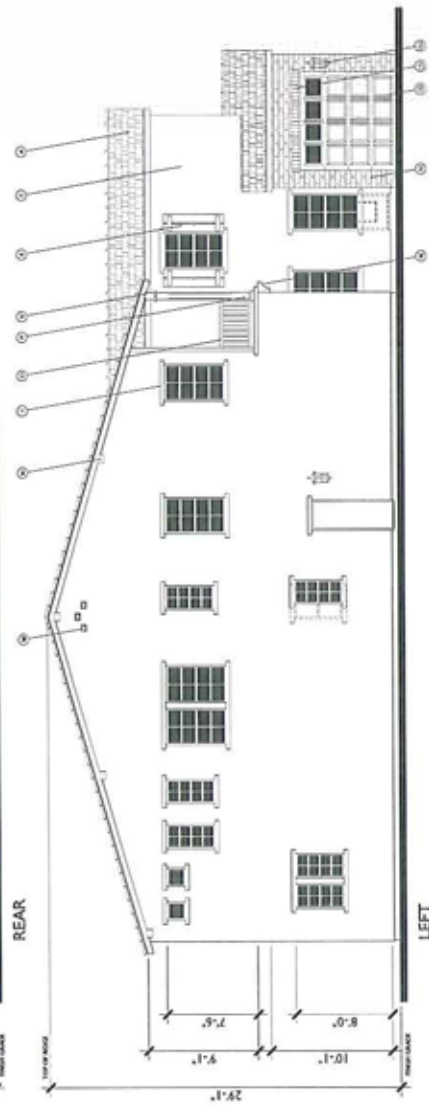
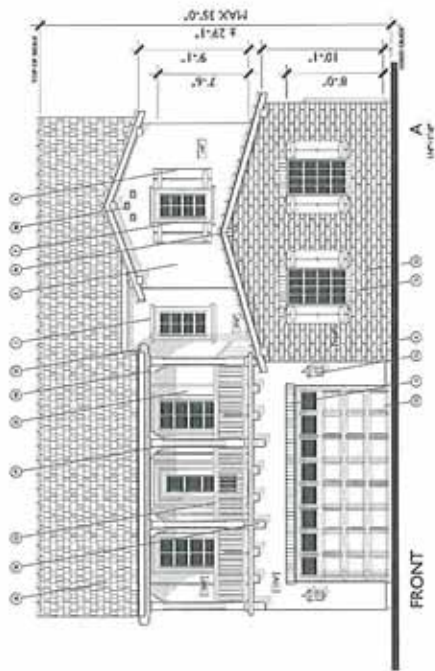
HIGH HEAT KITCHEN  
IN LIEU OF PANTRY

# PLAN 5 Options

A-9.1

TRACT 16338  
MONTARRA AT VILA BORBA II  
PLAN 4526  
PRODUCT 2  
China Hills, California  
152.14019  
02.23.16  
CALATLANTIC  
HOMES

Bassenian | Lagoni  
ARCHITECTS & INTERIORS, LLC  
10000 Wilshire Blvd., Suite 1000  
Beverly Hills, CA 90210  
Tel: 310.277.1111  
Fax: 310.277.1112



ROOF PLAN

DATE: 11/11/2010  
TIME: 12:00 PM  
PAGE: 11

1. **PROBLEM STATEMENT**  
2. **GOALS**  
3. **SCOPE**  
4. **ASSUMPTIONS**  
5. **DEFINITIONS**  
6. **ANALYSIS**  
7. **CONCLUSIONS**  
8. **REFERENCES**  
9. **APPENDICES**  
10. **ACKNOWLEDGMENTS**  
11. **CONTACT INFORMATION**  
12. **REVISIONS**  
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100. **REVISIONS**

PLAN 5  
Monterey

A - 10

TRACT 14238

MONTARRA AT VILA BORBA II

PLAN 4.526

07.11.14

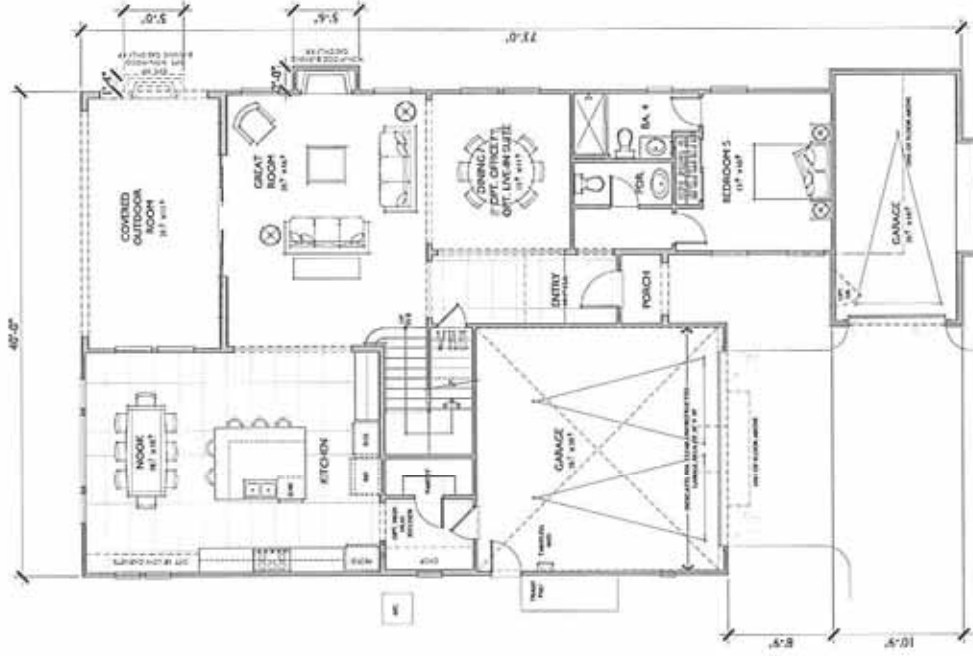
Chino Hills, California

152-14019

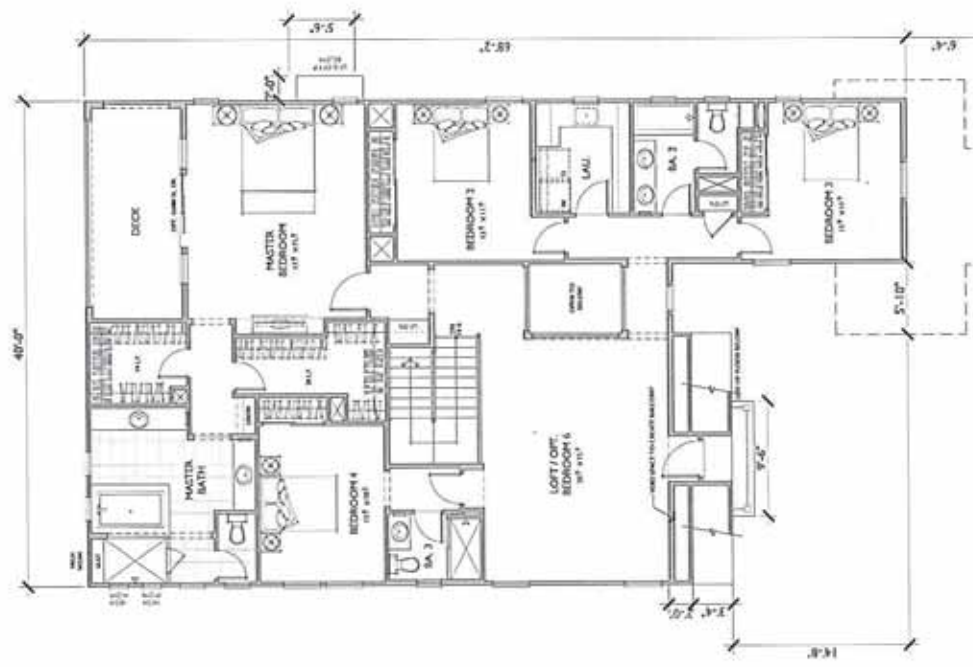
SCALE: 100 = 100%

225/623





FIRST FLOOR



SECOND FLOOR

**PLAN 5 - COTTAGE**  
 3,495 SQ. FT.  
 5 BEDROOMS / 4.5 BATHS / LOFT / OPT.  
 BEDROOM 6 / OPT. OFFICE / OPT. MULTI-GEN.  
 3 - CAR GARAGE

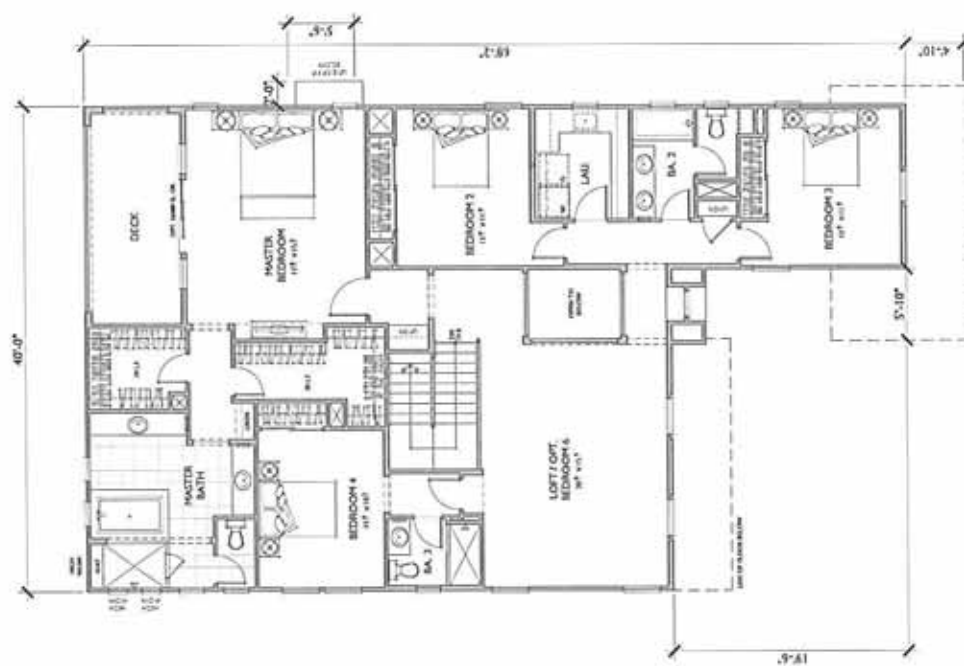
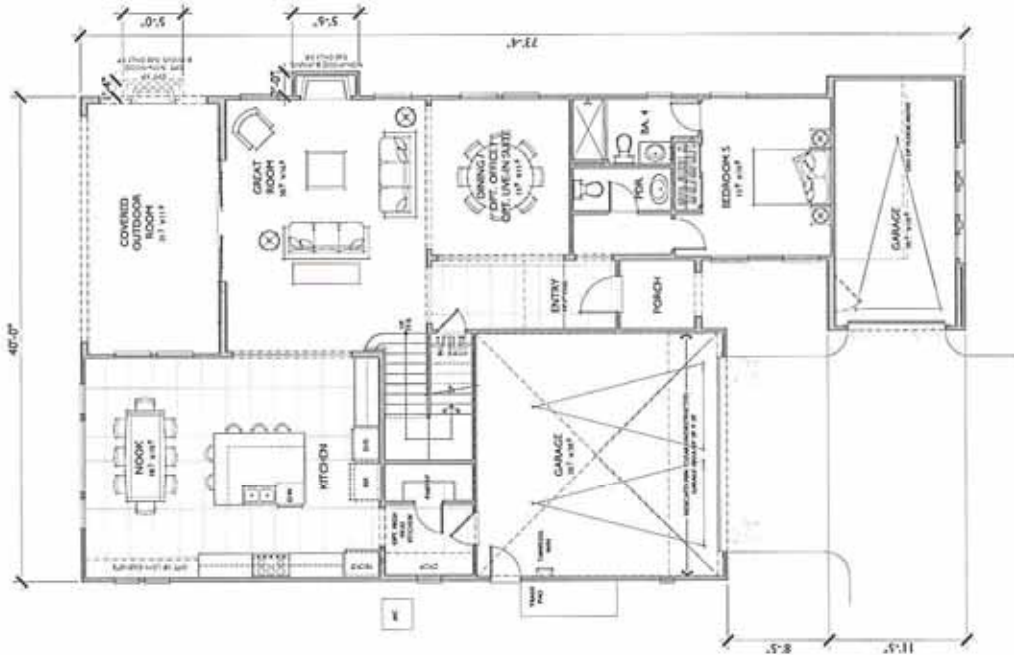
| FLOOR AREA TABLE     |               |
|----------------------|---------------|
| 1ST FLOOR            | 1,541 SQ. FT. |
| 2ND FLOOR            | 1,954 SQ. FT. |
| TOTAL                | 3,495 SQ. FT. |
| 3 - CAR GARAGE       | 649 SQ. FT.   |
| COVERED OUTDOOR ROOM | 244 SQ. FT.   |
| PORCH                | 22 SQ. FT.    |
| BUILDING HEIGHT      | 20'-0"        |

**PLAN 5**  
 Reflects Cottage Elevation

TRACT 16328  
**MONTARRA AT VILA BORBA II**  
 PLAN 4.556  
 PRODUCT 2  
 China Hills, California  
 152,14019  
 SCALE 1/8" = 1'-0"  
 83.33.16  
**CALATLANTIC HOMES**

**Bassettian | Lagoni**  
 ARCHITECTURE • INTERIORS • LANDSCAPE





**PLAN 5 - ITALIANATE**  
 3,486 SQ. FT.  
 5 BEDROOMS / 4.5 BATHS / LOFT / OPT.  
 BEDROOM 6 / OPT. OFFICE / OPT. MULTI-GEN.  
 3 - CAR GARAGE

| FLOOR AREA TABLE     |               |
|----------------------|---------------|
| 1ST FLOOR            | 1,541 SQ. FT. |
| 2ND FLOOR            | 1,952 SQ. FT. |
| TOTAL                | 3,486 SQ. FT. |
| 3 - CAR GARAGE       | 649 SQ. FT.   |
| COVERED OUTDOOR ROOM | 244 SQ. FT.   |
| PORCH                | 38 SQ. FT.    |
| BUILDING HEIGHT      | 26'-1"        |

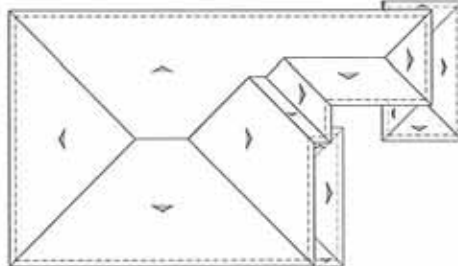
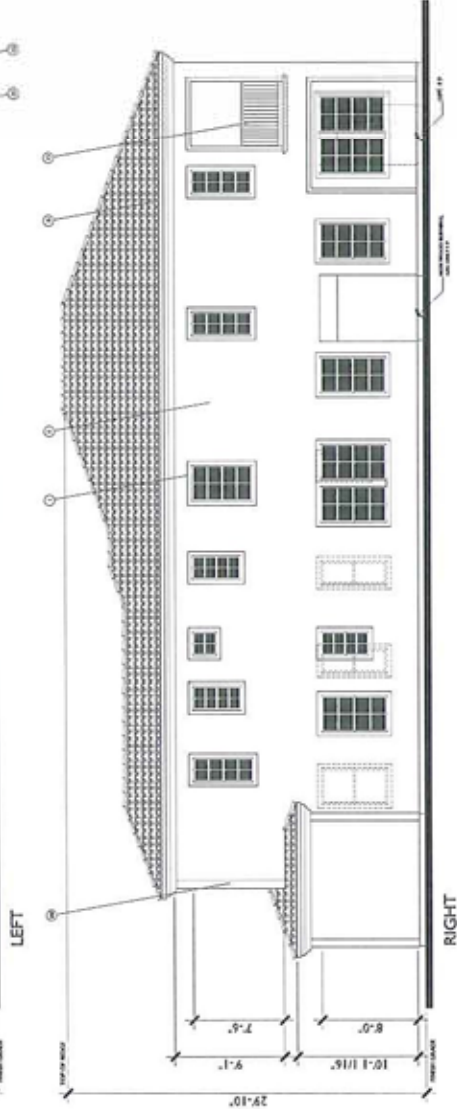
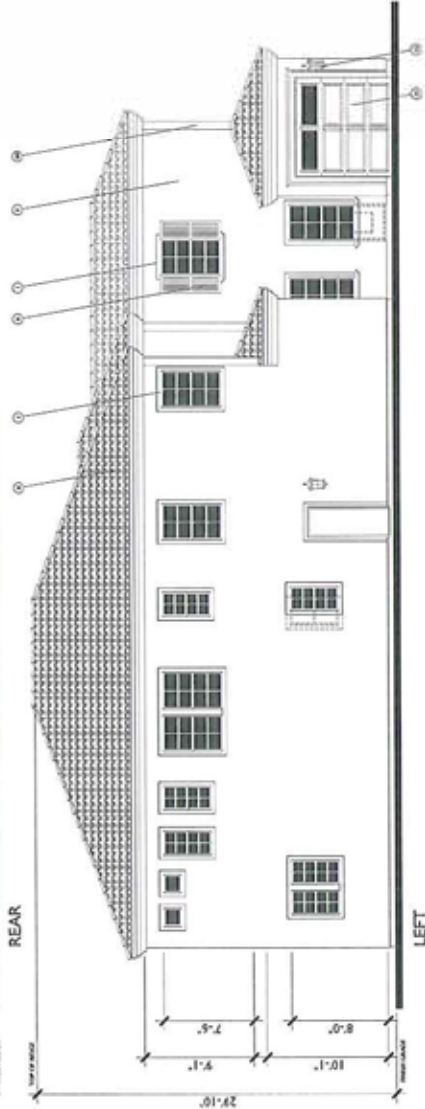
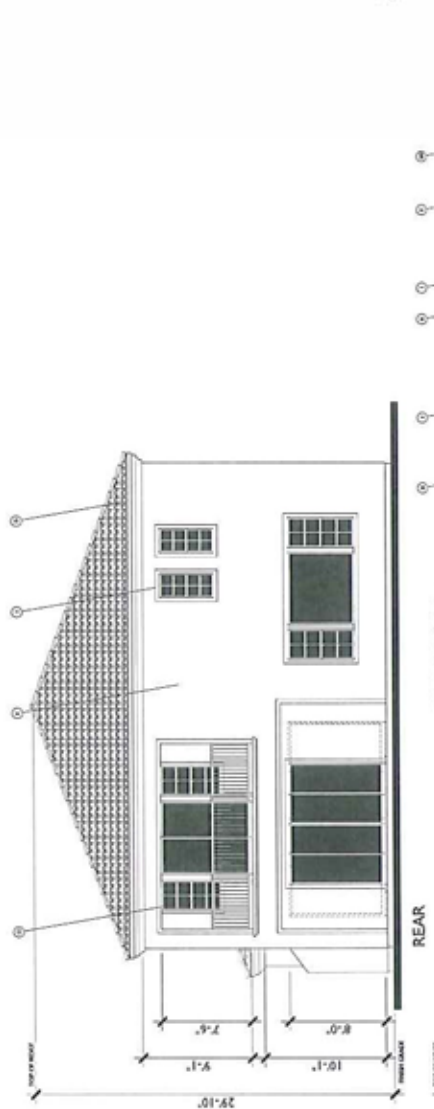
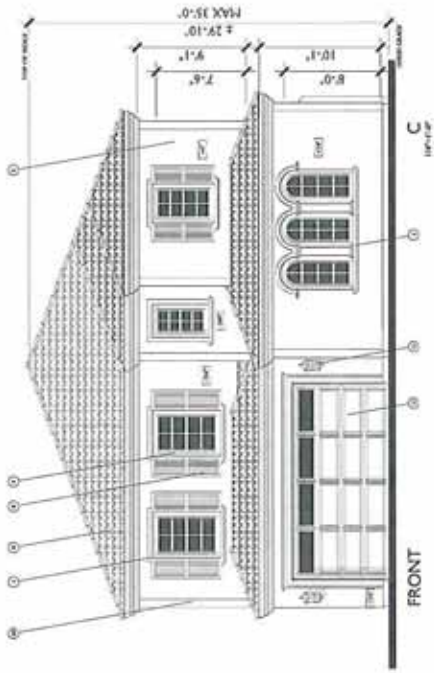
**PLAN 5**  
 Reflects Italianate Elevation  
**A - 13**

**FIRST FLOOR**

**SECOND FLOOR**

TRACT 16338  
**MONTARRA AT VILA BORBA II**  
 PLAN 4.5B6  
 PRODUCT 2  
 Chino Hills, California  
 91.23.16  
 152.14019  
 SCALE 1/8" = 1'-0"  
**CALANTANTIC**  
 HOMES





ROOF PLAN  
 1/4" = 1'-0"  
 1/4" = 1'-0"  
 1/4" = 1'-0"  
 1/4" = 1'-0"

# PLAN 5 Italianate

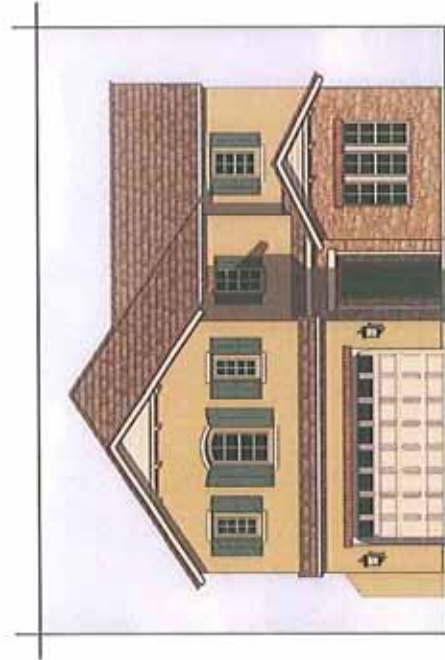
A - 14

- 1. EXTERIOR WALLS
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- 100. EXTERIOR WALLS

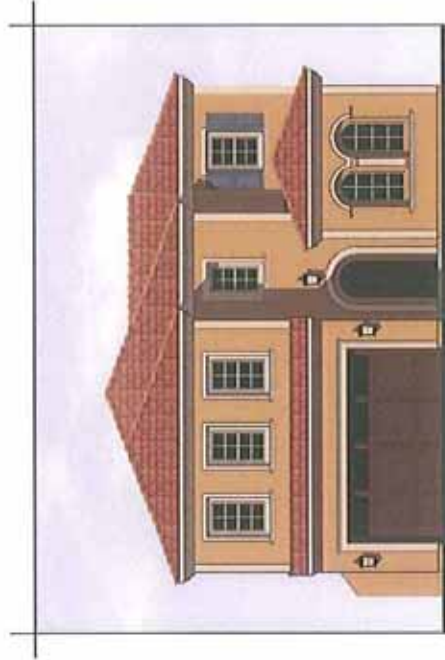
TRACT 14338  
 MONTARRA AT VILA BORBA II  
 PLAN 4-586  
 PRODUCT 2  
 CHINO HILLS, California  
 91709-14019  
 02.23.16  
 CALATLANTIC  
 HOWE

Bassettian | Lagoni  
 ARCHITECTURE - PLANNING - INTERIOR  
 Copyright © 2016 Bassettian | Lagoni Architects



[illegible]COTTAGE  
SCHEME 9

MONTEREY  
SCHEME 4

ITALIANATE  
SCHEME II

A-15

**PLAN 6**  
Front Elevations

TRACT 16338

MONTARRA AT VILA BORBA II

PLAN 4526

02.29.14

China Hills, California

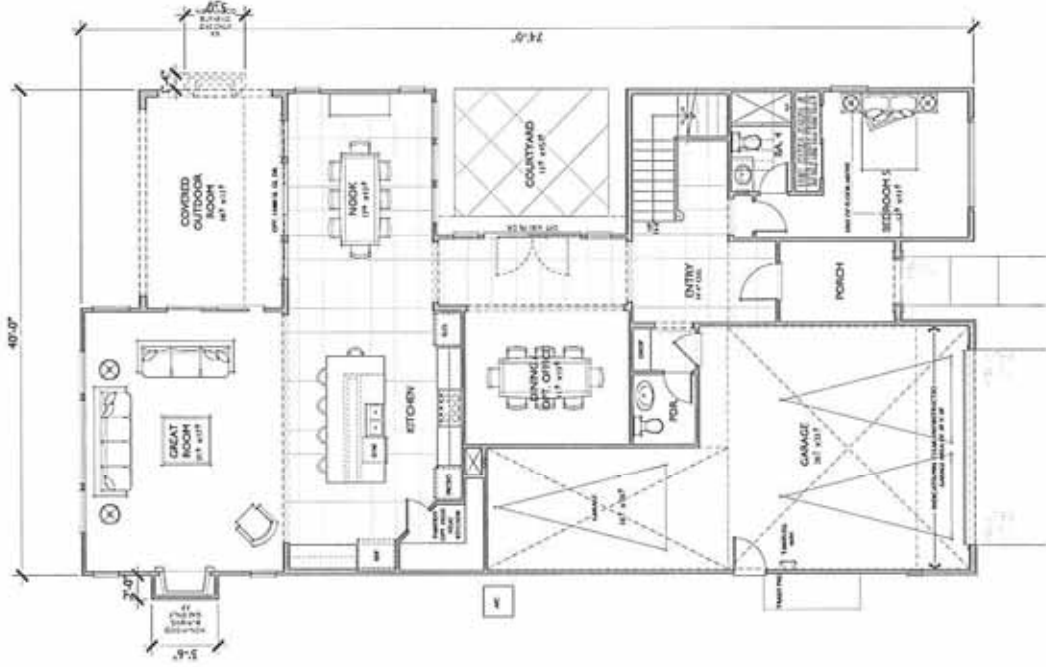
CALATLANC

Bassonian | Lagoni

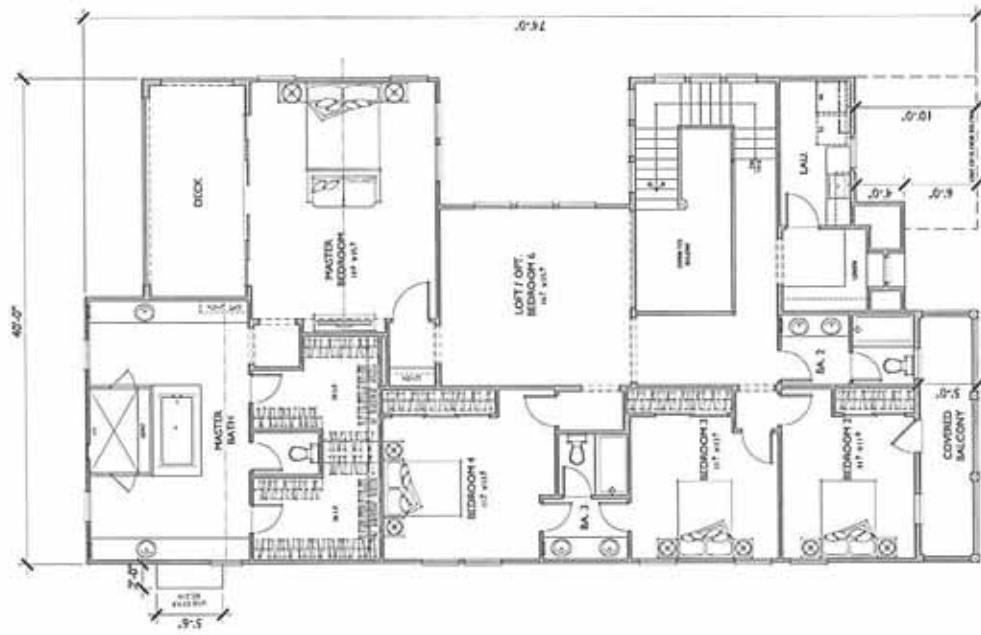
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500

230/623



FIRST FLOOR



SECOND FLOOR

PLAN 6 - MONTEREY  
3,787 SQ. FT.  
5 BEDROOMS / 4.5 BATHS / LOFT / OPT.  
BEDROOM 6 / OPT. OFFICE  
3 - CAR GARAGE

| FLOOR AREA TABLE     |               |
|----------------------|---------------|
| 1ST FLOOR            | 1,708 SQ. FT. |
| 2ND FLOOR            | 2,085 SQ. FT. |
| TOTAL                | 3,793 SQ. FT. |
| 3 - CAR GARAGE       | 654 SQ. FT.   |
| COVERED OUTDOOR ROOM | 213 SQ. FT.   |
| PORCH                | 67 SQ. FT.    |
| BUILDING HEIGHT      | 20' - 9"      |

NOTES: 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

PLAN 6  
Reflects Monterey Elevation  
A - 16

TRACT 16338  
MONTARRA AT VILA BORBA II  
PLAN 4.536  
PRODUCT 2

China Hills, California  
152.14019  
SCALE 1/8" = 1'-0"  
82.33.16  
CALATLANTIC  
HOMES

Bassenian | Lagom  
ARCHITECTS & INTERIORS  
1000 S. GATEWAY BLVD., SUITE 100  
SAN ANTONIO, TX 78216  
(214) 520-1000





OPT. BEDROOM 6

11'0" x 11'0"



OPT. OFFICE

11'0" x 11'0"



OPT. HIGH HEAT KITCHEN

11'0" x 11'0"

PLAN 6  
Options

A - 16.1

**Bassenian | Lagoni**  
ARCHITECTS - PLANNERS - INTERIORS

10000 10th Avenue, Suite 100, San Diego, CA 92121

TRACT 16338

MONTARRA AT VILA BORBA II

PLAN 4.586

PRODUCT 2

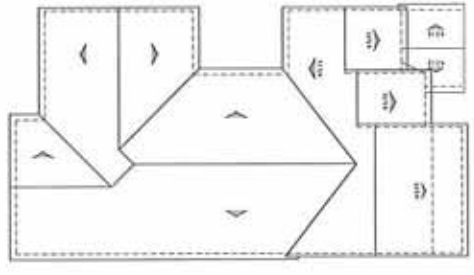
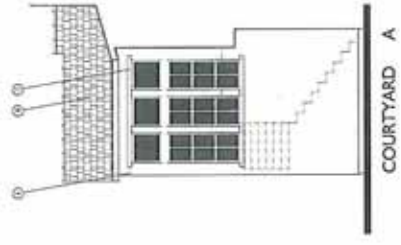
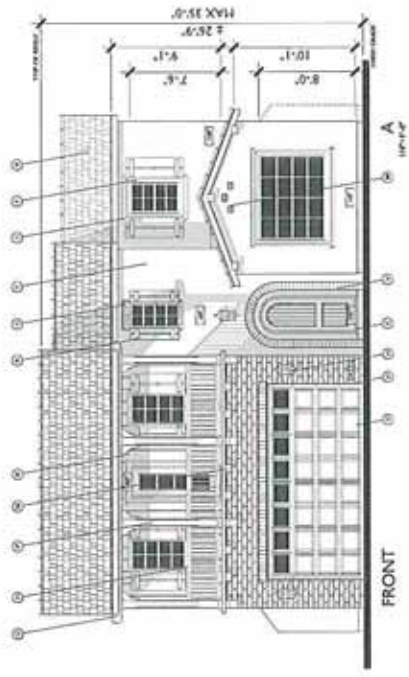
02.23.16

Chino Hills, California

152.14019

CALATLANTIC  
HOMES

SCALE 1/8" = 1'-0"



ROOF PLAN  
PAPER LISTING  
PITCH 12/12  
GABLE END  
ROOF MATERIAL: CONCRETE/CLAY TILE

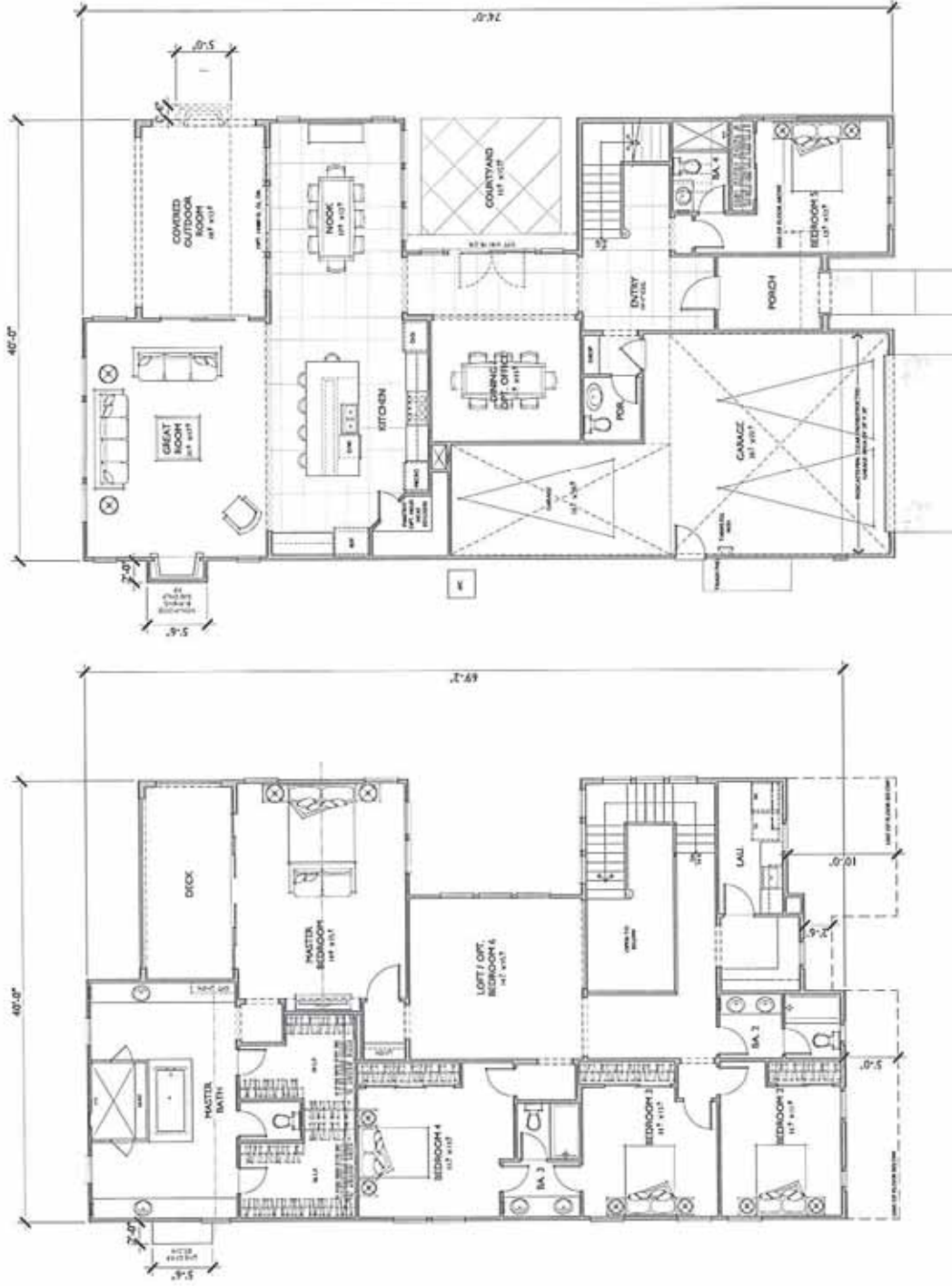
PLAN 6  
MONTARRA  
A-17

TRACT 16338  
MONTARRA AT VILA BORBA II  
PLAN 4,586  
PRODUCT 2  
02.33.14  
Chinese Hills, California  
152.14019  
CALATLANTIC  
HOMES

Bossenian | Lagoni  
ARCHITECTS - PLANNERS - INTERIORS

Copyright 2014 Bossenian | Lagoni Architects

SCALE 1/8" = 1'-0"



**PLAN 6 - COTTAGE**  
 1,787 SQ. FT.  
 5 BEDROOMS / 4.5 BATHS / LOFT / OPT.  
 BEDROOM 6 / OPT. OFFICE  
 3 - CAR GARAGE

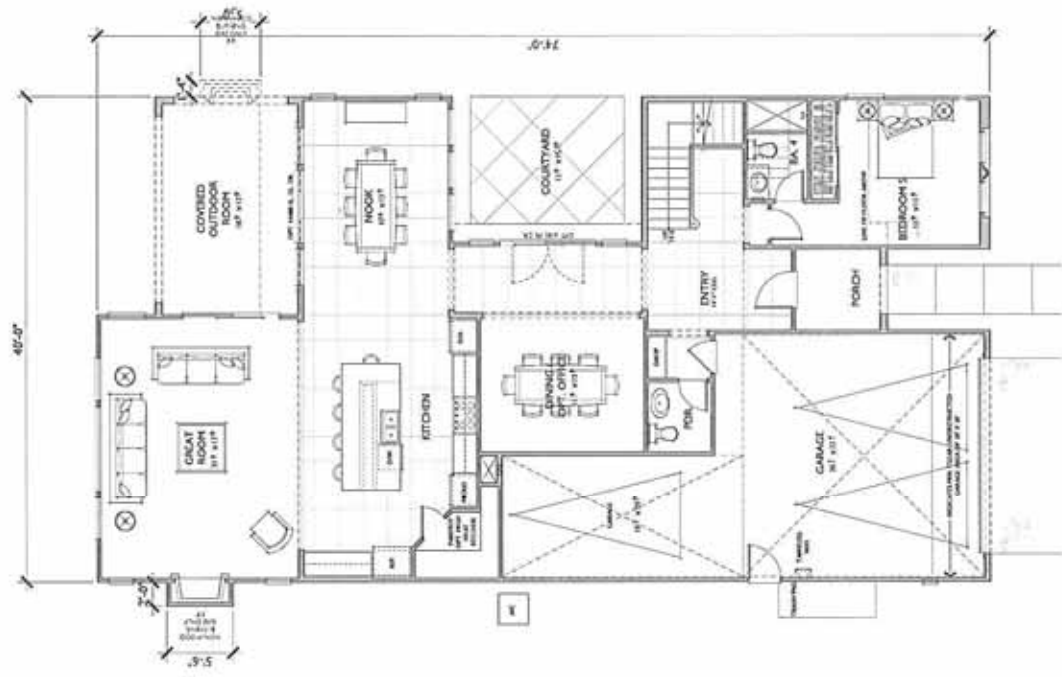
| FLOOR AREA TABLE     |               |
|----------------------|---------------|
| 1ST FLOOR            | 1,788 SQ. FT. |
| 2ND FLOOR            | 2,085 SQ. FT. |
| TOTAL                | 3,873 SQ. FT. |
| 3 - CAR GARAGE       | 656 SQ. FT.   |
| COVERED OUTDOOR ROOM | 213 SQ. FT.   |
| PORCH                | 67 SQ. FT.    |
| BUILDING HEIGHT      | 31' - 1"      |

**PLAN 6**  
 Reflects Cottage Elevation  
**A - 18**

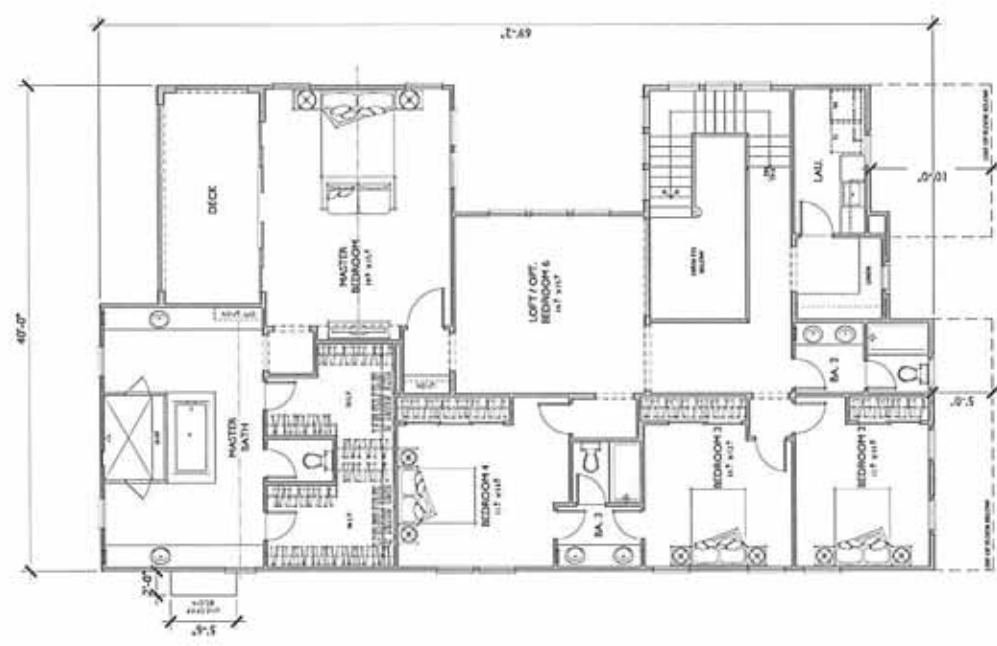
TRACT 16328  
**MONTARRA AT VILA BORBA II**  
 PLAN 4,586  
 PRODUCT 2  
 China Hills, California  
 152,14819  
 SCALE 1/8" = 1'-0"  
 82.23.16  
**CALATLANTIC HOMES**







FIRST FLOOR



SECOND FLOOR

PLAN 6 - ITALIANATE  
3,787 SQ. FT.  
5 BEDROOMS / 4.5 BATHS / 1 LOFT / OPT.  
BEDROOM / OPT. OFFICE  
3 - CAR GARAGE

| FLOOR AREA TABLE     |               |
|----------------------|---------------|
| 1ST FLOOR            | 1,708 SQ. FT. |
| 2ND FLOOR            | 2,085 SQ. FT. |
| TOTAL                | 3,787 SQ. FT. |
| 3 - CAR GARAGE       | 656 SQ. FT.   |
| COVERED OUTDOOR ROOM | 213 SQ. FT.   |
| PORCH                | 51 SQ. FT.    |
| BUILDING HEIGHT      | 27' - 10"     |

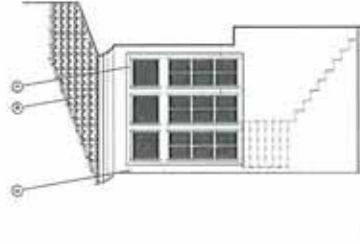
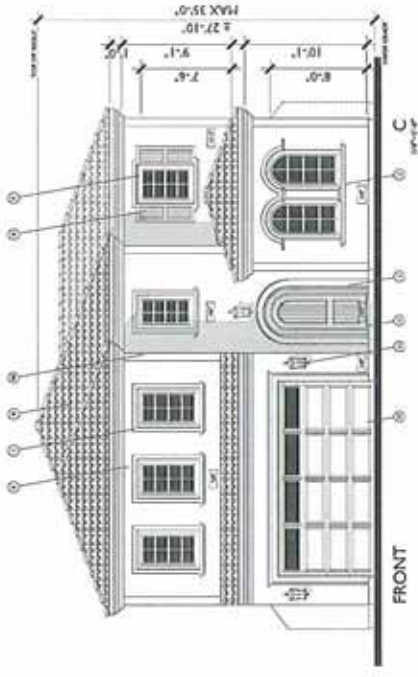
PLAN 6  
A - 20

Reflects Italianate Elevation

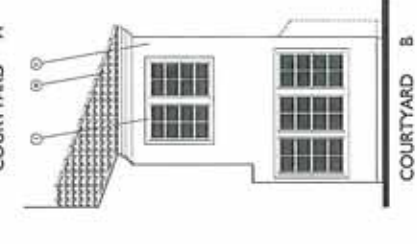
TRACT 16338  
MONTARRA AT VILA BORBA II  
PLAN 4.584  
PRODUCT 2

Basserman Lagoni  
ARCHITECTS + PLANNERS + ENGINEERS

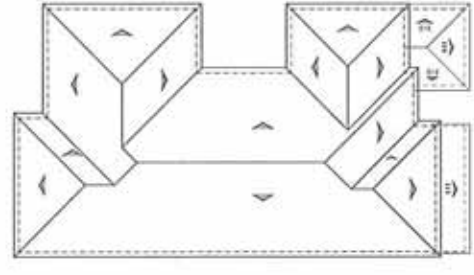
Chino Hills, California  
152.14019  
SCALE 1/4" = 1'-0"  
02.23.16  
CALATLANTIC  
MOVIES



COURTYARD A



COURTYARD B



WITH 45° SLOPE  
 1/2" MIN. THICK  
 ROOF MATERIAL: CONCRETE TILE

**PLAN 6**  
 ITALIANATE  
**A-21**

TRACT 16338  
**MONTARRA AT VILA BORBA II**  
 PLAN 4.584  
 PRODUCT 2  
 China Hills, California  
 02.33.16  
**CALATLANTIC**  
 HOMES  
 SCALE 1/8" = 1'-0"

**Bassanian | Lagoni**  
 ARCHITECTS - PLANNERS - DESIGNERS  
 15215 Canyon Blvd, Suite 100  
 Irvine, CA 92618  
 (949) 450-1000





# CONCEPTUAL WALL & FENCE MASTER PLAN

TR 16338 - VILA BORBA

CHINO HILLS, CA



## WALL AND FENCE LEGEND:

- 6'-0" high split face block wall. See Detail A, sheet 2 of 2.
- 6'-0" high precision block wall. See Detail A, sheet 2 of 2.
- PVC 3 mil fence at public wall. See Detail B, sheet 2 of 2.
- 6'-0" high tubular steel / block combo wall. See Detail C, sheet 2 of 2.
- Tubular steel fence. See Detail D, sheet 2 of 2.
- 2'-0" wide tubular steel side yard gate. See Detail E, sheet 2 of 2.
- Double swing maintenance gate. See Detail F, sheet 2 of 2.
- Split face block planter. See Detail G, sheet 2 of 2.

SHEET 1 OF 2

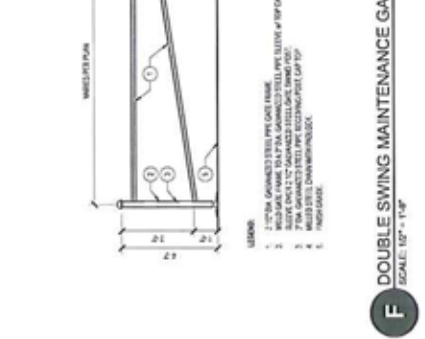
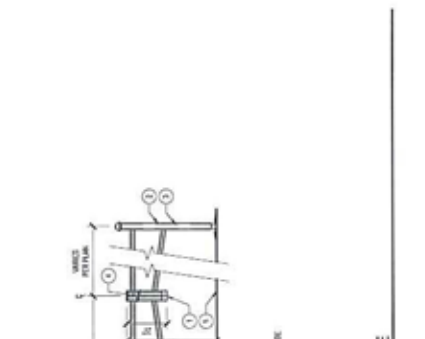
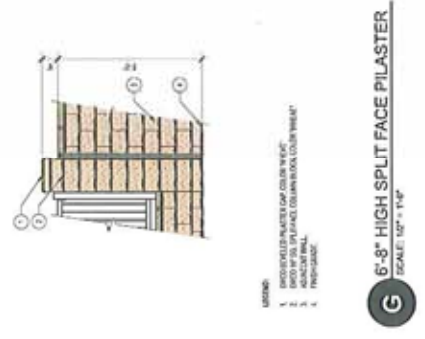
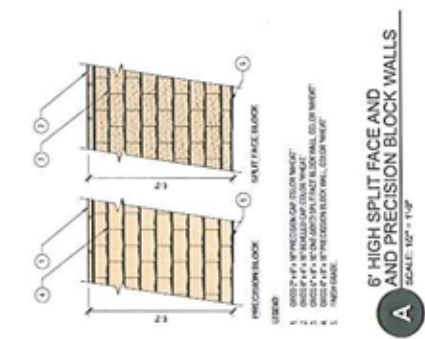
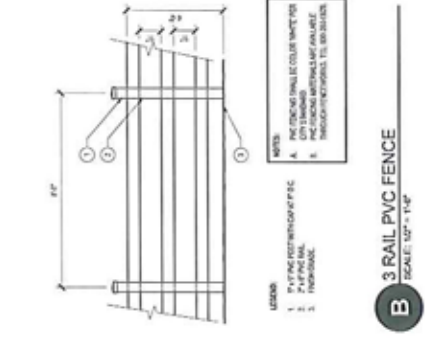
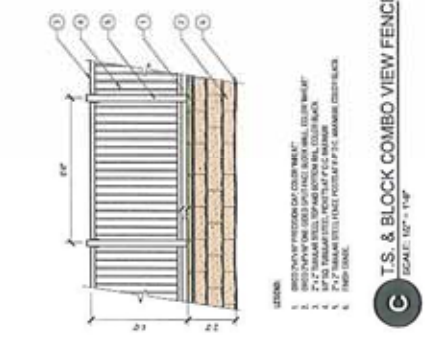
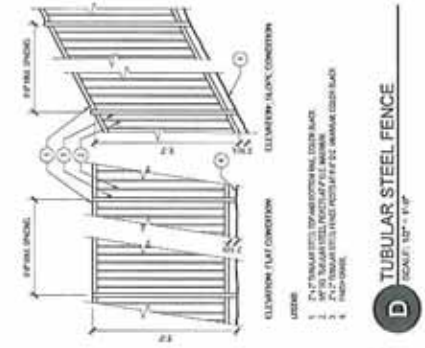
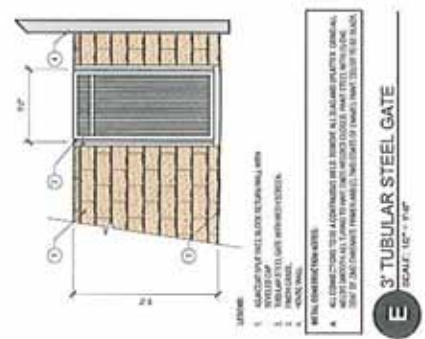


ARCHITERRA  
DESIGN GROUP

Exhibit "F"

238/623

CONCEPTUAL WALL & FENCE DETAILS  
TR 16338 - VILA BORBA  
CHINO HILLS, CA





# DESIGN REVIEW # 427

## VILA BORBA TRACT 16413



EXHIBIT G

## AFFIDAVIT OF MAILING

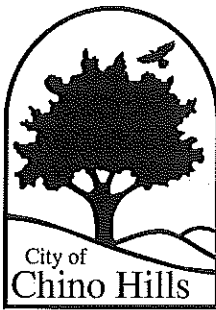
STATE OF CALIFORNIA                     )  
COUNTY OF SAN BERNARDINO         )     ss.  
CITY OF CHINO HILLS                    )

I, Kim Zuppiger, do hereby certify before the Planning Commission of the City of Chino Hills that a copy of the Public Meeting Notice for Custom Home Design Review No. 426 was mailed to each and every person set forth on the attached list on the 23<sup>rd</sup> of March 2016. A copy of said Notice is attached hereto. Mailing of this document was completed by placing a copy of said document in an envelope, with postage prepaid, and depositing same in the U.S. Mail at Chino Hills, California.

I declare under penalty of perjury that the foregoing is true and correct.

Dated at Chino Hills, California, this 23<sup>rd</sup> of March 2016.

  
\_\_\_\_\_  
Kim Zuppiger, Contract Planner

*City Manager*

---

**MEMORANDUM**

DATE: April 7, 2016

TO: Honorable Mayor and City Council

FROM: Konradt Bartlam, City Manager 

RE: **PLANNING COMMISSION ACTION REGARDING AGENDA ITEM 5B - TRACT HOME DESIGN REVIEW 426 - TENTATIVE TRACT 16338 AND AGENDA ITEM 5C - TRACT HOME DESIGN REVIEW 427 - TENTATIVE TRACT 16413**

---

At their meeting on April 5, 2016, the Planning Commission considered Tract Home Design Review 426 for the development of 149 two-story, single-family detached homes within Tentative Tract 16338. The approved tentative map would subdivide an existing 86.4-acre property into 149 single-family residential lot sizes would range from 7,200 sq.ft. to 18,775 sq.ft. with an average lot size of 8,798 sq.ft. The project proposed two different architectural products. Product 1 or "Serena" consists of 82 units that will have three (3) different floor plans and three (3) different elevations: Spanish, Italian and Craftsman. Product 2 or "Montarra" consists of 67 units with three (3) different floor plans and four (4) different elevations: Spanish, Cottage, Italianate and Monterey. The floor plans provide enhanced layouts that allow homebuyers to choose from a variety of options. The size of the Serena homes will range from 2,697 to 3,086 sq.ft. and the homes for Montarra homes will range from 3,333 to 3,787 sq.ft. The proposed homes will feature two-car and three-car garages.

The Planning Commission also considered Tract Home Design Review 427 for the development of 19 two-story, single-family detached homes within Tentative Tract 16413. The approved tentative map would subdivide an existing 19.86-acre property into 19 single-family residential lots and the lot sizes would range from 8,300 sq.ft. to 14,651 sq.ft. with an average lot size of 10,448 sq.ft. The applicant is proposing one architectural product, "Montarra" that will consist of three (3) different floor plans and four (4) different elevations: Spanish, Cottage, Italianate and Monterey. The floor plans provide enhanced layouts that allow homebuyers to choose from a variety of options. The size of the Montarra homes will range from 3,333 to 3,787 sq.ft. All of the proposed homes will feature a three-car garage.

The Planning Commission asked staff to provide a presentation and they had a few questions for the applicant (CalAtlantic). The applicant's representative, Ms. Stephanie Fabbri Carter, responded to inquiries from the Planning Commission. Ms. Carter indicated that CalAtlantic is selling approximately four (4) homes per month and all six (6) floor plans have been well received. In addition, there have been very few complaints from new homeowners and the applicant has received positive feedback from the adjacent property owners. Chairman Larson indicated the only complaint he has heard is about traffic on the 71. Commissioner Stover stated that he liked the look and execution of the project.

There were no public speakers for these items.

By unanimous vote, 4-0-1 (Commissioner Romero was absent), the Planning Commission adopted a resolution approving Tract Home Design Review 426 for Tentative Tract Map 16338 and a resolution approving Tract Home Design Review 427 for Tentative Tract Map 16413.

KB:JL:KZ:ssr





# PLANNING COMMISSION AGENDA STAFF REPORT

Meeting Date: April 5, 2016

Public Hearing: ☐  
Discussion Item: ☐  
Consent Item: ☒

March 29, 2016

Agenda Item No.: 5c.

TO: CHAIRMAN AND PLANNING COMMISSIONERS

FROM: JOANN LOMBARDO, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: TRACT HOME DESIGN REVIEW NO. 427– VILA BORBA TRACT 16413  
(VILA BORBA PLANNING AREA 2), CALATLANTIC

## EXECUTIVE SUMMARY

The applicant, CalAtlantic is requesting approval of Tract Home Design Review No. 427 for the residential development of 19 two-story single-family detached homes within the Vila Borba Tract 16413 – Planning Area 2. The applicant is proposing one architectural product, “Montarra” that will consist of three (3) different floor plans and four (4) different elevations: Spanish, Cottage, Italianate and Monterey. The floor plans provide enhanced layouts that allow homebuyers to choose from a variety of options. The size of the Montarra homes will range from 3,333 to 3,787 square feet.

## RECOMMENDATION

Staff recommends that the Planning Commission adopt the attached resolution finding that the project is consistent with the previously approved environmental document SCH #2004081134 and approving Tract Design Review No. 427 based on the findings of facts as listed in the attached resolution and subject to the Conditions of Approval (Exhibit “A”).

## PROJECT

CASE NO.: Tract Home Design Review No. 427

APPLICANT/  
OWNER: CalAtlantic  
355 East Rincon Street, Suite 300  
Corona, California 92879

LOCATION: Butterfield Ranch Road and Avenida de Portugal  
Assessor’s Parcel Numbers 1033-071-09 and 1033-081-20

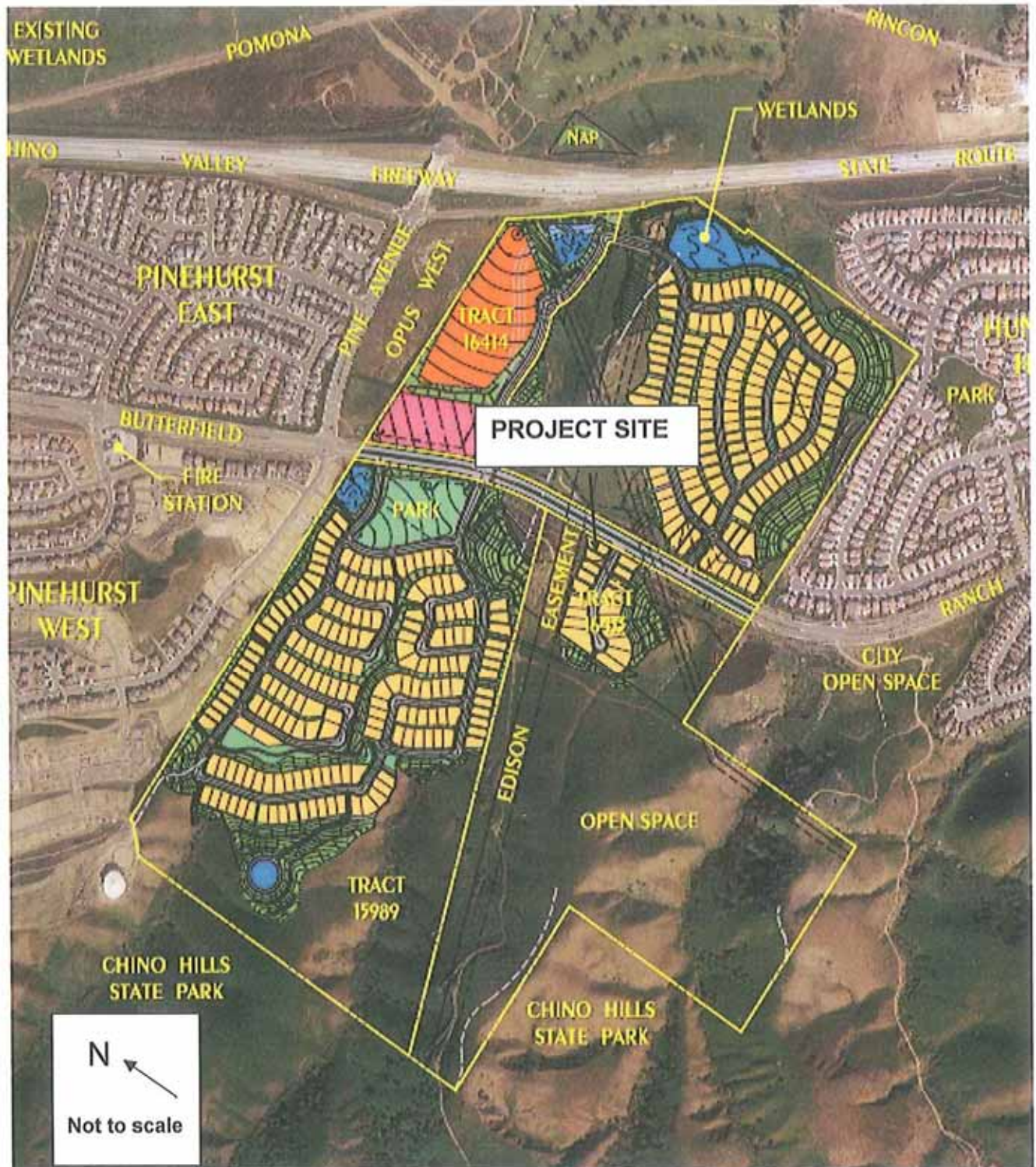
## SITE DESCRIPTION

Lot Sizes: 8,300 square feet to 14,651 square feet with an average lot size of 10,448 square feet.  
Terrain: Graded for development  
Existing Land Use: Vacant and undeveloped.  
General Plan: Low Density Residential and Private Open Space  
Zoning: Low Density Residential (R-S) and Private Open Space (OS-1)  
Overlay District: Fire Hazard  
Sewer Service: City of Chino Hills  
Water Service: City of Chino Hills

| LOCATION | EXISTING USE  | GENERAL PLAN LAND USE                          | ZONING  |
|----------|---|--|---|
| Site     | Vacant and undeveloped. Vila Borba TTM 16413 approved for construction of 19 single family homes    | Low Density Residential and Private Open Space | R-S (Low Density Residential) and OS-1 (Private Open Space) |
| North    | Vila Borba Tract 15989 –approved for construction of 183 single family homes and a 5-acre Park      | Low Density Residential                        | R-S (Low Density Residential)                               |
| South    | Undeveloped Property  | Agricultural Ranches                           | R-A (Agricultural Ranches)                                  |
| East     | Vacant and undeveloped. Vila Borba TTM 16338 – approved for construction of 149 single family homes | Low Density Residential and Private Open Space | R-S (Low Density Residential) and OS-1 (Private Open Space) |
| West     | Chino Hills State Park and Open space   | State Park/Open Space                          | State Park, OS (Open Space)                                 |

## BACKGROUND

The applicant, CalAtlantic is proposing to develop the 19 single-family detached homes in two (2) phases (Exhibit "B").



VICINITY MAP

The project site is located within Tract 16413 (Vila Borba Planning Area 2). The site is located on the southwest corner of Butterfield Ranch Road and Avenida de Portugal (See Vicinity Map). The project will consist of two-story homes (Exhibit "C"). The lot sizes within Tract 16413 range from 8,300 square feet to 14,651 square feet with an average lot size of 10,448 square feet.

Per Chapter 16.10 of the Chino Hills Development Code, single-family detached residential development within a planned development is required to comply with the minimum development standards and design review requirements. Tract Map No. 16413 complies with the development standards as approved by the City Council. The Design Review elements required for the project area are as follows:

- Building mass/scale and style.
- Single-story element (10% of the total units for the project).
- Enhanced architectural treatment (360 degree architecture).
- Review of the building materials.
- Varied structure/garage design and placement.
- Enhanced treatment of freestanding or retaining walls constructed within the development.

## PROPOSAL

Proposed is the construction of 19 two-story single-family detached homes offered in "Montarra" within Vila Borba Tract 16413 (Exhibit "B"). The Vila Borba Project, inclusive of Tract 16413, was approved by the Council on April 25, 2006, and is now proceeding to development.

Montarra Plans 4, 5, and 6 will utilize three (3) floor plans with four (4) different building elevations: Spanish, Cottage, Italianate and Monterey. Each elevation has three (3) colors and materials schemes, for a total of twelve (12) colors and materials schemes. The sizes of the homes range from 3,333 square feet to 3,787 square feet (Exhibit "C").

## ANALYSIS

### Design Elements

The designs of the proposed "Montarra" style housing (Exhibit "C") consists of various elements including building mass and style, enhanced building materials and architectural treatments, varied structure/garage design and placement, and enhanced treatment of walls. The developer is also providing options for bedrooms, high heat kitchens (cooking with a wok), offices, lofts, additional bedrooms, wine closets, and home management areas for buyers. The floor plans provide the information on the options. In accordance with Section 16.10.050 of the Development Code, the applicant has addressed the following design elements:

- Building Mass and Style: The area and building height for each plan is allocated as follows:

#### **MONTARRA PLAN 4**

| <b>Description</b>                                   | <b>Plan 4 – Spanish<br/>(Exhibit C A-2)</b>   | <b>Plan 4- Cottage<br/>(Exhibit C A-4)</b>  | <b>Plan 4- Italianate<br/>(Exhibit C A-6)</b>   |
|--|---|---|---|
| First Floor Livable Area                             | 1,669   | 1,669   | 1,669   |
| Second Floor Livable Area                            | 1,664   | 1,664   | 1,664   |
| <b>Total Gross Square<br/>footage (Livable Area)</b> | <b>3,333</b>  | <b>3,333</b>  | <b>3,333</b>  |
| Three (3) Car Garage                                 | 653   | 653   | 653   |
| Gross Floor Area +<br>Garage                         | 3,986   | 3,986   | 3,986   |
| Building Height                                      | 29'-4"  | 31'-1"  | 29'-11"   |
| Bedrooms/Baths                                       | 4 bedrooms, 4.5<br>baths  | 4 bedrooms, 4.5 baths   | 4 bedrooms, 4.5 baths   |
| Options on Lower and<br>Upper Floor                  | <b>Lower Level<br/>Options:</b> <ul style="list-style-type: none"> <li>• Office in lieu of Dining area</li> <li>• High Heat Kitchen/Pantry in lieu of Pantry</li> </ul><br><b>Upper Level<br/>Option:</b> <ul style="list-style-type: none"> <li>• Loft in lieu of Bedroom 5</li> </ul> | <b>Lower Level<br/>Options:</b> <ul style="list-style-type: none"> <li>• Office in lieu of Dining area</li> <li>• High Heat Kitchen/Pantry in lieu of Pantry</li> </ul><br><b>Upper Level Option:</b> <ul style="list-style-type: none"> <li>• Loft in lieu of Bedroom 5</li> </ul> | <b>Lower Level Options:</b> <ul style="list-style-type: none"> <li>• Office in lieu of Dining area</li> <li>• High Heat Kitchen/Pantry in lieu of Pantry</li> </ul><br><b>Upper Level<br/>Option:</b> <ul style="list-style-type: none"> <li>• Loft in lieu of Bedroom 5</li> </ul> |



### MONTARRA PLAN 5

| Description                                      | Plan 5 - Monterey<br>(Exhibit C A-9)   | Plan 5- Cottage<br>(Exhibit C A-11)  | Plan 5- Italianate<br>(Exhibit C A-13)   |
|--|--|--|--|
| First Floor Livable Area                         | 1,541  | 1,541  | 1,541  |
| Second Floor Livable Area                        | 1,952  | 1,954  | 1,952  |
| <b>Total Gross Square footage (Livable Area)</b> | <b>3,486</b>   | <b>3,495</b>   | <b>3,486</b>   |
| Three (3) Car Garage                             | 649  | 649  | 649  |
| Gross Floor Area + Garage                        | 4,135  | 4,144  | 4,135  |
| Building Height                                  | 21'-9"   | 29'-2"   | 29'-1"   |
| Bedrooms/Baths                                   | 5 bedrooms, 4.5 baths  | 5 bedrooms, 4.5 baths  | 5 bedrooms, 4.5 baths  |
| Options on Lower and Upper Floor                 | <b>Lower Level Options:</b> <ul style="list-style-type: none"> <li>Office or Live in Suite in lieu of Dining</li> <li>High Heat Kitchen in lieu of Pantry</li> </ul><br><b>Upper Level Option:</b> <ul style="list-style-type: none"> <li>Bedroom 6 in lieu of Loft</li> </ul> | <b>Lower Level Options:</b> <ul style="list-style-type: none"> <li>Office or Live in Suite in lieu of Dining</li> <li>High Heat Kitchen in lieu of Pantry</li> </ul><br><b>Upper Level Option:</b> <ul style="list-style-type: none"> <li>Bedroom 6 in lieu of Loft</li> </ul> | <b>Lower Level Options:</b> <ul style="list-style-type: none"> <li>Office or Live in Suite in lieu of Dining</li> <li>High Heat Kitchen in lieu of Pantry</li> </ul><br><b>Upper Level Option:</b> <ul style="list-style-type: none"> <li>Bedroom 6 in lieu of Loft</li> </ul> |

### MONTARRA PLAN 6

| Description                                      | Plan 6- Monterey<br>(Exhibit C A-16)  | Plan 6- Cottage<br>(Exhibit C A-18)   | Plan 6- Italianate<br>(Exhibit C A-20)  |
|--|---|---|---|
| First Floor Livable Area                         | 1,708   | 1,708   | 1,708   |
| Second Floor Livable Area                        | 2,085   | 2,085   | 2,085   |
| <b>Total Gross Square footage (Livable Area)</b> | <b>3,787</b>  | <b>3,787</b>  | <b>3,787</b>  |
| Three (3) Car Garage                             | 656   | 656   | 656   |
| Gross Floor Area + Garage                        | 4,443   | 4,443   | 4,443   |
| Building Height                                  | 26'-9"  | 31'-1"  | 27'-10"   |
| Bedrooms/Baths and Options                       | 5 bedrooms, 4.5 baths   | 5 bedrooms, 4.5 baths   | 5 bedrooms, 4.5 baths   |
| Options  | <b>Lower Level Options:</b> <ul style="list-style-type: none"> <li>Office in lieu of Dining area</li> </ul> | <b>Lower Level Options:</b> <ul style="list-style-type: none"> <li>Office in lieu of Dining area</li> </ul> | <b>Lower Level Options:</b> <ul style="list-style-type: none"> <li>Office in lieu of Dining area</li> </ul> |



| Description | Plan 6- Monterey<br>(Exhibit C A-16)   | Plan 6- Cottage<br>(Exhibit C A-18)  | Plan 6- Italianate<br>(Exhibit C A-20)   |
|-------------|--|--|--|
|             | <ul style="list-style-type: none"> <li>High Heat Kitchen in lieu of Pantry</li> </ul> <p><b>Upper Level Option:</b></p> <ul style="list-style-type: none"> <li>Optional Bedroom 6 in lieu of Loft</li> </ul> | <ul style="list-style-type: none"> <li>High Heat Kitchen in lieu of Pantry</li> </ul> <p><b>Upper Level Option:</b></p> <ul style="list-style-type: none"> <li>Optional Bedroom 6 in lieu of Loft</li> </ul> | <ul style="list-style-type: none"> <li>High Heat Kitchen in lieu of Pantry</li> </ul> <p><b>Upper Level Option:</b></p> <ul style="list-style-type: none"> <li>Optional Bedroom 6 in lieu of Loft</li> </ul> |

The tallest home in will measure 31'-1" in height at the highest point. The maximum building height for the R-S Zone is 35'-0", therefore, the proposal meets the building height development standard (Exhibit "C").

- Single-Story Element: Per the Development Code Chapter 16.20, at least 10 percent of the units within the tract are required to incorporate a single-story element that is fourteen (14) feet tall or less in height for the first twenty-five (25) feet from the front yard setback. The Development Code requires that 10% of the homes have a strong single-story element. All elevations of the Montarra product provide a strong single-story element. A total of 19 homes (100%) will have a strong single-story element, therefore satisfying the single-story element requirement for the development.
- Architectural Treatment: The front elevations for the Montarra floor plans (Plans 4-6) display good roof and wall articulation. Each of the plans provides varying roof pitches and roof materials. The facade is enhanced with building pop-outs; use of balconies, shutters and moldings on windows, and use of appropriate materials for the base of the buildings for the front and side elevations that are visible from the street (Exhibit "C").

Each elevation includes articulation by use of different designs for window sizes and treatments, varied stonework, brick, stucco and varying roof designs. The applicant is proposing to incorporate different designs for the main entry doors, garage doors, and decorative light fixtures for the front porch.

- Building Materials: Montarra Plans 4, 5 and 6 include Spanish, Cottage, Italianate and Monterey style homes with varying colors and materials stucco and stone wall treatment, wood railing for balconies, clay tile for roofs, window trim and shutters to further accent the windows (Exhibit "C").

#### MONTARRA PLANS 4, 5, AND 6

| PLAN TYPE                | NO. OF UNITS | PERCENTAGE OF UNITS |
|--------------------------|--------------|---------------------|
| Plan 4                   | 3            |                     |
| Plan 4 Reversed          | 3            |                     |
| <b>Plan 4 – Subtotal</b> | <b>6</b>     | <b>32%</b>          |
| Plan 5                   | 3            |                     |
| Plan 5 Reversed          | 3            |                     |
| <b>Plan 5 – Subtotal</b> | <b>6</b>     | <b>34%</b>          |
| Plan 6                   | 3            |                     |
| Plan 6 Reversed          | 4            |                     |
| <b>Plan 6 – Subtotal</b> | <b>7</b>     | <b>36%</b>          |
| <b>Total</b>             | <b>19</b>    | <b>100%</b>         |

The applicant has identified on the Montarra Site Plan (Exhibit “B”) and the floor plans that are proposed for each lot. The development standards require that one exterior design of one particular plan shall not be repeated more frequently than every two houses. Each Plan provides reversed elevations to ensure that the development provides a variety of plans.

In addition, the unit placement will adhere to the development standards that require that no more than two adjacent structures or garages shall have the same front yard setback. The units will be located with a minimum front yard setback of twenty feet (20'-0") from the front property line with a minimum garage setback of nineteen feet (19'-0"), unless a side-loaded garage is proposed, then a minimum garage setback of sixteen feet (16'-0") is required. The garage doors provide varied colors and designs to match the theme of the home. The side-loaded garages provide a break in the overall look of the streetscape. All garage doors are set into the walls of the garage, as called for by the development standards.

- Parking: R-S zoning for the project site specifies that each single-family residence be required to have a minimum of two (2) garage spaces for homes with 3,100 square feet of livable area and a three (3) car garage for livable area between 3,101 and 6,000 square feet.

Each covered parking space is required to be 10'x 20' minimum unobstructed area. All of the 19 units (100%) would meet the parking requirements. A total of 19 units would provide a 3 covered parking spaces (2 side by side spaces and a 1 tandem or non-tandem (side loading) space with a minimum dimension of 10 feet by 20 feet.

| PLAN TYPE             | TOTAL UNITS | GROSS SQUARE FOOTAGE (LIVABLE AREA) | PARKING PROVIDED   | COMPLIANCE WITH CODE SECTION 16.34            |
|-----------------------|-------------|-------------------------------------|--|---|
| Plan 4                | 6           | 3,333                               | 3-car garage (2 side by side spaces and 1 tandem space)                  | Yes 3-car covered parking spaces are provided |
| Plan 5                | 6           | 3,486 -3,495                        | 3-car garage (2 side by side spaces and 1 non-tandem/side loading space) | Yes 3-car covered parking spaces are provided |
| Plan 6                | 7           | 3,787                               | 3-car garage (2 side by side spaces and 1 tandem space)                  | Yes – 3 covered parking spaces are provided   |
| <b>Montarra Total</b> | <b>19</b>   |                                     |  |   |

- Enhanced Treatment of Walls: The development standards specify that walls constructed within a single-family, detached residential development shall reflect quality and compliment the architectural style of the development. Since the project is located within tract, wall plans were required as part of the (Exhibit "D"). The materials consisted of split face concrete blocks, tubular steel, and colored precision block caps.
- Unit Placement: The proposed 19 single-family detached homes are proposed to be developed within the buildable area of each lot and will comply with the Development Code standards as shown in the table below:

| SETBACKS                         | PROPOSED  | REQUIRED  | MEETS REQUIREMENT? |
|----------------------------------|---|---|--------------------|
| Front yard:<br>Primary Structure | 20'-0" min.; 22'-0" avg. Setbacks vary by 2'-0" every two adjacent lots | 20'-0" min.; 22'-0" avg. Setbacks vary by 2'-0" every two adjacent lots | Yes                |
| Garage                           | 19'-0" min.; 21'-0" avg.; 16'-0" min. side loaded garage                | 19'-0" min.; 21'-0" avg.; 16'-0" min. side loaded garage                |                    |
| Side yard:<br>Local Street Side  | 15'-0" min.   | 15'-0" min.   | Yes                |
| Interior Side                    | 15'-0" aggregate, 7'-0" min.  | 15'-0" aggregate, 7'-0" min.  |                    |
| Rear yard                        | 15'-0" min.   | 15'-0" min.   | Yes                |

Section 16.10.030 of the Development Code allows 40% maximum lot coverage by structures and 50% maximum coverage by impervious surfaces within the front yard setback. All 19 proposed single-family detached homes do not exceed 40% lot coverage by structures. Furthermore, all 19 homes do not exceed 50% impervious surfaces with the front yard setback. Therefore, the proposal meets the standards for lot coverage.

- Compatibility: Several different architectural styles and finishes will be used in this new neighborhood, including Spanish, Italian, Craftsman, Cottage and Monterey and Italianate. The proposed designs are compatible with the surrounding neighborhood, given that the lots in the area have been built with varying designs, and no one architectural style dominates the neighborhood.

Per Section 16.10.030 Development Standards for residential districts of the Development Code, the minimum front setback is 20 feet. The Development Code allows for a variance procedure to grant relief from zoning provisions when, because of special circumstances applicable to a property, including size, shape, topography, location, or surroundings, the strict application of the Development Code deprives such property of privileges enjoyed by other property in the vicinity and under the identical zoning classification. Please see the variance findings below.

#### TREE PRESERVATION

A Tree Survey and Mitigation Replacement Plan was reviewed and approved as part of the tract development.

#### ENVIRONMENTAL REVIEW

The project is exempt from the requirement of the California Environmental Quality Act Guidelines pursuant to Section 15061(b) (3) of said Act. The project is the construction of homes on individual single-family residential lots in an approved subdivision. The environmental effects of the subdivision, grading, and construction and occupancy of residences has already been reviewed in the approved environmental document (SCH#2004081134) prepared for the entire Vila Borba Project including Tract 16413, which includes the project site, and was approved by the City Council on April 25, 2006.

#### PUBLIC COMMENTS

Courtesy notices regarding this project were mailed to the adjacent property owners surrounding the project site on March 23, 2016. Staff has received no public comments as of the writing of this report.

#### CONDITIONS OF APPROVAL

1. The project construction shall be in substantial conformance Montarra Site Plan (Exhibit "B") and elevations and floor plans (Exhibit "C"). No modification to the Site Plan, Design Plan or the Conditions of Approval for the Design Review shall be

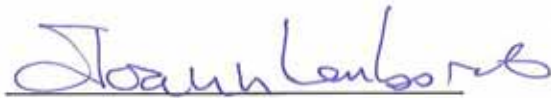
permitted without the approval of the Director of Community Development or his/her designee.

2. Retaining walls shall be under a separate permit.
3. The applicant shall provide enhanced architecture as shown in Exhibit "C" which includes but is not limited to, accented window surrounds, shutters and window mullions.
4. No dwelling units adjacent to each other or across the street (straight or diagonally) shall have the same floor plan and elevation treatment on the rear and side elevations when visible from streets within the tract and as determined by the Community Development Director and indicated on the site plan (Exhibit "B"). The enhanced rear and side architecture shall be consistent with the front architecture treatment.
5. The applicant shall install masonry walls on all interior residential property lines. View fences may be located on a portion of the side lot line or rear lot lines as approved through the fence plan. Wood fencing is prohibited.
6. Pursuant to Development Code Section 16.10.030 Development Standards, impervious surface coverage within the required front yard setback area shall not exceed fifty percent (50%).
7. Landscape improvements with new total project net landscape area (including water features and swimming pools) equal to or greater than 5,000 square feet, shall be subject to Chapter 16.07 Landscape and Water Conservation Guidelines of the City's Development Code.
8. Prior to the final inspection of the project, irrigation and landscaping shall be installed within the front yard.
9. All conditions of approval, for Tentative Tract 16413 as adopted by the City Council on April 25, 2006, shall remain in effect.
10. This project has been determined to be exempt from the California Environmental Quality Act pursuant to Sections 15303(a) and 15061(b)(3), of the CEQA Guidelines; a Notice of Exemption will be mailed to the County Clerk of the Board upon approval by the Planning Commission. Within two (2) days of approval by the Planning Commission, the applicant shall submit to the Planning Division a check for the filing fee applicable to this notice in the amount of \$50.00, payable to the "Clerk of the Board".
11. Prior to the submittal of construction plans, Trust Deposit Accounts shall show no deficits.

### Chino Valley Independent Fire District

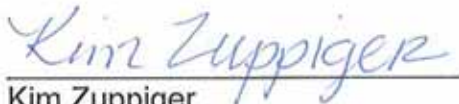
1. A minimum of two (2) sets of plans shall be submitted separately for each of the following listed items to the Fire District for review, approval and permit prior to any installation or work being done. Approved plans must be maintained at the worksite during construction. Fees are due at the time of submittal.
  - a) Building Construction – a current fire flow is required to be submitted with the plans.
  - b) Fire Sprinkler Systems, designed by C16 contractor or registered engineer.
  - c) Final fuel modification plan.

Respectfully submitted,



Joann Lombardo  
Community Development Director

Prepared by:



Kim Zuppiger  
Contract Planner

Attachments:

1. Resolution
2. Exhibit "A" – Conditions of Approval
3. Exhibit "B" - Montarra Site Plan
4. Exhibit "C" - Montarra Color Elevations and Floor Plans
5. Exhibit "D" - Perimeter Walls
6. Exhibit "E" - Property Photos
7. Affidavit of Mailing (Notification Letter & Mailing List)



RESOLUTION NO. PC 2016 – \_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO HILLS, CALIFORNIA APPROVING TRACT HOME DESIGN REVIEW NO. 427 FOR THE DEVELOPMENT OF 19 SINGLE-FAMILY DETACHED HOMES LOCATED WITHIN TRACT 16413 (VILA BORBA PLANNING AREA 2) LOCATED SOUTHWEST OF BUTTERFIELD RANCH ROAD AND AVENIDA DE PORTUGAL – VILA BORBA.

THE PLANNING COMMISSION OF THE CITY OF CHINO HILLS DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission does hereby make the following findings of fact:

- A. The applicant, CalAtlantic, requested approval of Tract Home Design Review No. 427 for the development of 19 single-family detached homes located within Tract 16413 (Vila Borba Planning Area 2).
- B. The site is located southwest of Butterfield Ranch Road and Avenida de Portugal within Tract 16413 and is legally described as Assessor's Parcel Number (APN) 1033-071-09 and 1033-081-20 as shown in the latest records of the Office of the Tax Assessor of the County of San Bernardino.
- C. The property is zoned Low Density Residential (R-S) and Private Open Space (OS-1) and has a General Plan designation of Low Density Residential and Private Open Space.
- D. The project is the construction of homes on individual single-family residential lots in an approved subdivision. The environmental effects of the subdivision, grading, and construction and occupancy of residences has already been reviewed in the approved environmental document (SCH#2004081134) prepared for the entire project (Tract 16413), which included the project site, and was approved by the City Council on April 25, 2006.
- E. Pursuant to Section 16.06.130.B., this application is a design review processed concurrently pursuant to both 16.10.050 and 16.20.090 of the Chino Hills Development Code.

- F. The Planning Commission of the City of Chino Hills held a duly noticed public meeting on April 5, 2016, to review and consider the staff report prepared for the project, receive public testimony, and review all correspondence received on the project.

SECTION 2. With regard to the request for approval of Tract Home Design Review No. 427, based upon oral and written testimony and other evidence received at the public meeting held for the project, and upon studies and investigations made by the Planning Commission and on its behalf, the Planning Commission does further find as follows:

- A. FINDING: The proposed single-family detached residential development is consistent with the General Plan.

FACT: The project site is identified as Low Density Residential and Private Open Space on the General Plan Land Use Map and is zoned Low Density Residential (R-S) and Private Open Space (OS-1). The proposed structures are consistent with the standards of this district in that they maintain the proper setback requirements, are within the height limitations for residential construction, and do not exceed the allowable lot coverage. The construction of a new single-family residential development on a vacant residential property is subject to the approval of a Tract Home Design Review, pursuant to Sections 16.10.050 of the Development Code. If the Tract Home Design Review is approved, the proposed project would be consistent with the Development Code, a tool used to implement the General Plan. Approval of the proposed project furthers Major Goal 2 of the General Plan by providing "A high quality of life for all residents". In providing the applicant the opportunity to construct a new custom home in Chino Hills, the City furthers its goal of providing a high quality of life. Therefore, the approval of Tract Design Review No. 427, subject to the attached Conditions of Approval, would be consistent with the General Plan.

- B. FINDING: The proposed design and layout of the single-family detached residential development is sufficiently varied to avoid monotony in the external appearance.

FACT: The proposed tract homes will be stucco with varying colors, tile details, and stonework. The addition of window moldings, shutters, potshelves, rake details, decorative light fixtures, and varied entry doors enhance the proposed home's elevations. Varied window sizes, roll up garage doors with decorative windows, terraces, varied building setbacks, and low-pitched rooflines, improve articulation and provide architectural relief. All of these elements contribute to the visual interest of the homes.

The proposed project provides a total of seven (7) different architectural themes. The Montarra homes will consist of three different floor plans and (4) different elevations: Spanish, Cottage, Italianate and Monterey. The Montarra homes will also provide three (3) reverse floor plans. The Development Code requires a minimum of 4 (four) different elevations for a tract with 11-20 houses; the proposed project provides three (3) more than the required number of different elevations and will provide a varied and visually interesting streetscape.

The front, side, and rear elevations all of the homes feature a significant amount of horizontal and vertical articulation that provide visual interest and break of the massing of the homes. The facade is enhanced with building pop-outs; use of balconies and decks with decorative railing, shutters and moldings on windows, and the use of appropriate materials for the base of the buildings for all of the elevations provide 360 degrees of architectural treatment and enhancement.

Each elevation provides visual interest through the use of different designs for window sizes and treatments, varied stonework, stucco, and varying roof designs. The applicant proposes to incorporate different designs for the main entry doors, garage doors, and decorative light fixtures for the entryways

- C. FINDING: The proposed design and layout of the single-family detached residential development is in harmony with the appearance of other existing residences in the neighborhood, as well as those found throughout the community.

FACT: The proposed project will feature homes designed in the Spanish, Cottage, Italianate and Monterey architectural styles. The proposed designs are compatible with the surrounding neighborhood, given that the lots in the area have been built with varying designs, and no one architectural style dominates the neighborhood. Further, the proposed project provides enhanced architectural treatment as discussed in Section 2.B of this Resolution that will contribute to the high quality of architectural design in the surrounding community.

- D. FINDING: The plans for the single-family detached residential development have properly implemented the residential design guidelines set forth in the Development Code.

FACT: The applicant has submitted a proposal that complies with the Residential Design Guidelines contained within the Chino Hills Development Code. The proposed project incorporates single-story elements, enhanced architectural treatment, and varied structure design and placement consistent with the intent of the Residential Design

Guidelines. The applicant has submitted a Tract Home Design Review for approval by the Planning Commission

SECTION 3. Based on the findings and conclusions set forth above, the Planning Commission hereby approves Design Review No. 427 pursuant to both Sections 16.10.050 and 16.20.090 of the Chino Hills Development Code, subject to the Conditions of Approval dated April 5, 2016, and labeled as Exhibits "A" incorporated into this resolution by this reference, and the Project Plans on file with the Planning Commission Secretary.

SECTION 4. The Planning Commission Secretary shall certify the adoption of this resolution.

ADOPTED AND APPROVED this 5<sup>th</sup> day of April 2016.

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GARY LARSON, Chairman

ATTEST:

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KAREN PULVERS,  
PLANNING COMMISSION SECRETARY

APPROVED AS TO FORM:

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ELIZABETH M. CALCIANO  
ASSISTANT CITY ATTORNEY

STATE OF CALIFORNIA )  
COUNTY OF SAN BERNARDINO ) ss.  
CITY OF CHINO HILLS )

I, KAREN PULVERS, Planning Commission Secretary of the City of Chino Hills, do hereby certify that the foregoing Resolution No. PC 2016-\_\_ was duly passed and adopted at a regular meeting of the Chino Hills Planning Commission held on the 5<sup>th</sup> day of April 2016, by the following roll call vote, to wit:

AYES: COMMISSION MEMBERS:

NOES: COMMISSION MEMBERS:

ABSENT: COMMISSION MEMBERS:

KAREN PULVERS  
Planning COMMISSION Secretary



**CITY OF CHINO HILLS**  
**Conditions of Approval**  
**Design Review No. 427**  
**Vila Borba Tentative Tract 16413**

---

**Community Development Department**

1. The project construction shall be in substantial conformance Montarra Site Plan (Exhibit "B") and elevations and floor plans (Exhibit "C"). No modification to the Site Plan, Design Plan or the Conditions of Approval for the Design Review shall be permitted without the approval of the Director of Community Development or his/her designee.
2. Retaining walls shall be under a separate permit.
3. The applicant shall provide enhanced architecture as shown in Exhibit "C" which includes but is not limited to, accented window surrounds, shutters and window mullions.
4. No dwelling units adjacent to each other or across the street (straight or diagonally shall have the same floor plan and elevation treatment on the rear and side elevations when visible from streets within the tract and as determined by the Community Development Director and indicated on the site plan (Exhibit "C"). The enhanced rear and side architecture shall be consistent with the front architecture treatment.
5. The applicant shall install masonry walls on all interior residential property lines. View fences may be located on a portion of the side lot line or rear lot lines as approved through the fence plan. Wood fencing is prohibited.
6. Pursuant to Development Code Section 16.10.030 Development Standards, impervious surface coverage within the required front yard setback area shall not exceed fifty percent (50%).
7. Landscape improvements with new total project net landscape area (including water features and swimming pools) equal to or greater than 5,000 square feet, shall be subject to Chapter 16.07 Landscape and Water Conservation Guidelines of the City's Development Code.
8. Prior to the final inspection of the project, irrigation and landscaping shall be installed within the front yard.
9. All conditions of approval, for Tentative Tract 16413 as adopted by the City Council on April 25, 2006, shall remain in effect.
10. This project has been determined to be exempt from the California Environmental Quality Act pursuant to Sections 15303(a) and 15061(b)(3), of the CEQA Guidelines; a Notice of Exemption will be mailed to the County Clerk of the Board upon approval by the Planning Commission. Within two (2) days of approval by the Planning Commission, the applicant shall submit to the Planning Division a check for the filing fee applicable to this notice in the amount of \$50.00, payable to the "Clerk of the Board".
11. Prior to the submittal of construction plans, Trust Deposit Accounts shall show no deficits.



**Chino Valley Independent Fire District**

1. A minimum of two (2) 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.
  - a) Building Construction – a current fire flow is required to be submitted with the plans.
  - b) Fire Sprinkler Systems, designed by C16 contractor or registered engineer.
  - c) Final fuel modification plan.

**END OF SEQUENTIAL CONDITIONS**

**Project Manager: Kim Zuppiger**



FIGURE 1

| UNIT NO. | UNIT TYPE | NET GROSS AREA | NET GROSS AREA | % BUILDING FOOTPRINT |
|----------|-----------|----------------|----------------|----------------------|
| 1        | 1-BR      | 1,100          | 1,100          | 100%                 |
| 2        | 1-BR      | 1,100          | 1,100          | 100%                 |
| 3        | 1-BR      | 1,100          | 1,100          | 100%                 |
| 4        | 1-BR      | 1,100          | 1,100          | 100%                 |
| 5        | 1-BR      | 1,100          | 1,100          | 100%                 |
| 6        | 1-BR      | 1,100          | 1,100          | 100%                 |
| 7        | 1-BR      | 1,100          | 1,100          | 100%                 |
| 8        | 1-BR      | 1,100          | 1,100          | 100%                 |
| 9        | 1-BR      | 1,100          | 1,100          | 100%                 |
| 10       | 1-BR      | 1,100          | 1,100          | 100%                 |
| 11       | 1-BR      | 1,100          | 1,100          | 100%                 |
| 12       | 1-BR      | 1,100          | 1,100          | 100%                 |
| 13       | 1-BR      | 1,100          | 1,100          | 100%                 |
| 14       | 1-BR      | 1,100          | 1,100          | 100%                 |
| 15       | 1-BR      | 1,100          | 1,100          | 100%                 |
| 16       | 1-BR      | 1,100          | 1,100          | 100%                 |
| 17       | 1-BR      | 1,100          | 1,100          | 100%                 |
| 18       | 1-BR      | 1,100          | 1,100          | 100%                 |
| 19       | 1-BR      | 1,100          | 1,100          | 100%                 |
| 20       | 1-BR      | 1,100          | 1,100          | 100%                 |
| 21       | 1-BR      | 1,100          | 1,100          | 100%                 |
| 22       | 1-BR      | 1,100          | 1,100          | 100%                 |
| 23       | 1-BR      | 1,100          | 1,100          | 100%                 |
| 24       | 1-BR      | 1,100          | 1,100          | 100%                 |
| 25       | 1-BR      | 1,100          | 1,100          | 100%                 |
| 26       | 1-BR      | 1,100          | 1,100          | 100%                 |
| 27       | 1-BR      | 1,100          | 1,100          | 100%                 |
| 28       | 1-BR      | 1,100          | 1,100          | 100%                 |
| 29       | 1-BR      | 1,100          | 1,100          | 100%                 |
| 30       | 1-BR      | 1,100          | 1,100          | 100%                 |
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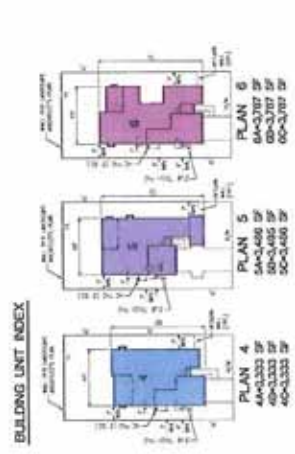


**LEGEND**

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**AVERAGE LOT AREA**  
AVERAGE LOT AREA: 10,000 SQ. FT.

**NOTE:**  
NO. OF LOTS: 100



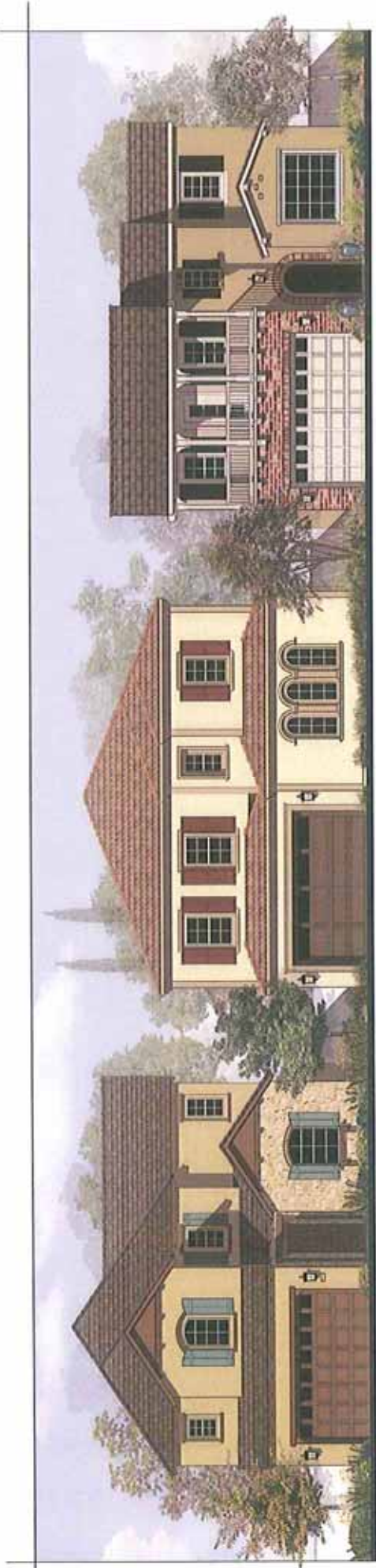
**PREPARED FOR:**  
**CALATLANTIC HOMES**  
300 West Avenue Street, Suite 200  
San Jose, CA 95128-1000  
Tel. 408.943.0000 Fax 408.943.0000

**PREPARED BY:**  
**MDS**  
CONSULTING  
ARCHITECTS  
PLANNERS  
ENGINEERS  
INTERIORS

TRACT NO. 16413  
VILA BORBA

# PRELIMINARY PLOTTING MONTARRA EXT.

CITY OF CHINO HILLS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA  
SHEET 1 OF 1



PLAN 4  
COTTAGE

PLAN 5  
ITALIANATE

PLAN 6  
MONTEREY

STREETSCENE T-1

TRACT 16338

MONTARRA AT VILA BORBA II

PLAN 4, 5 & 6

PRODUCT 2

02.23.18

**Bassettian | Lagoni**  
ARCHITECTURE • PLANNING • INTERIORS  
through BSA - Bassettian Lagoni Architects

Chino Hills, California

152,140 SF

SCALE 1/8" = 1'-0"

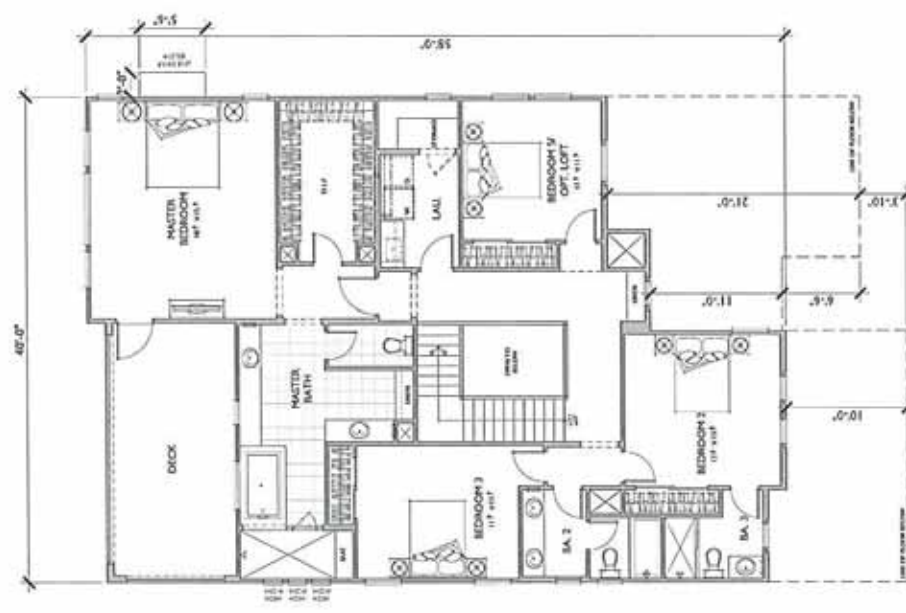
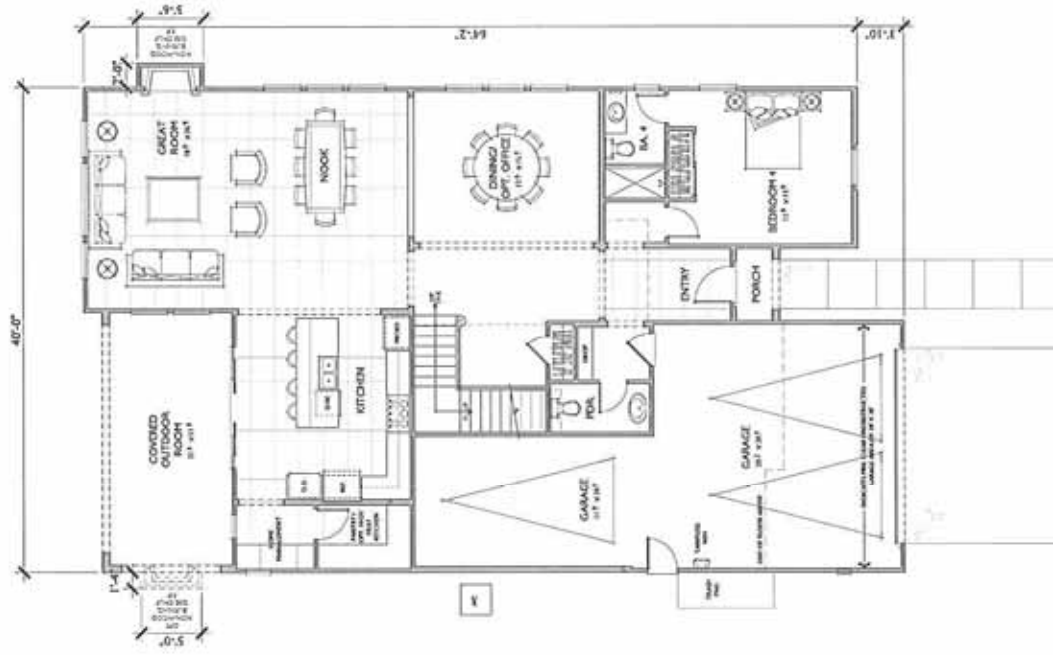
**CALATLANTIC**  
HOMES

Exhibit C

264/623







**PLAN 4 - SPANISH**  
 3,333 SQ. FT.  
 4 BEDROOMS / 4.5 BATHS / LOFT / OPT.  
 BEDROOM 5 / OPT. OFFICE  
 3 CAR GARAGE w/ STORAGE

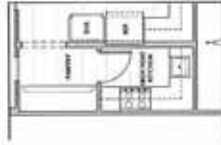
| FLOOR AREA TABLE        |               |
|-------------------------|---------------|
| 1ST FLOOR LIVABLE       | 1,669 SQ. FT. |
| 2ND FLOOR LIVABLE       | 1,664 SQ. FT. |
| TOTAL LIVABLE AREA      | 3,333 SQ. FT. |
| 3 CAR GARAGE w/ STORAGE | 633 SQ. FT.   |
| COVERED OUTDOOR ROOM    | 323 SQ. FT.   |
| COVERED PORCH           | 22 SQ. FT.    |
| BUILDING HEIGHT         | 29'-4"        |

**PLAN 4**  
 Reflects Spanish Elevation  
 TRACT 1632B  
**MONTARRA AT VILA BORBA II**  
 PLAN 4.586  
 PRODUCT 2  
 Chino Hills, California  
 91709  
 152.14019  
 SCALE 1/4" = 1'-0"  
 02.22.16  
**CalAtlantic**  
 HOMES

FIRST FLOOR

SECOND FLOOR

**Basserman | Lagoni**  
 ARCHITECTS - PLANNERS - INTERIORS



OPT. HIGH HEAT KITCHEN / PANTRY  
IN LIEU OF PANTRY



OPT. OFFICE  
IN LIEU OF DINING



OPT. LOFT  
IN LIEU OF BEDROOMS

# PLAN 4

Options

A-2.1

TRACT 1632B

MONTARRA AT VILA BORBA II

PLAN 4.584

PRODUCT 2

Chino Hills, California

152.14019

SCALE 1/8" = 1'-0"

**Basserman | Lagoni**  
ARCHITECTS + INTERIORS + DESIGN

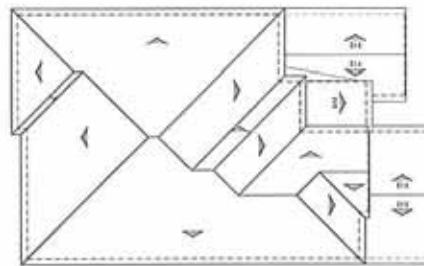
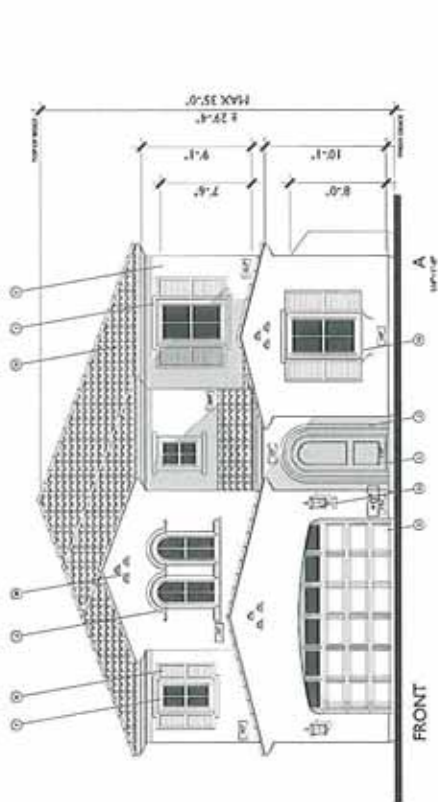
10000 10th Ave, Suite 100  
Chino Hills, CA 91709  
(909) 441-1000

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82.22.16

CALATLANTIC  
HOMES





- FINISHING LISTINGS
- 1. PLASTER
  - 2. TRIM (DOOR AND WINDOW)
  - 3. INTERIOR PAINT
  - 4. EXTERIOR PAINT
  - 5. STAIRS
  - 6. BATH CABSINETS AND VANITY
  - 7. FLOORING
  - 8. CEILING
  - 9. EXTERIOR WALL LIGHTS
  - 10. PORCH LIGHTS
  - 11. FLOOR TILES
  - 12. WOOD SHAPES
  - 13. WOOD SHAPES (KITCHEN)
  - 14. WOOD SHAPES (BATH)
  - 15. WOOD SHAPES (HALL)
  - 16. WOOD SHAPES (STAIRS)
  - 17. WOOD SHAPES (LANDING)
  - 18. WOOD SHAPES (DOOR AND WINDOW)
  - 19. STONE VENTILATION
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# PLAN 4 Spanish

A-3

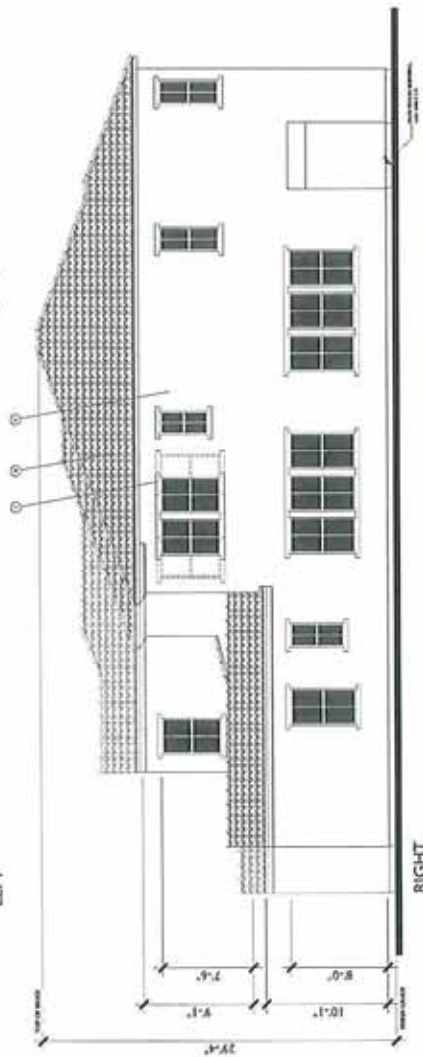
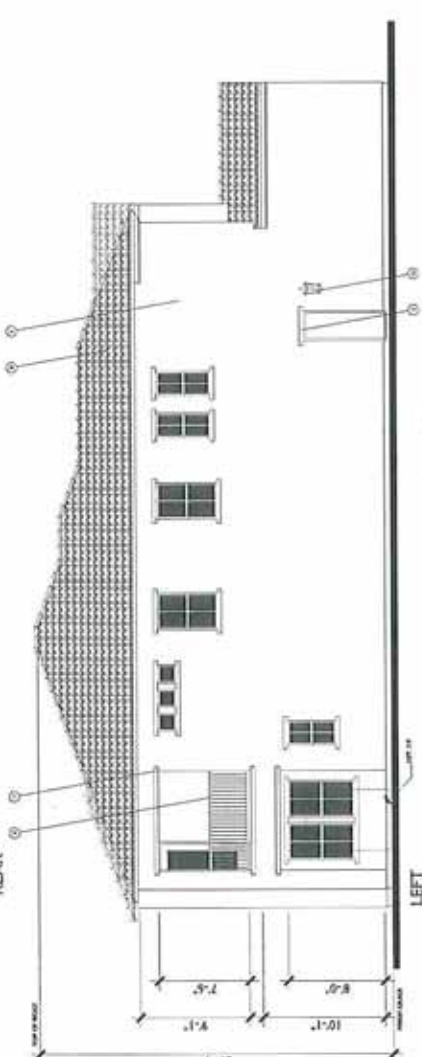
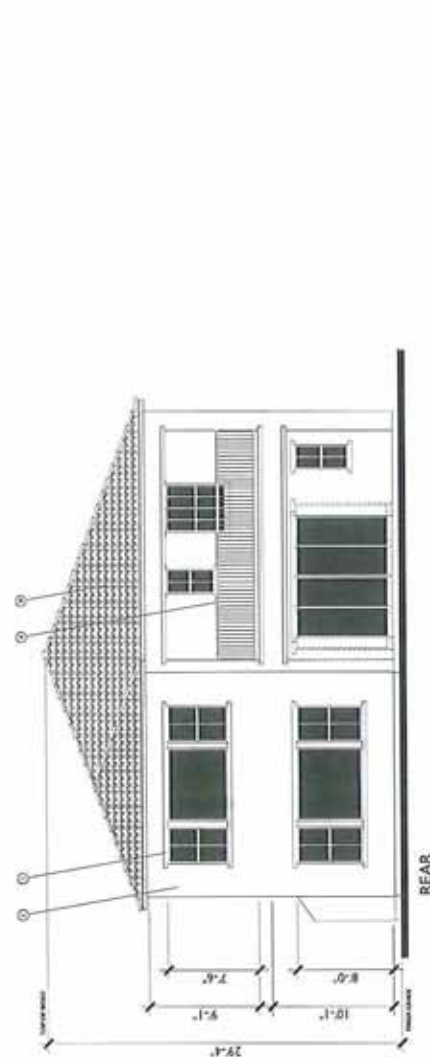
TRACT 16338  
MONTARRA AT VILA BORBA II  
PLAN 4584  
PRODUCT 2

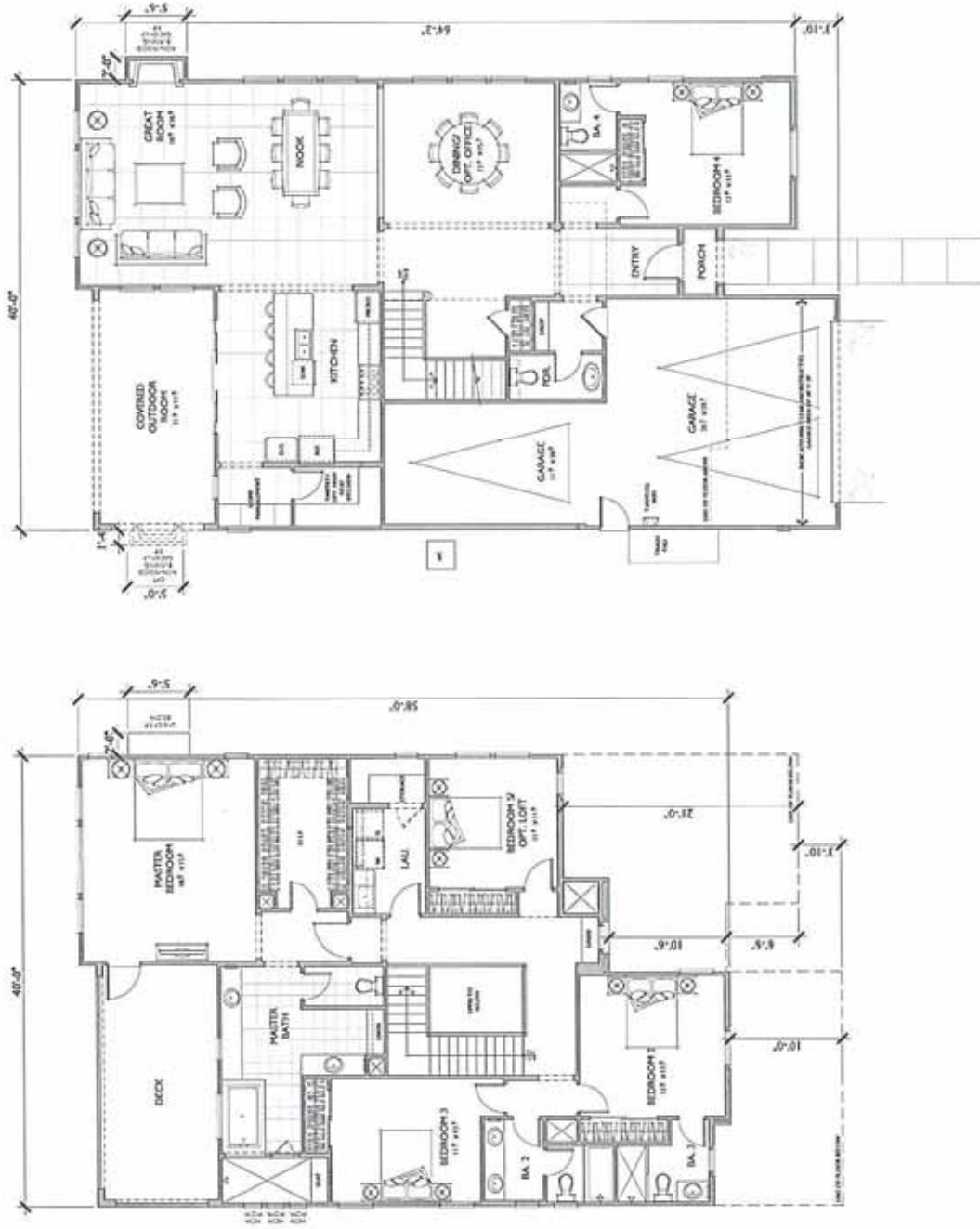
Bassonian | Lagoni  
ARCHITECTS + DESIGNERS + INTERIORS

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Chino Hills, California  
152.14019  
SCALE 1/4" = 1'-0"

02.23.16  
CALATLANTIC  
HOMES





#### PLAN 4 - COTTAGE

3,333 SQ. FT.  
4 BEDROOMS / 4.5 BATHS / LOFT / OPT.  
BEDROOM 5 / OPT. OFFICE  
3 CAR GARAGE w/ STORAGE

#### FLOOR AREA TABLE

|                         |               |
|-------------------------|---------------|
| 1ST FLOOR LIVABLE       | 1,669 SQ. FT. |
| 2ND FLOOR LIVABLE       | 1,664 SQ. FT. |
| TOTAL LIVABLE AREA      | 3,333 SQ. FT. |
| 3 CAR GARAGE w/ STORAGE | 653 SQ. FT.   |
| COVERED OUTDOOR ROOM    | 232 SQ. FT.   |
| PORCH                   | 22 SQ. FT.    |
| BUILDING HEIGHT         | 31' - 1"      |

NOTES: SQUARE FOOTAGE DOES NOT INCLUDE THE MEASUREMENT OF COLUMNS.

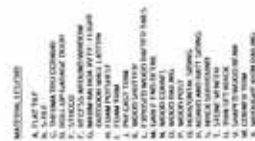
**PLAN 4**  
Reflexes Cottage Elevation

**A - 4**

TRACT 16338  
MONTARRA AT VILA BORBA II  
PLAN 4.52.6  
PRODUCT 2

Chino Hills, California  
152.14019  
02.23.16  
CALATLANTIC  
HOMES

269/623

PLAN 4  
College

A-5

TRACT 16338

MONTARRA AT VILA BORBA II

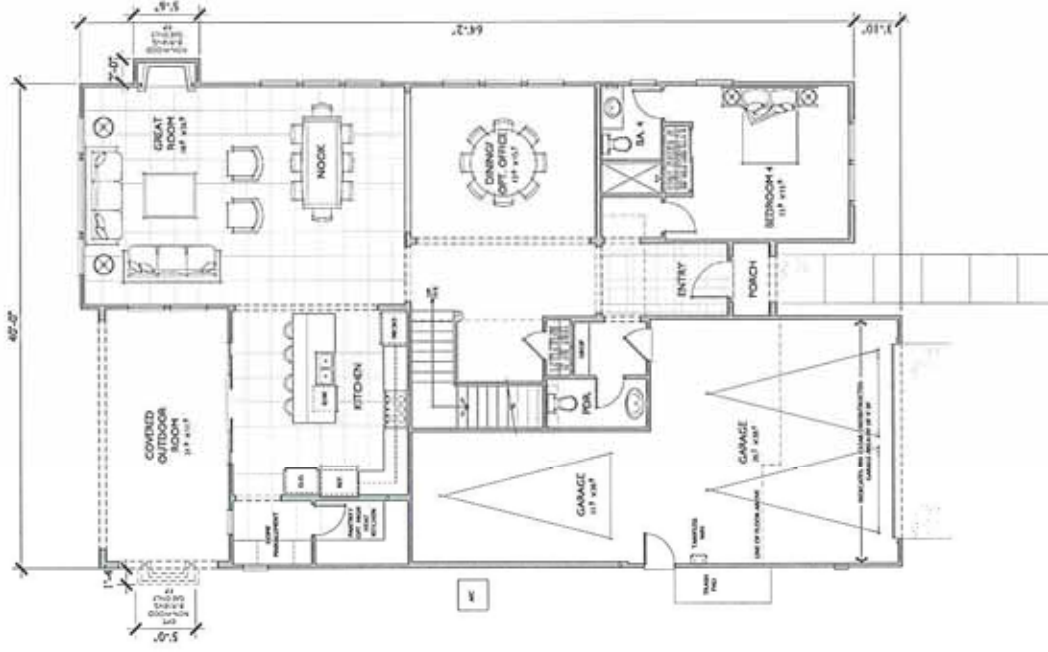
PLAN 4.556

02.23.16

Chino Hills, California

CalAtlantic  
HOMES

270/623



#### PLAN 4 - ITALIANATE

3,333 SQ. FT.  
4 BEDROOMS / 4.5 BATHS / LOFT / OPT.  
BEDROOM 5 / OPT. OFFICE  
3 CAR GARAGE w/ STORAGE

#### FLOOR AREA TABLE

|                         |               |
|-------------------------|---------------|
| 1ST FLOOR LIVABLE       | 1,669 SQ. FT. |
| 2ND FLOOR LIVABLE       | 1,664 SQ. FT. |
| TOTAL LIVABLE AREA      | 3,333 SQ. FT. |
| 3 CAR GARAGE w/ STORAGE | 653 SQ. FT.   |
| COVERED OUTDOOR ROOM    | 333 SQ. FT.   |
| PORCH                   | 33 SQ. FT.    |
| BUILDING HEIGHT         | 29'-11"       |

NOTES: GARAGE VEHICLES MUST NOT EXCEED 11'0" HEIGHT OF CLEARANCE

PLAN 4  
Reflects Italianate Elevation

A-6

TRACT 16338

MONTARRA AT VILA BORRA II

PLAN 4.586

PRODUCT 2

02.23.14

Chino Hills, California

CALATLANTIC

152.14019

SCALE 1/8" = 1'-0"

FIRST FLOOR

SECOND FLOOR

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DENVER, CO 80231  
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WWW.BASSENIANLAGONI.COM

271/623





ROOF PLAN

WITCH 43.12 LUNG

NAME P

LAKE 1P

ROOM MATERIAL CONCRETE W TLE

A-7

TRACT 16238  
MONTARRA AT VILA BORBA II  
PLAN 4556  
PRODUCT 2  
Chico Mills, California  
03.22.19  
CALATLANTIC  
SQUARES  
152.14019  
SCALE 1/8" = 1'-0"

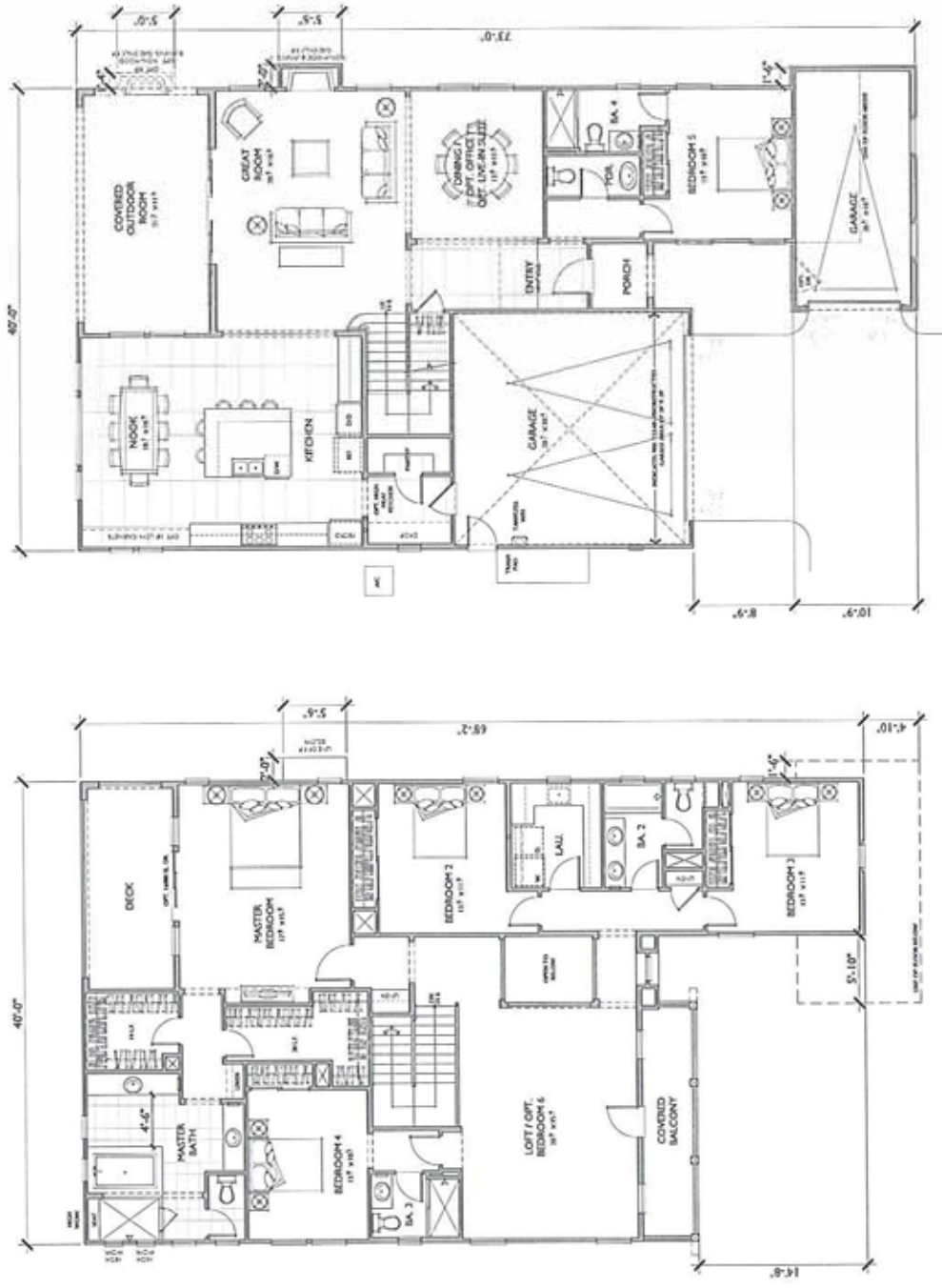
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and associates • PLANNING • INTERIORS

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Chino Hills, California  
 152-14019  
 SCALE 1/4" = 1' 0"







**PLAN 5 - MONTEREY**  
 3,486 SQ. FT.  
 5 BEDROOMS / 4.5 BATHS / LOFT / OPT.  
 BEDROOM 6 / OPT. OFFICE / OPT. MULTI-GEN.  
 3 - CAR GARAGE

| FLOOR AREA TABLE     |               |
|----------------------|---------------|
| 1ST FLOOR LIVABLE    | 1,541 SQ. FT. |
| 2ND FLOOR LIVABLE    | 1,952 SQ. FT. |
| TOTAL LIVABLE        | 3,486 SQ. FT. |
| 3 - CAR GARAGE       | 649 SQ. FT.   |
| COVERED OUTDOOR ROOM | 244 SQ. FT.   |
| COVERED PORCH        | 31 SQ. FT.    |
| BUILDING HEIGHT      | 21'-9"        |

**PLAN 5**  
 Reflects Monterey Elevation

**A - 9**

TRACT 16338  
**MONTARRA AT VILA BORBA II**  
 PLAN 4,586  
 PRODUCT 2  
 Chino Hills, California  
 152,14019  
 CALATLANTIC HOMES<sup>®</sup>

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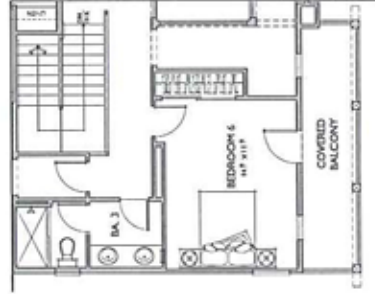
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OPT. LIVE-IN SUITE  
IN LIEU OF DINING



OPT. OFFICE  
IN LIEU OF DINING



OPT. BEDROOM 6  
IN LIEU OF LOFT



HIGH HEAT KITCHEN  
IN LIEU OF PANTRY

# PLAN 5 Options

A - 9.1

TRACT 16338

MONTARRA AT VILA BORBA II

PLAN 4.586

PRODUCT 2

China Hills, California

152.14019

SCALE 1/4" = 1'-0"

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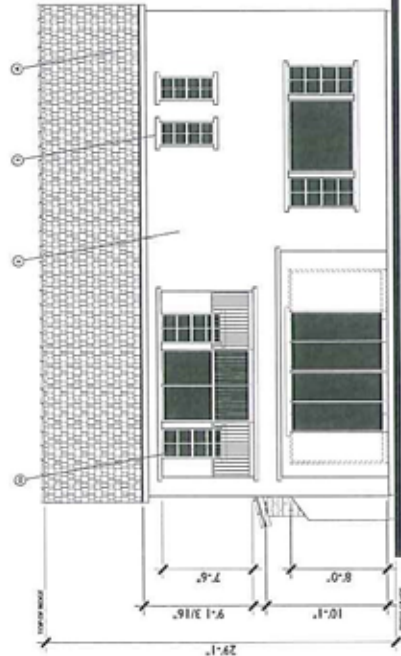
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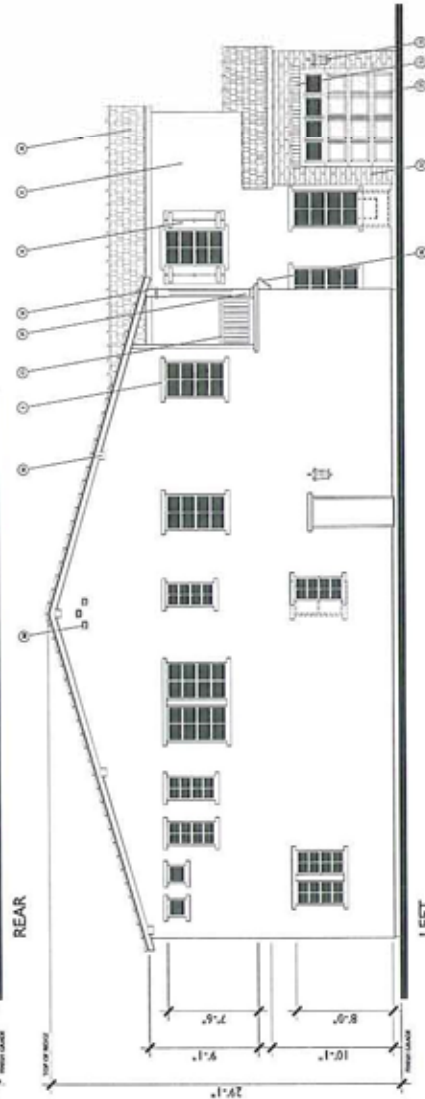
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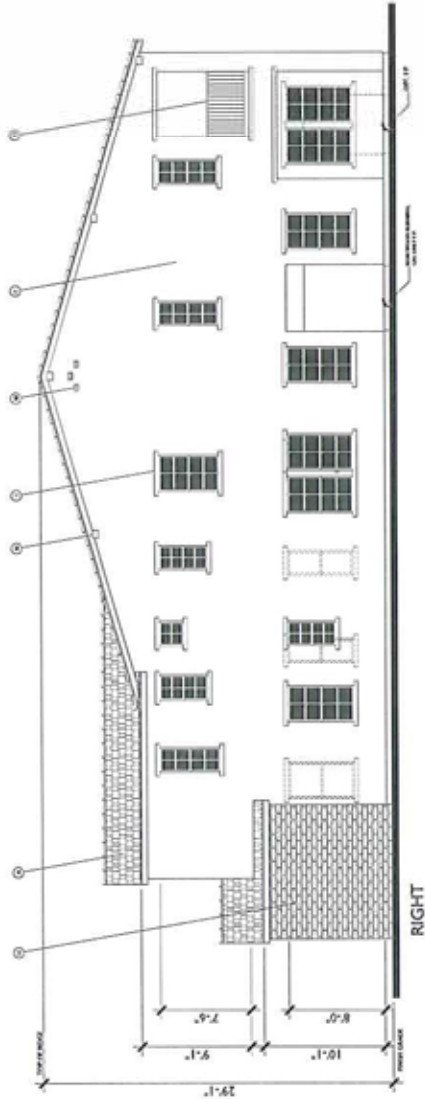
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HOMES



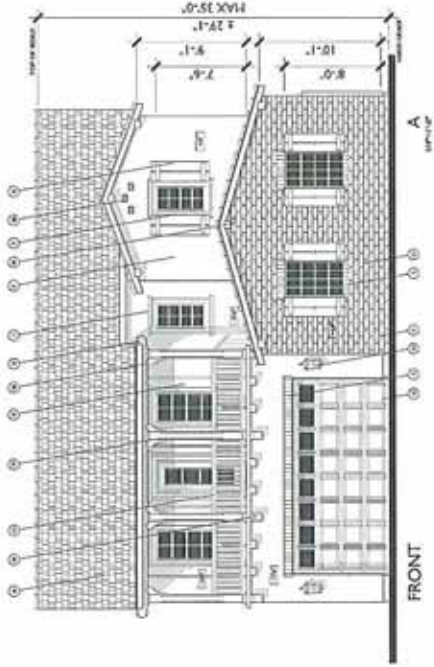
REAR



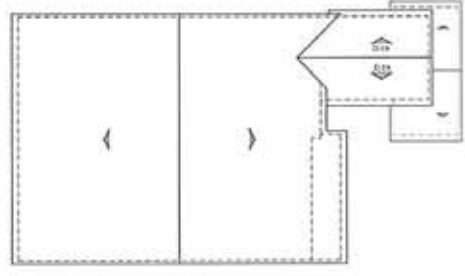
LEFT



RIGHT



FRONT



ROOF PLAN

NOTES:  
1. ROOF MATERIAL: 1/2" ASPHALT/FLUTE  
2. ROOF PITCH: 12/12  
3. ROOF DRAINAGE: TO REAR PORCH

- 1. ROOF MATERIAL: 1/2" ASPHALT/FLUTE
- 2. ROOF PITCH: 12/12
- 3. ROOF DRAINAGE: TO REAR PORCH
- 4. ROOF FLASHING: 3" MIN. OVERLAP
- 5. ROOF VENTILATION: 1" MIN. CLEARANCE
- 6. ROOF GUTTER: 6" MIN. DRAINAGE
- 7. ROOF HANGING: 1" MIN. CLEARANCE
- 8. ROOF TRIM: 1" MIN. CLEARANCE
- 9. ROOF FLASHING: 3" MIN. OVERLAP
- 10. ROOF VENTILATION: 1" MIN. CLEARANCE
- 11. ROOF GUTTER: 6" MIN. DRAINAGE
- 12. ROOF HANGING: 1" MIN. CLEARANCE
- 13. ROOF TRIM: 1" MIN. CLEARANCE
- 14. ROOF FLASHING: 3" MIN. OVERLAP
- 15. ROOF VENTILATION: 1" MIN. CLEARANCE
- 16. ROOF GUTTER: 6" MIN. DRAINAGE
- 17. ROOF HANGING: 1" MIN. CLEARANCE
- 18. ROOF TRIM: 1" MIN. CLEARANCE
- 19. ROOF FLASHING: 3" MIN. OVERLAP
- 20. ROOF VENTILATION: 1" MIN. CLEARANCE
- 21. ROOF GUTTER: 6" MIN. DRAINAGE
- 22. ROOF HANGING: 1" MIN. CLEARANCE
- 23. ROOF TRIM: 1" MIN. CLEARANCE
- 24. ROOF FLASHING: 3" MIN. OVERLAP
- 25. ROOF VENTILATION: 1" MIN. CLEARANCE
- 26. ROOF GUTTER: 6" MIN. DRAINAGE
- 27. ROOF HANGING: 1" MIN. CLEARANCE
- 28. ROOF TRIM: 1" MIN. CLEARANCE
- 29. ROOF FLASHING: 3" MIN. OVERLAP
- 30. ROOF VENTILATION: 1" MIN. CLEARANCE
- 31. ROOF GUTTER: 6" MIN. DRAINAGE
- 32. ROOF HANGING: 1" MIN. CLEARANCE
- 33. ROOF TRIM: 1" MIN. CLEARANCE
- 34. ROOF FLASHING: 3" MIN. OVERLAP
- 35. ROOF VENTILATION: 1" MIN. CLEARANCE
- 36. ROOF GUTTER: 6" MIN. DRAINAGE
- 37. ROOF HANGING: 1" MIN. CLEARANCE
- 38. ROOF TRIM: 1" MIN. CLEARANCE
- 39. ROOF FLASHING: 3" MIN. OVERLAP
- 40. ROOF VENTILATION: 1" MIN. CLEARANCE
- 41. ROOF GUTTER: 6" MIN. DRAINAGE
- 42. ROOF HANGING: 1" MIN. CLEARANCE
- 43. ROOF TRIM: 1" MIN. CLEARANCE
- 44. ROOF FLASHING: 3" MIN. OVERLAP
- 45. ROOF VENTILATION: 1" MIN. CLEARANCE
- 46. ROOF GUTTER: 6" MIN. DRAINAGE
- 47. ROOF HANGING: 1" MIN. CLEARANCE
- 48. ROOF TRIM: 1" MIN. CLEARANCE
- 49. ROOF FLASHING: 3" MIN. OVERLAP
- 50. ROOF VENTILATION: 1" MIN. CLEARANCE
- 51. ROOF GUTTER: 6" MIN. DRAINAGE
- 52. ROOF HANGING: 1" MIN. CLEARANCE
- 53. ROOF TRIM: 1" MIN. CLEARANCE
- 54. ROOF FLASHING: 3" MIN. OVERLAP
- 55. ROOF VENTILATION: 1" MIN. CLEARANCE
- 56. ROOF GUTTER: 6" MIN. DRAINAGE
- 57. ROOF HANGING: 1" MIN. CLEARANCE
- 58. ROOF TRIM: 1" MIN. CLEARANCE
- 59. ROOF FLASHING: 3" MIN. OVERLAP
- 60. ROOF VENTILATION: 1" MIN. CLEARANCE
- 61. ROOF GUTTER: 6" MIN. DRAINAGE
- 62. ROOF HANGING: 1" MIN. CLEARANCE
- 63. ROOF TRIM: 1" MIN. CLEARANCE
- 64. ROOF FLASHING: 3" MIN. OVERLAP
- 65. ROOF VENTILATION: 1" MIN. CLEARANCE
- 66. ROOF GUTTER: 6" MIN. DRAINAGE
- 67. ROOF HANGING: 1" MIN. CLEARANCE
- 68. ROOF TRIM: 1" MIN. CLEARANCE
- 69. ROOF FLASHING: 3" MIN. OVERLAP
- 70. ROOF VENTILATION: 1" MIN. CLEARANCE
- 71. ROOF GUTTER: 6" MIN. DRAINAGE
- 72. ROOF HANGING: 1" MIN. CLEARANCE
- 73. ROOF TRIM: 1" MIN. CLEARANCE
- 74. ROOF FLASHING: 3" MIN. OVERLAP
- 75. ROOF VENTILATION: 1" MIN. CLEARANCE
- 76. ROOF GUTTER: 6" MIN. DRAINAGE
- 77. ROOF HANGING: 1" MIN. CLEARANCE
- 78. ROOF TRIM: 1" MIN. CLEARANCE
- 79. ROOF FLASHING: 3" MIN. OVERLAP
- 80. ROOF VENTILATION: 1" MIN. CLEARANCE
- 81. ROOF GUTTER: 6" MIN. DRAINAGE
- 82. ROOF HANGING: 1" MIN. CLEARANCE
- 83. ROOF TRIM: 1" MIN. CLEARANCE
- 84. ROOF FLASHING: 3" MIN. OVERLAP
- 85. ROOF VENTILATION: 1" MIN. CLEARANCE
- 86. ROOF GUTTER: 6" MIN. DRAINAGE
- 87. ROOF HANGING: 1" MIN. CLEARANCE
- 88. ROOF TRIM: 1" MIN. CLEARANCE
- 89. ROOF FLASHING: 3" MIN. OVERLAP
- 90. ROOF VENTILATION: 1" MIN. CLEARANCE
- 91. ROOF GUTTER: 6" MIN. DRAINAGE
- 92. ROOF HANGING: 1" MIN. CLEARANCE
- 93. ROOF TRIM: 1" MIN. CLEARANCE
- 94. ROOF FLASHING: 3" MIN. OVERLAP
- 95. ROOF VENTILATION: 1" MIN. CLEARANCE
- 96. ROOF GUTTER: 6" MIN. DRAINAGE
- 97. ROOF HANGING: 1" MIN. CLEARANCE
- 98. ROOF TRIM: 1" MIN. CLEARANCE
- 99. ROOF FLASHING: 3" MIN. OVERLAP
- 100. ROOF VENTILATION: 1" MIN. CLEARANCE

PLAN 5

Monterey

A - 10

TRACT 14328  
MONTARRA AT VILA BORBA II  
PLAN 4,584  
PRODUCT 2

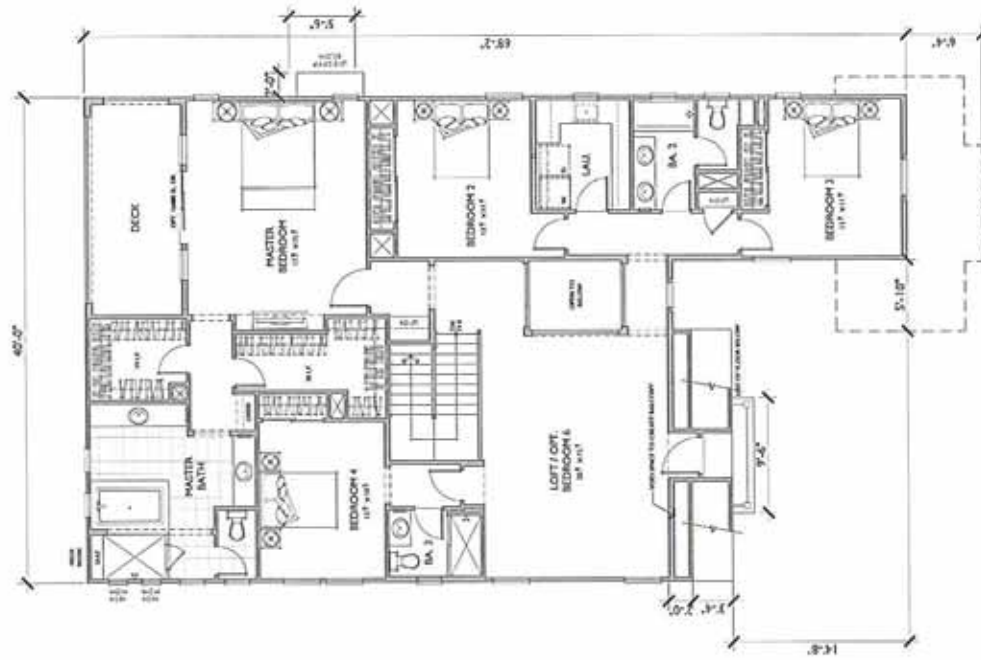
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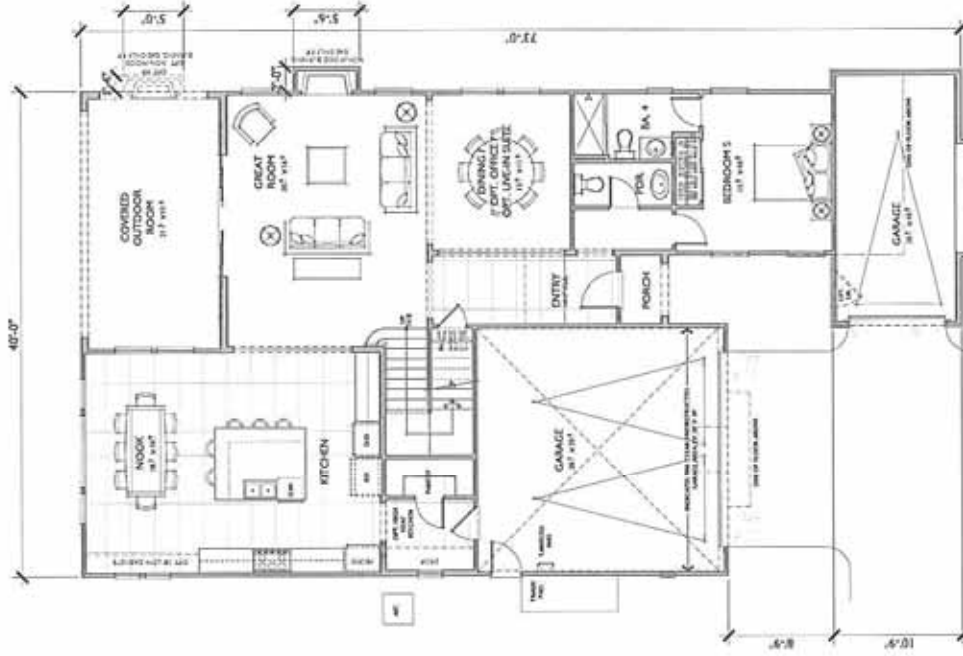
Chino Hills, California

152.14019

CALATLANTIC  
HOMES



SECOND FLOOR



FIRST FLOOR

PLAN 5 - COTTAGE

3,495 SQ. FT.  
5 BEDROOMS / 4.5 BATHS / LOFT / OPT.  
BEDROOM 6 / OPT. OFFICE / OPT. MULTIGEN.  
3 - CAR GARAGE

| FLOOR AREA TABLE     |               |
|----------------------|---------------|
| 1ST FLOOR            | 1,541 SQ. FT. |
| 2ND FLOOR            | 1,954 SQ. FT. |
| TOTAL                | 3,495 SQ. FT. |
| 3 - CAR GARAGE       | 649 SQ. FT.   |
| COVERED OUTDOOR ROOM | 344 SQ. FT.   |
| PORCH                | 23 SQ. FT.    |
| BUILDING HEIGHT      | 20'-2"        |

NOTES: 1. GARAGE FLOOR IS NOT TO BE USED FOR STORAGE OF VEHICLES OR OTHER ITEMS.

PLAN 5  
Reflects Cottage Elevation  
A - II

TRACT 16338  
MONTARRA AT VILA BORBA II  
PLAN 4.586  
PRODUCT 3

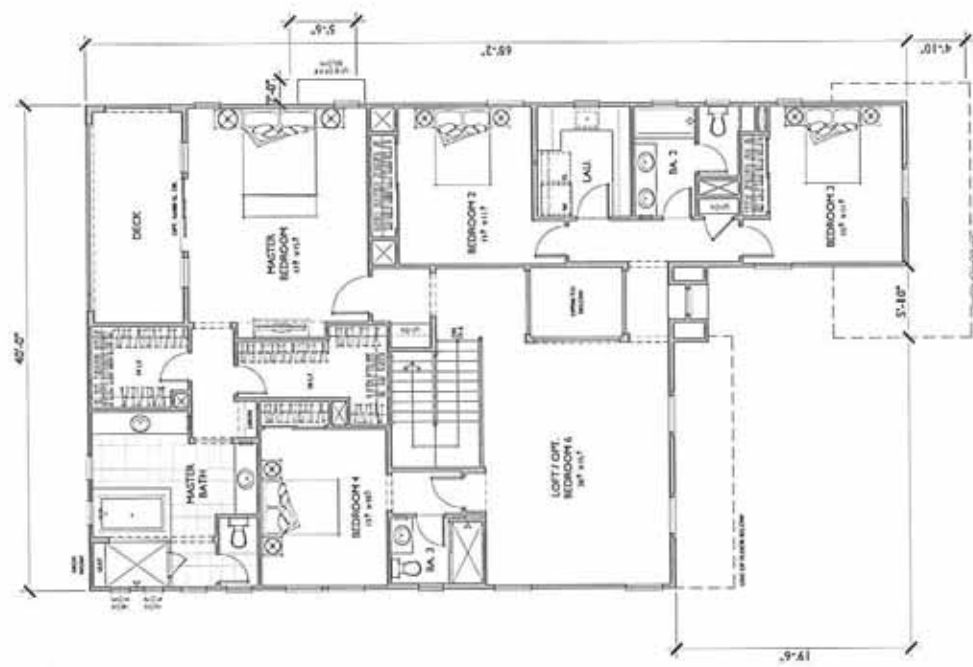
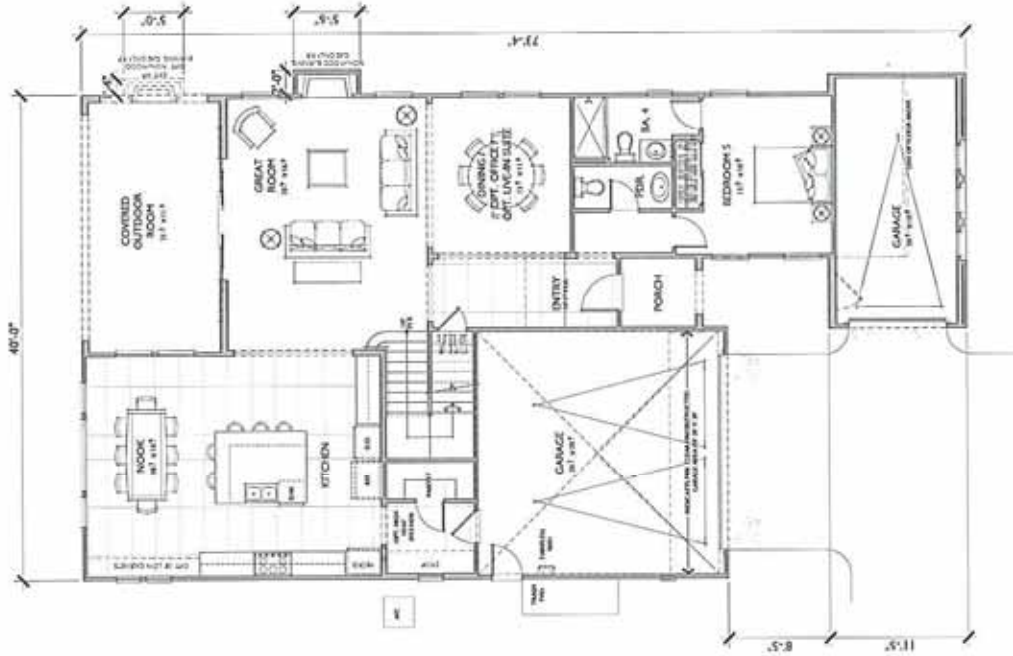
Chino Hills, California  
152.14019  
82.23.16  
CALATLANTIC  
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10000 W. BASSETTIAN AVENUE  
CHINO HILLS, CA 91709  
(909) 441-1111







**PLAN 5 - ITALIANATE**  
 3,486 SQ. FT.  
 5 BEDROOMS / 4.5 BATHS / LOFT / OPT.  
 BEDROOM 6 / OPT. OFFICE / OPT. MULTIGEN.  
 3 - CAR GARAGE

| FLOOR AREA TABLE     |               |
|----------------------|---------------|
| 1ST FLOOR            | 1,541 SQ. FT. |
| 2ND FLOOR            | 1,952 SQ. FT. |
| TOTAL                | 3,486 SQ. FT. |
| 3 - CAR GARAGE       | 649 SQ. FT.   |
| COVERED OUTDOOR ROOM | 244 SQ. FT.   |
| PORCH                | 38 SQ. FT.    |
| BUILDING HEIGHT      | 27' 1 1/2"    |

**PLAN 5**  
 Reflects Italianate Elevation

**PLAN 5**  
 Reflects Italianate Elevation

**FIRST FLOOR**

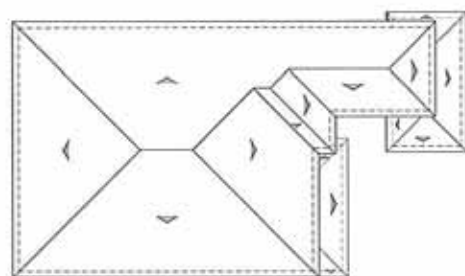
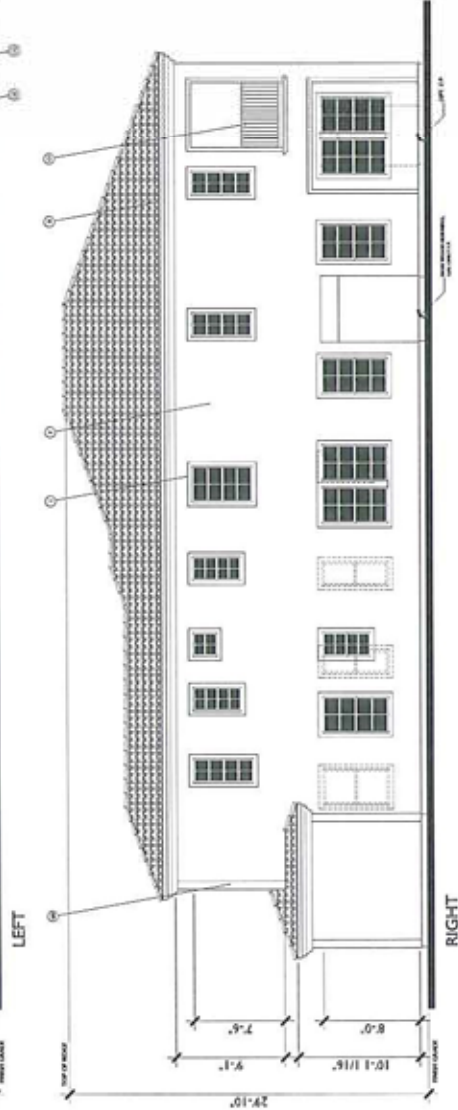
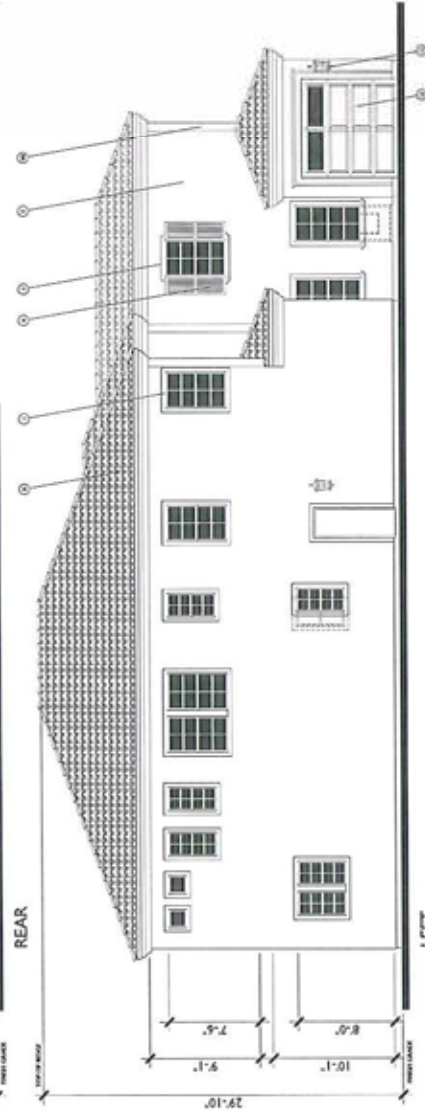
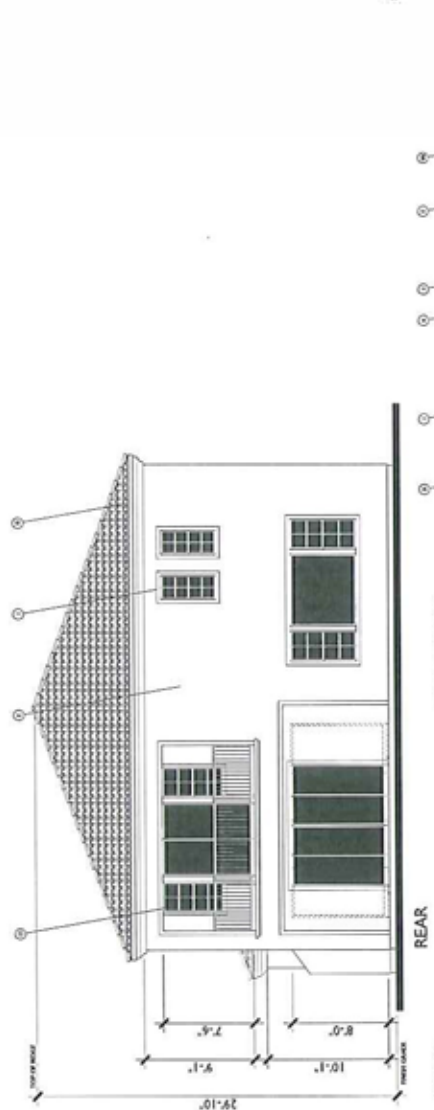
**SECOND FLOOR**

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TRACT 16338  
**MONTARRA AT VILA BORBA II**  
 PLAN 4,584  
 PRODUCT 2

China Hill, California  
 152.14019  
 02.23.16  
**CALATLANTIC**  
 HOMES





ROOF PLAN

SECTION #3.12  
PAGE 67  
LAYER 18"  
ROOF MATERIAL: CONCRETE 3" THICK

- MAINTAIN LETTERS**
- A. PLAT TEE  
B. TROUSERS TIE  
C. TROUSERS TIE COORDINATOR  
D. TROUSERS TIE COORDINATOR  
E. TROUSERS TIE COORDINATOR  
F. TROUSERS TIE COORDINATOR  
G. TROUSERS TIE COORDINATOR  
H. TROUSERS TIE COORDINATOR  
I. TROUSERS TIE COORDINATOR  
J. TROUSERS TIE COORDINATOR  
K. TROUSERS TIE COORDINATOR  
L. TROUSERS TIE COORDINATOR  
M. TROUSERS TIE COORDINATOR  
N. TROUSERS TIE COORDINATOR  
O. TROUSERS TIE COORDINATOR  
P. TROUSERS TIE COORDINATOR  
Q. TROUSERS TIE COORDINATOR  
R. TROUSERS TIE COORDINATOR  
S. TROUSERS TIE COORDINATOR  
T. TROUSERS TIE COORDINATOR  
U. TROUSERS TIE COORDINATOR  
V. TROUSERS TIE COORDINATOR  
W. TROUSERS TIE COORDINATOR  
X. TROUSERS TIE COORDINATOR  
Y. TROUSERS TIE COORDINATOR  
Z. TROUSERS TIE COORDINATOR

A-14

PLAN 5  
Italiane

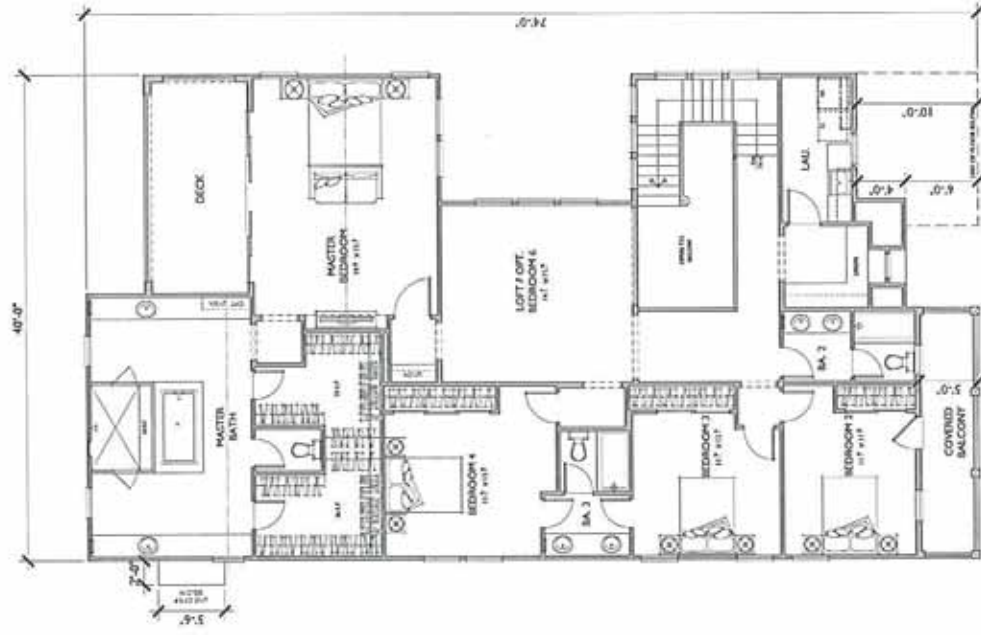
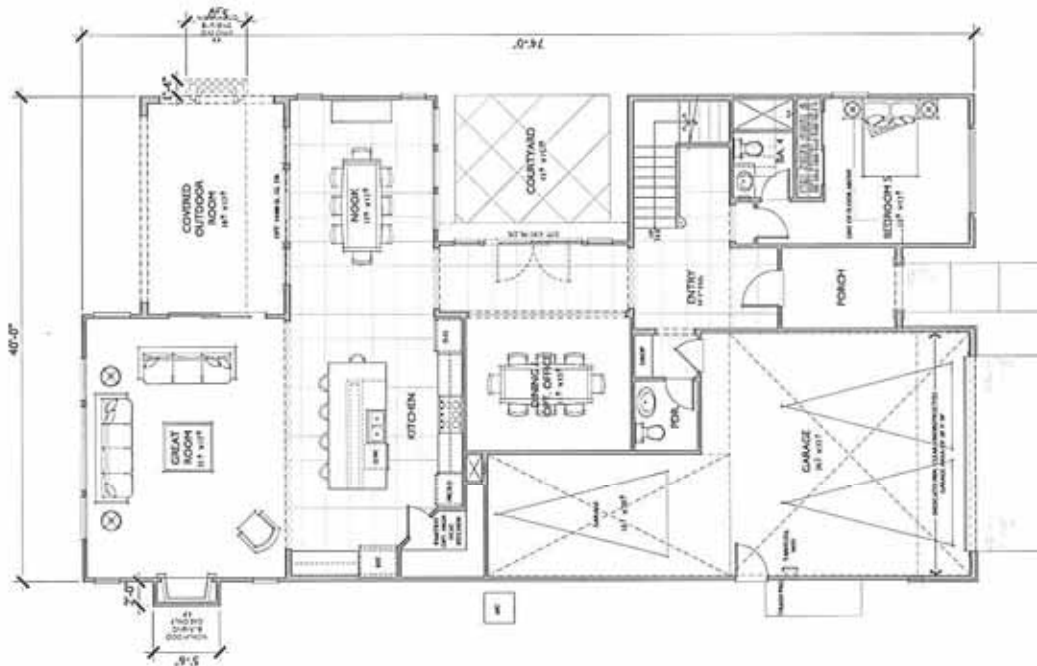
TRACT 14238  
MONTARRA AT VILA BORBA II  
PLAN 4.524  
PRODUCT 2

**Bassonian | Lago**  
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Chino Hills, California

Chino Hills, California  
1111152.14019CAL ATLANTIC  
HOMES<sup>®</sup>





**PLAN 6 - MONTEREY**

3,787 SQ. FT.  
5 BEDROOMS / 4.5 BATHS / LOFT / OPT.  
BEDROOM 6 / OPT. OFFICE  
3 - CAR GARAGE

**FLOOR AREA TABLE**

|                      |               |
|----------------------|---------------|
| 1ST FLOOR            | 1,708 SQ. FT. |
| 2ND FLOOR            | 2,085 SQ. FT. |
| TOTAL                | 3,787 SQ. FT. |
| 3 - CAR GARAGE       | 656 SQ. FT.   |
| COVERED OUTDOOR ROOM | 213 SQ. FT.   |
| PORCH                | 87 SQ. FT.    |
| BUILDING HEIGHT      | 20' - 9"      |

NOTES: SQUARE FOOTAGE DOES NOT INCLUDE THE AREA OF THE PORCHES

**PLAN 6**  
Reflects Monterey Elevation

TRACT 14338  
**MONTARRA AT VILA BORBA II**  
PLAN 4586  
PRODUCT 2

Chino Hills, California  
152.14819  
02.23.16  
**CALANTIANIC**  
HOMES

**Bassettian | Lagoni**  
ARCHITECTURE - INTERIOR - EXTERIOR  
Landscape Architecture - Planning

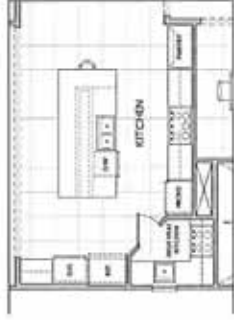
1000 N. GATEWAY BLVD.  
SUITE 100  
CHINO HILLS, CA 91709  
(909) 414-1111



OPT. BEDROOM 6  
IN LIEU OF LOT



OPT. OFFICE  
IN LIEU OF DINING



OPT. HIGH HEAT KITCHEN  
IN LIEU OF PANTRY

# PLAN 6 Options

A - 16.1

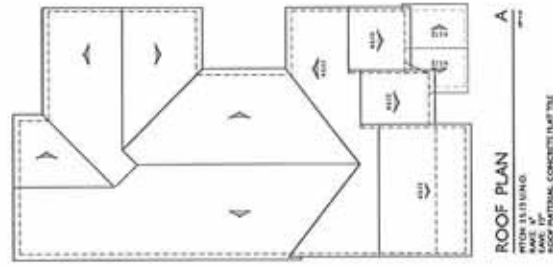
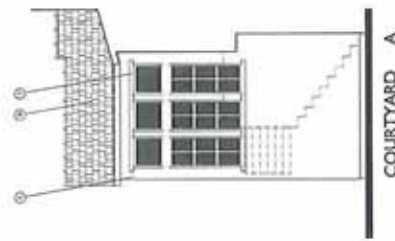
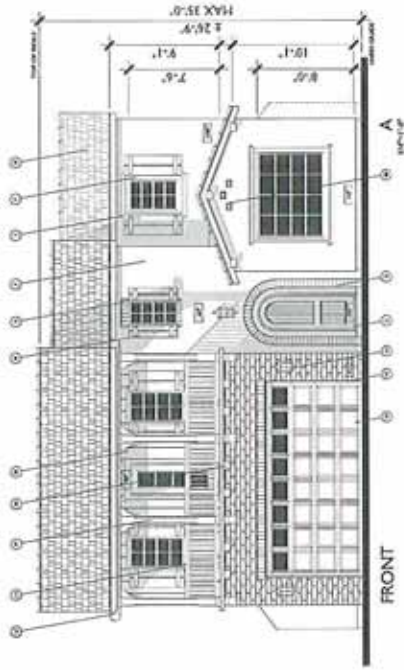
**Bassenian | Lagoni**  
ARCHITECTURE • PLANNING • INTERIORS

TRACT 16338  
MONTARRA AT VILA BORBA II  
PLAN 4.586  
PRODUCT 2

Chino Hills, California  
152.14019  
03.23.16

**CALATLANTIC**  
HOME





ROOF PLAN  
SPONGE INSULATION  
1/2" MIN. 15' MIN.  
1/2" MIN. 15' MIN.  
1/2" MIN. 15' MIN.

# PLAN 6 MARLETT

A - 17

TRACT 16338  
MONTARRA AT VILA BORBA II  
PLAN 4586  
PRODUCT 2

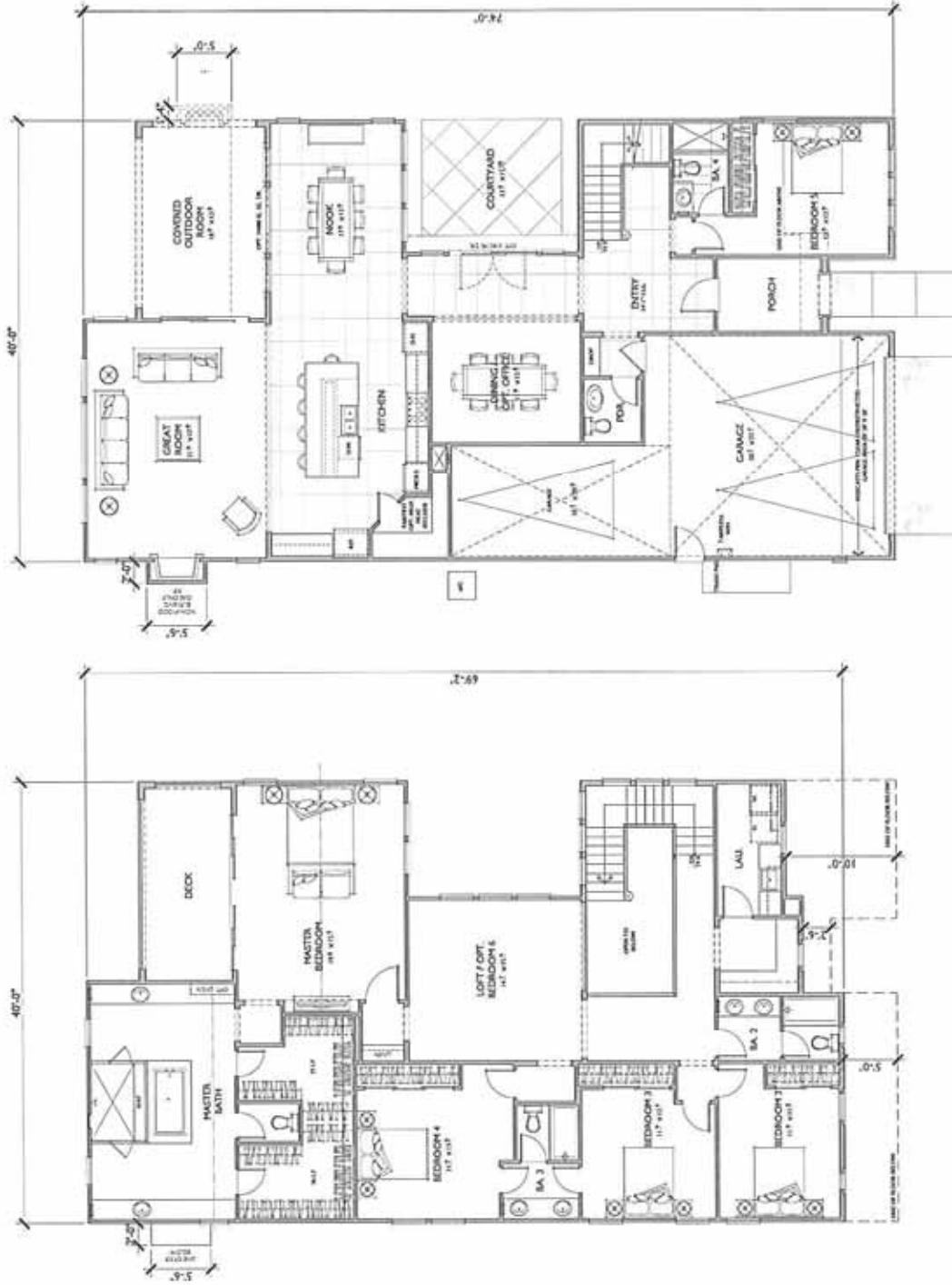
Chico Hills, California  
152.14019  
SCALE 1/4" = 1'-0"

Bassenian | Lagoni  
ARCHITECTS • PLANNERS • ENGINEERS

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CALATLANTIC  
HOMES®



**PLAN 6**  
 Reflects Cottage Elevation  
**A - 18**

**FIRST FLOOR**

**SECOND FLOOR**

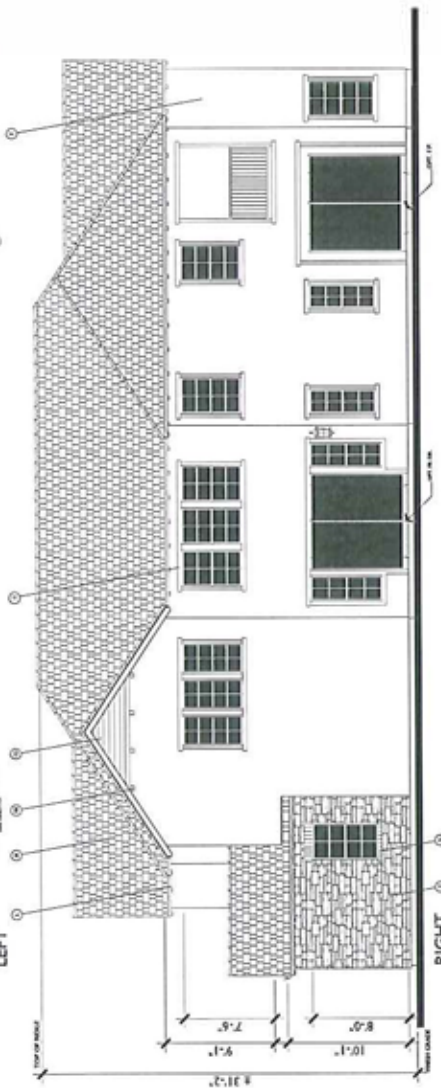
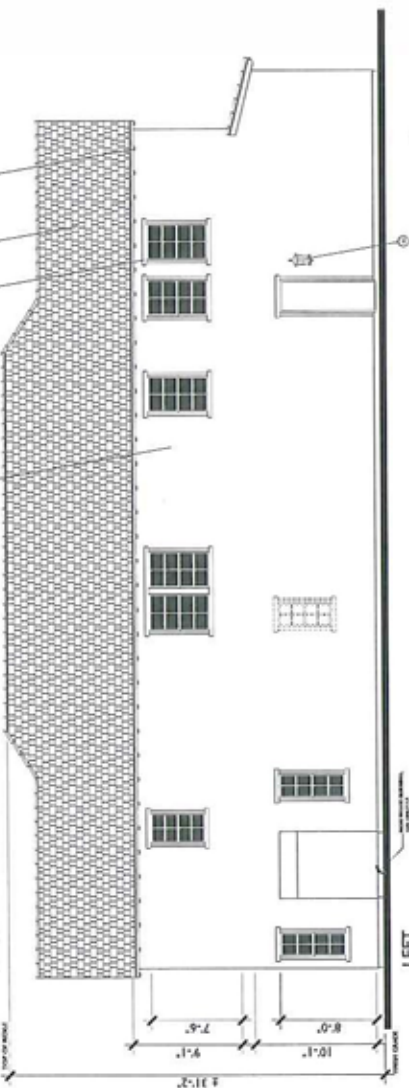
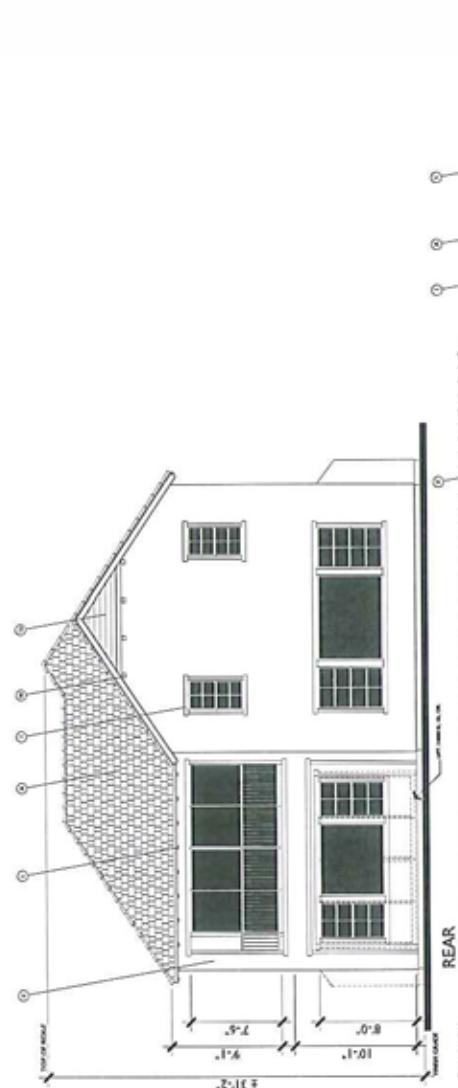
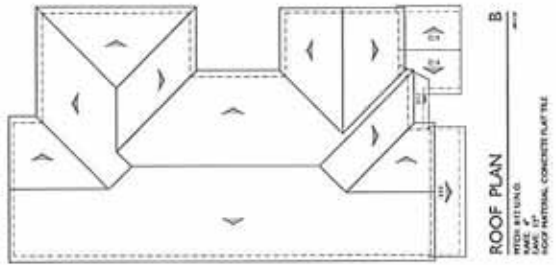
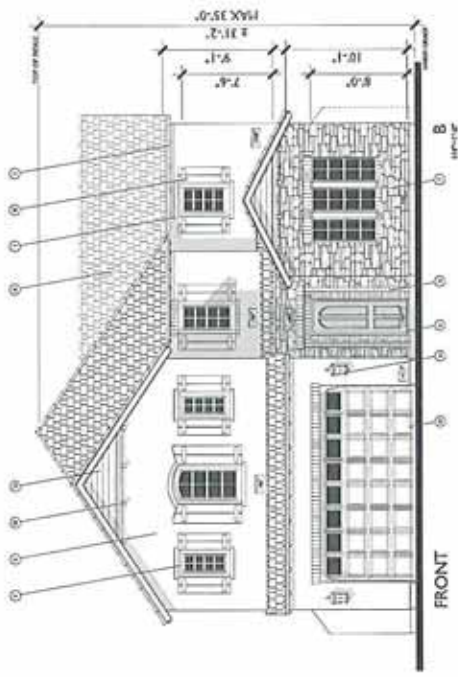
**Bassonian | Lagoni**  
 ARCHITECTURE - PLANNING - INTERIORS

TRACT 16328  
**MONTARRA AT VILA BORBA II**  
 PLAN 4,5&6  
 PRODUCT 2

Chino Hills, California  
 91709-14019  
 CALANTANTIC HOMES

285/623



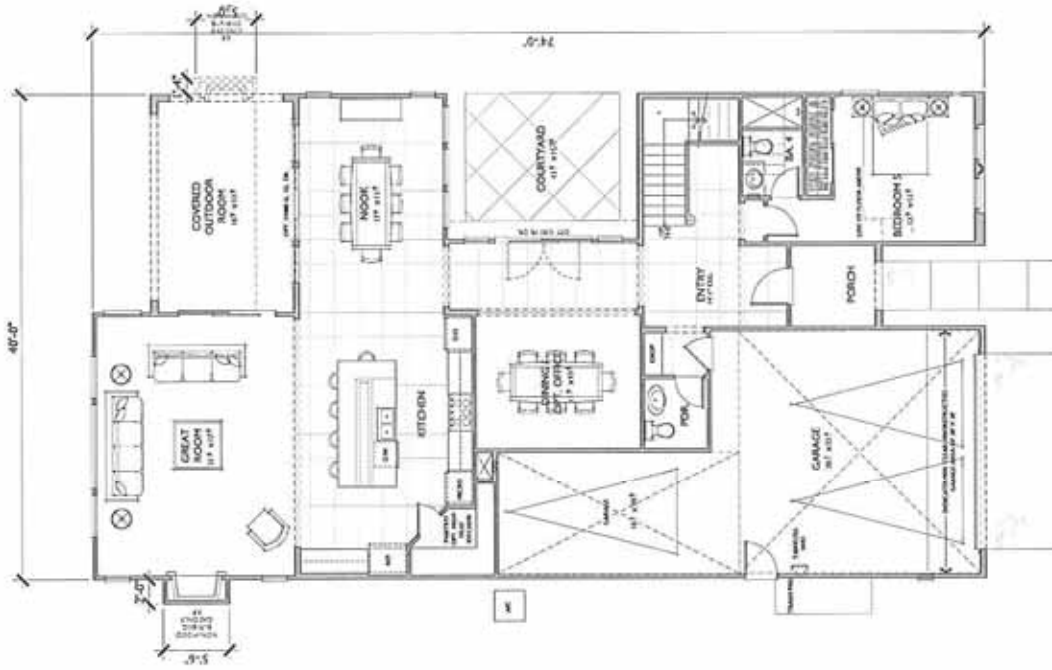


A-19

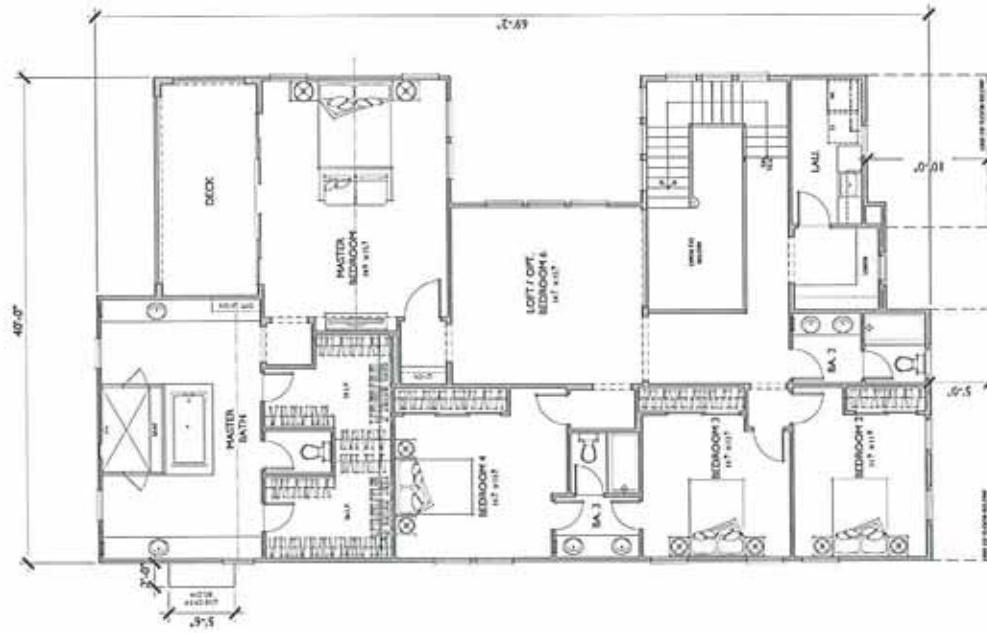
PLAN 6

TRACT 16338  
MONTARRA AT VILA BORBA II  
PLAN 4.584  
PRODUCT 2  
CHINO HILLS, California  
152.14019  
02.23.14  
CALATLANTIC HOMES

Basenian | Lagoni  
ARCHITECTS - PLANNERS - ENGINEERS  
Complete Residential Services



FIRST FLOOR



SECOND FLOOR

PLAN 6 - ITALIANATE  
3,787 SQ. FT.  
5 BEDROOMS / 4.5 BATHS / LOFT / OFF.  
BEDROOM 6 / OFF. OFFICE  
3 - CAR GARAGE

| FLOOR AREA TABLE     |               |
|----------------------|---------------|
| 1ST FLOOR            | 1,708 SQ. FT. |
| 2ND FLOOR            | 2,085 SQ. FT. |
| TOTAL                | 3,787 SQ. FT. |
| 3 - CAR GARAGE       | 456 SQ. FT.   |
| COVERED OUTDOOR ROOM | 213 SQ. FT.   |
| PORCH                | 51 SQ. FT.    |
| BUILDING HEIGHT      | 27' - 10"     |

PLAN 6  
Reflects Italianate Elevation

A-20

TRACT 16338  
MONTARRA AT VILA BORBA II  
PLAN 4.586  
PRODUCT 2

China Hills, California  
152.14019  
SCALE 1/4" = 1'-0"  
CALATLANTIC HOMES







# CONCEPTUAL WALL & FENCE MASTER PLAN

TR 16338 - VILA BORBA

CHINO HILLS, CA



## WALL AND FENCE LEGEND:

- 6'-0" high split-face block wall. See Detail A, sheet 2 of 2.
- 6'-0" high precision block wall. See Detail A, sheet 2 of 2.
- PVC 3 rail fence at public trail. See Detail B, sheet 2 of 2.
- 6'-0" high tubular steel / block combo wall. See Detail C, sheet 2 of 2.
- Tubular steel fence. See Detail D, sheet 2 of 2.
- 3'-0" wide tubular steel solo yard gate. See Detail E, sheet 2 of 2.
- Double swing maintenance gate. See Detail F, sheet 2 of 2.
- Split face block planter. See Detail G, sheet 2 of 2.

\*  
40%  
III

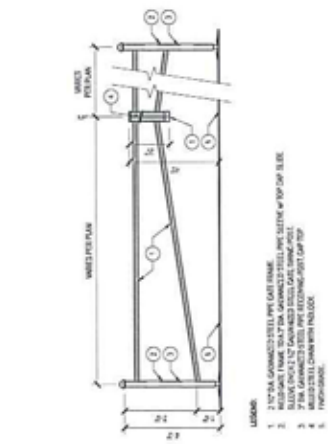
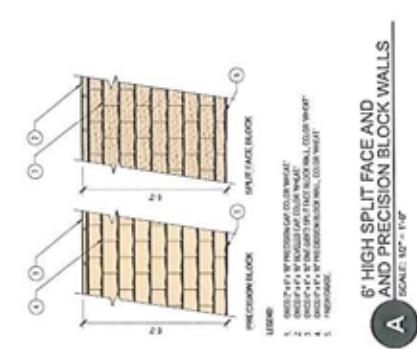
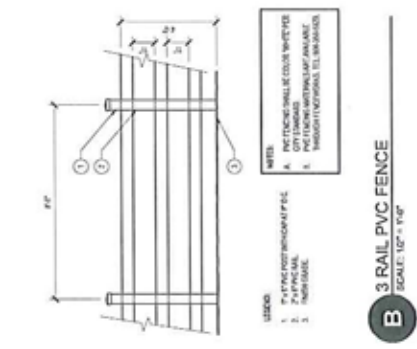
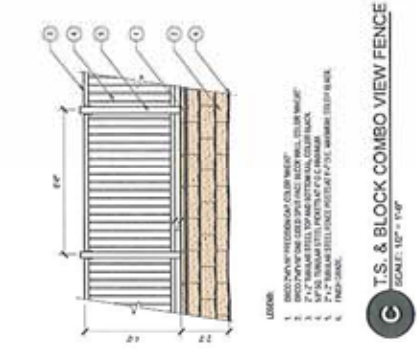
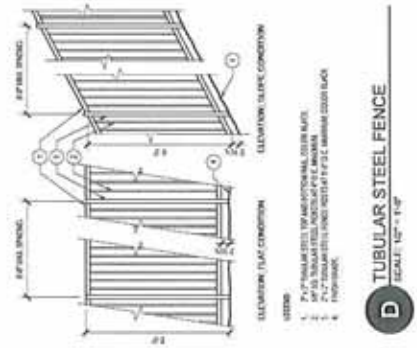
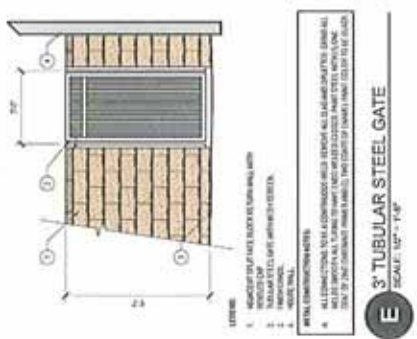


SHEET 1 OF 2



Exhibit D

CalAtlantic HOMES  
CONCEPTUAL WALL & FENCE DETAILS  
TR 16338 - VILA BORBA  
CHINO HILLS, CA





# DESIGN REVIEW # 427

## VILA BORBA TRACT 16413



**EXHIBIT E**



## AFFIDAVIT OF MAILING

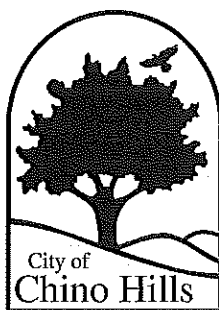
STATE OF CALIFORNIA                     )  
COUNTY OF SAN BERNARDINO         )       ss.  
CITY OF CHINO HILLS                    )

I, Kim Zuppiger, do hereby certify before the Planning Commission of the City of Chino Hills that a copy of the Public Meeting Notice for Custom Home Design Review No. 427 was mailed to each and every person set forth on the attached list on the 23<sup>rd</sup> of March 2016. A copy of said Notice is attached hereto. Mailing of this document was completed by placing a copy of said document in an envelope, with postage prepaid, and depositing same in the U.S. Mail at Chino Hills, California.

I declare under penalty of perjury that the foregoing is true and correct.

Dated at Chino Hills, California, this 23<sup>rd</sup> of March 2016.

  
\_\_\_\_\_  
Kim Zuppiger, Contract Planner



*City Manager*

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**MEMORANDUM**

DATE: April 7, 2016

TO: Honorable Mayor and City Council

FROM: Konradt Bartlam, City Manager

RE: **PLANNING COMMISSION ACTION REGARDING AGENDA ITEM 7B - EXTENSION OF TIME NO. 16EXT01 FOR TENTATIVE TRACT MAP 16413 TO SUBDIVIDE 19.86 ACRES OF VACANT LAND TO CREATE 19 SINGLE-FAMILY RESIDENTIAL PROPERTIES (VILA BORBA) LOCATED SOUTHWEST OF BUTTERFIELD RANCH ROAD AND AVENIDA DE PORTUGAL**

**AGENDA ITEM 7C EXTENSION OF TIME NO. 16EXT02 FOR TENTATIVE TRACT MAP 16338 TO SUBDIVIDE 86.4 ACRES OF VACANT LAND TO CREATE 149 SINGLE-FAMILY RESIDENTIAL PROPERTIES (VILA BORBA) LOCATED SOUTHEAST OF BUTTERFIELD RANCH ROAD AND AVENIDA DE PORTUGAL**

**AGENDA ITEM 7D - EXTENSION OF TIME NO. 16EXT03 FOR TENTATIVE TRACT MAP 16414 TO SUBDIVIDE 23.74 ACRES OF VACANT LAND TO CREATE 280 MULTI-FAMILY ATTACHED DWELLING UNITS AND 5-ACRES OF COMMERCIAL (VILA BORBA) LOCATED NORTHEAST OF BUTTERFIELD RANCH ROAD AND AVENIDA DE PORTUGAL**

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At their meeting on April 5, 2016, the Planning Commission conducted a public hearing to consider a request from the applicant to grant a two-year extension of time for TTM 16413, 16338 and 16414 which were originally approved by the City Council on April 25, 2006.

The approved tentative map 16413 would subdivide 19.86 acres of vacant land to create 19 single-family residential properties. The approved tentative map 16338 would subdivide 86.4 acres of vacant land to create 149 single-family residential properties. The approved tentative map 16414 would subdivide 23.74 acres of vacant land to create 280 multi-family attached dwelling units and 5-acres of commercial land.

There were no public speakers for these items and the Planning Commission waived the staff presentation.

By unanimous vote, 4-0-1 (Commissioners Romero was absent), the Planning Commission adopted a resolutions approving the following: Extension of Time 16EXT01, granting a two-year extension for Tentative Tract Map 16338, Extension of Time 16EXT02, granting a two-year extension for Tentative Tract Map 16413 and Extension of Time 16EXT03, granting a two-year extension for Tentative Tract Map 16414.

KB:JL:RG:ssr



## PLANNING COMMISSION AGENDA STAFF REPORT

Meeting Date: April 5, 2016

Public Hearing: ☒  
Discussion Item: ☐  
Consent Item: ☐

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March 29, 2016

Agenda Item No.: 7b.

TO: CHAIRMAN AND PLANNING COMMISSIONERS

FROM: JOANN LOMBARDO, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: EXTENSION OF TIME NO. 16EXT01 FOR TENTATIVE TRACT MAP 16413 TO SUBDIVIDE 19.86 ACRES OF VACANT LAND TO CREATE 19 SINGLE-FAMILY RESIDENTIAL PROPERTIES (VILA BORBA PLANNING AREA 2) LOCATED SOUTHWEST OF BUTTERFIELD RANCH ROAD AND AVENIDA DE PORTUGAL.

### EXECUTIVE SUMMARY

The applicant, CalAtlantic, is requesting approval for a two (2) year extension of time for TTM 16413, which was originally approved by the City Council on April 25, 2006. The approved tentative map would subdivide 19.86 acres of vacant land to create 19 single-family residential properties.

The recommendation of approval for the extension is based on the provisions of Municipal Code Section 83.041105, which allows for an extension of time for tentative tract maps by mutual consent of the subdivider and the Planning Commission. Additionally, staff's recommendation is based upon a review of the applicant's circumstances and the Conditions of Approval implemented with the approval of TTM 16413.

### RECOMMENDATION

Staff recommends that the Planning Commission adopt the attached resolution approving Extension of Time No. 16EXT01 for Tentative Tract Map (TTM) 16413 which is consistent with previously approved environmental document SCH#2004081134, based on the findings of fact as listed in the attached Resolution and subject to the Conditions of Approval.

### PROJECT:

CASE NO.: Extension of Time No. 16EXT01 for Tentative Tract Map 16413

APPLICANT/ CalAtlantic

OWNER: 355 East Rincon Street, Suite 300  
Corona, California 92879

LOCATION: Butterfield Ranch Road and Avenida De Portugal  
Assessor's Parcel Number 1033-071-09 and 1033-081-20

**SITE DESCRIPTION**

Project Area: 19.86 acres  
 Terrain: Generally sloping north to south  
 Existing Land Use: Vacant  
 General Plan: Low Density Residential and Private Open Space  
 Zoning: Low Density Residential (R-S) and Private Open Space (OS-1)  
 Overlay District: Fire Hazard  
 Sewer Service: City of Chino Hills  
 Water Service: City of Chino Hills

**SURROUNDING LAND DESCRIPTION**

| <b><u>LOCATION</u></b> | <b><u>EXISTING USE</u></b>  | <b><u>GENERAL PLAN<br/>LAND USE</u></b>        | <b><u>ZONING</u></b>  |
|------------------------|---|--|---|
| Site                   | Vacant and undeveloped Vila Borba TTM 16413 approved for construction of 19 single family homes     | Low Density Residential and Private Open Space | R-S (Low Density Residential) and OS-1 (Private Open Space) |
| North                  | Vila Borba Tract 15989 – approved for construction of 183 single family homes and a 5-acre Park     | Low Density Residential                        | R-S (Low Density Residential)                               |
| South                  | Undeveloped Property  | Agricultural Ranches                           | R-A (Agricultural Ranches)                                  |
| East                   | Vacant and undeveloped. Vila Borba TTM 16338 – approved for construction of 149 single family homes | Low Density Residential and Private Open Space | R-S (Low Density Residential) and OS-1 (Private Open Space) |
| West                   | Chino Hills State Park and Open space   | State Park/Open Space                          | State Park, OS (Open Space)                                 |



## BACKGROUND

On April 25, 2006, the City Council approved TTM 16413 that subdivided the 19.86 acre property to create 19 single-family residential lots with a minimum lot size of 7,200 square feet and a minimum lot width of 50 feet. The lot sizes range from 8,300 square feet to 14,651 square feet with an average lot size of 10,448 square feet. The lot sizes and lot widths meet the minimum standards of the Development Code.

The original Condition of Approval No. 1 for TTM 16413 (Exhibit B) provides that the tentative tract map shall become null and void unless map recordation has taken place within thirty-six (36) months after its approval, or April 25, 2009. The Condition also provided that when circumstances beyond the control of the applicant cause delays, the Planning Commission may grant an extension of time for a period not to exceed an additional thirty-six (36) months. Further, Chino Hills Municipal Code Section 83.040220 (f) provides that extensions of time for a period or periods not exceeding a total of thirty-six (36) months may be approved. Any application of a subdivider for such extension of time shall be made in writing to the Planning Officer not less than thirty (30) days prior to the expiration date.



VICINITY MAP



Starting in about 2007, a downturn in the residential market occurred that delayed the final map and ultimate construction of the Vila Borba project. This downturn affected development throughout the state of California, causing the state legislature to adopt the following series of legislations that extended the expiration date of TTM 16413 to April 25, 2016:

- Senate Bill 1185 went into effect on July 15, 2008, extending the expiration date of existing tentative maps, vesting tentative maps, and tentative parcel maps for twelve (12) additional months beyond the original expiration dates. Specifically, the expiration date of all tentative maps set to expire between July 15, 2008, and January 1, 2011, were automatically extended by twelve (12) months. This legislation effectively extended the 60 month extension permitted under the Subdivision Map Act and Condition No. 1 for Tentative Tract Map 16413 to 72 months or 6 years.
- Assembly Bill 333 went into effect on July 15, 2009. It automatically extended the expiration date of existing tentative maps, vesting tentative maps, and tentative parcel maps by twenty-four (24) months past the expiration dates allowed by SB 1185. This means that the expiration date of all tentative maps that would expire between July 15, 2009, and January 1, 2012, were automatically extended by twenty-four (24) months.
- Assembly Bill No. 208 was approved by the governor on July 13, 2011. AB 208 provided an additional twenty-four (24) month extension of the expiration dates for any tentative map, tentative parcel map, or vesting tentative map that has not expired on or before the effective date of the legislation and that would have expired prior to January 1, 2014.
- Assembly Bill No. 116 was enacted on July 11, 2013. AB 116 extends the expiration date of any approved tentative map or vesting tentative map that was approved on or after January 1, 2000, and that has not expired as of the effective date of the legislation by twenty-four (24) months.

The following table summarizes how these legislative actions have extended TTM 16413.

| Project Approval Date | Original Expiration Date | Expiration Date per SB 1185 (+1 year) | Expiration Date per AB 333 (+2 years) | Expiration Date Per AB 208 (+2 years) | Expiration Date per AB 116 (+2 years) | Possible 6 Year Extension per SB 1185 |
|-----------------------|--------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|
| 4/25/06               | 4/25/09                  | 4/25/10                               | 4/25/12                               | 4/25/14                               | 4/25/16                               | +6 years                              |

The applicant has initiated the post entitlement process, and is requesting the additional two year extension to accommodate a recent change in ownership and completion of the grading plan. The applicant submitted the extension request on March 16, 2016, which is consistent with Government Code Section 66452.6.e that states:

Prior to the expiration of an approved or conditionally approved tentative map, upon an application by the subdivider to extend that map, the map shall automatically be extended for 60 days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first.

#### GENERAL PLAN CONSISTENCY

The project site is designated as Low Density Residential on the General Plan Land Use Map and is zoned Low Density Residential (R-S) and Private Open Space (O-S). The General Plan allows for a density of up to 6 dwelling units per acre in the Low Density Residential areas, and the proposed density for the project is 1 dwelling unit per acre (du/ac). The project site is surrounded by urban residential uses, as designated on the General Plan Land Use Map, and the proposed new single-family residences are an appropriate use in the area.

#### ENVIRONMENTAL ASSESSMENT:

An environmental review was completed for the project and an Environmental Impact Report ("EIR") and MMRP was adopted by the City Council on April 25, 2006, pursuant to the California Environmental Quality Act (CEQA) Guidelines and the City of Chino Hills Local Procedures for Implementing CEQA. The environmental effects of the subdivision, grading, and construction and occupancy of residences has already been reviewed in the approved environmental document (SCH#2004081134) prepared for the entire Vila Borba Project including Tract 16413, which includes the project site, and was approved by the City Council on April 25, 2006.

As the current application requests an extension of time for the project as it was approved, the prior EIR adequately addressed the effects of the proposed project. No substantial changes have been made in the project, no substantial changes in the circumstances under which the project is being undertaken and no new information of substantial importance to the project which was not known or could not have been known when the EIR was adopted have become known. Therefore, no further environmental review is required.

#### PUBLIC COMMENTS

Staff published a public hearing notice in the Chino Hills Champion newspaper on March 23, 2016, and mailed public hearing notices to the surrounding property owners on March 23, 2016. As of the writing of this staff report, staff has not received any public comments concerning the proposed municipal code amendment.

Respectfully submitted,



Joann Lombardo  
Community Development Director

Prepared by:



Kim Zuppiger  
Contract Planner

Meeting Date: April 5, 2016

Page: 6

SUBJECT: Extension of Time 16EXT01 for Tentative Tract Map 16413

Attachments: Resolution  
Exhibit "A" - Conditions of Approval  
Exhibit "B" - Original Conditions of Approval for Environmental  
Impact Report (SCH#2004081134) General Plan Amendment  
03GPA01; Zone Change 03ZC02 Development Code Amendment  
03DCA01 and Tentative Tract Maps (TTM) 15989, 16413: 16338  
and 16414 and Mitigation Monitoring Measures  
Exhibit "C" – Tentative Tract Map 16413  
Original Staff Report for Environmental Impact Report  
(SCH#2004081134) General Plan Amendment 03GPA01; Zone  
Change 03ZC02 Development Code Amendment 03DCA01  
Tentative Tract Maps (TTM) 15989, 16413: 16338 and 16414  
Original Resolution No. 06R-19 for adoption of the Final  
Environmental Impact Report (SCH#2004081134), Mitigation  
Measures and Statement of Overriding Considerations and  
approving the Mitigation Monitoring and Reporting Program  
Original Resolution No. 06R-20 for General Plan Amendment  
03GPA01 and Tentative Tract Maps (TTM) 15989, 16413: 16338  
and 16414  
Original Ordinance No. 187 for Zone Change 03ZC02 and  
Development Code Amendment 03DCA01  
Affidavit of Mailing (Public Hearing Notice & Mailing Labels)

RESOLUTION NO. PC 2016 –

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO HILLS, CALIFORNIA APPROVING EXTENSION OF TIME 16EXT01 FOR TENTATIVE TRACT MAP 16413 TO SUBDIVIDE 19.86 ACRES OF VACANT LAND TO CREATE 19 SINGLE-FAMILY RESIDENTIAL PROPERTIES (VILA BORBA PLANNING AREA 2) LOCATED ON THE SOUTHWEST SIDE OF BUTTERFIELD RANCH ROAD AND AVENIDA DE PORTUGAL.

THE PLANNING COMMISSION OF THE CITY OF CHINO HILLS DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission does hereby make the following findings of fact:

- A. The applicant, CalAtlantic requested approval for a two (2) year extension of time for Tentative Tract Map (TTM) 16413, which was originally approved by the Planning Commission on April 25, 2006 subject to an original expiration date of April 25, 2009. The approved tentative map would subdivide 19.86 acres of vacant land to create 19 single-family residential properties.
- B. The site is located on the southwest side of Butterfield Ranch Road and Avenida De Portugal, and is legally described as Assessor's Parcel Numbers 1033-071-09 and 1033-081-20 as shown in the latest records of the Office of the Tax Assessor of the County of San Bernardino.
- C. The property is zoned Low Density Residential (R-S) and Private Open Space (O-S), and has a General Plan land use designation of Low Density Residential and Private Open Space.
- D. An environmental review was completed for the project and an Environmental Impact Report (EIR) and Mitigation Monitoring Program were adopted by the City Council on April 25, 2006 (SCH#200408134), pursuant to the California Environmental Quality Act (CEQA) Guidelines and the City of Chino Hills Local Procedures for Implementing CEQA. As the current application requests an extension of time for the project as it was approved, there is no potential for the application to cause a significant effect on the environment. Therefore, the proposed extension of time is exempt from CEQA pursuant to Section 15061(b)(3) Review for Exemption of the CEQA Guidelines. No substantial changes have been made in the project, no substantial changes in the circumstances under which the project is being undertaken and no new information of substantial importance to the project which was not known or could not have been known when the EIR was adopted have become known.

- E. Tentative Tract Map 16413 was approved by the City Council at a duly noticed public hearing on April 5, 2006.
- F. Starting in about 2007, a downturn in the residential market occurred that delayed the final map and ultimate construction of the Vila Borba project. This downturn affected development throughout the state of California, causing the state legislature to adopt the following series of legislations that extended the expiration date of TTM 16413 to April 25, 2016:
  - 1. Senate Bill 1185 extended TTM 16413 for twelve (12) months to April 25, 2010.
  - 2. Assembly Bill 333 extended TTM 16413 by twenty-four (24) months to April 25, 2012.
  - 3. Assembly Bill No. 208 extended TTM 16413 an additional twenty-four (24) months to April 25, 2014.
  - 4. Assembly Bill No. extended TTM 16413 as additional twenty-four (24) months to April 25, 2016.
- G. The applicant submitted the extension request on March 16, 2016, prior to the expiration of an approved or conditionally approved tentative map, so pursuant to Government Code Section 66452.6.e, TTM 16413 the map was automatically extended for 60 days, or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first.
- H. The Planning Commission of the City of Chino Hills held a duly noticed public hearing on April 5, 2016, to review and consider the staff report prepared for the project, receive public testimony, and review all correspondence received on the project.

SECTION 2. Based upon oral and written testimony and other evidence received at the public hearing held for the project, and upon studies and investigations made by the Planning Commission and on its behalf, the Planning Commission does hereby makes the following findings for Extension of Time 16EXT01 pursuant to Section 83.040110 (c) of the Development Code, as follows:

- A. FINDING: The proposed subdivision, together with the provisions for its design and conceptual improvements, is consistent with the General Plan.

FACT: The project site is designated as Low Density Residential and Private Open Space on the General Plan Map and is zoned Low Density Residential (R-S) and Private Open Space (OS-1). Approval of the Tentative Tract Map for will provide for the development of 19 single-family residences. This is consistent with the General Plan, as it provides

more opportunities to meet the diversified housing needs of the community.

- B. FINDING: The site is physically suitable for the type and proposed density of development.

FACT: The project site is steeply sloped from north to south. An initial geotechnical study for the site indicates that appropriate engineering standards can and will be used to mitigate those hazards to minimal. The proposed development will have a density of 1 dwelling unit per acre, and the allowable density is up to 6 dwelling units per acre. As such, the site is suitable for the proposed development.

- C. FINDING: The design of the subdivision or the proposed conceptual improvements are not likely to cause substantial environmental damage or substantially or avoidably injure fish or wildlife or their habitat.

FACT: The proposed subdivision is located in an area that is fully developed with urban uses. The site has been maintained through discing in the past years. Development of the project, with incorporation of the mitigation measures referenced herein, will result in negligible changes to the existing environment.

- D. FINDING: The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

FACT: The design of the subdivision has considered all easements for the public at large for access through or use of the property. No easements are recorded on the property at the present time, and any future easements will be designed to be accessible as necessary.

- E. FINDING: The design of the subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities.

FACT: Natural heating and cooling opportunities were considered in the design of the site layout. The landscape plan incorporates extensive use of trees and vegetation on site, which will help to reduce the effects of urban heat on site.

- F. FINDING: The proposed subdivision of land, its design, density and type of development and improvements conform to the regulations of the Development Code and the regulations of any public agency having jurisdiction by law.



FACT: The proposed site is located in the R-S Low Density Residential zone that allows a maximum density of 6 units per acre. The proposal is for 1 unit per acre, which is below the allowable density in the zone. The proposed project meets all development code standards for the R-S zone, including setbacks, height limits, open space, parking, circulation and access, and landscaping. Best Management Practices are incorporated into the plans to comply with air and water quality requirements of various agencies in the region. Construction plans are required to comply with standard engineering practices and the Uniform Building Code.

SECTION 3. The Planning Commission of the City of Chino Hills does hereby approve Extension of Time 16EXT01 for Tentative Tract Map (TTM) 16413, pursuant to Development Code Section 83.040220 (f), based on the findings included within this resolution and subject to the Conditions of Approval incorporated herein by reference.

SECTION 4. The Planning Commission Secretary shall certify to the adoption of this resolution.

ADOPTED AND APPROVED this 5th day of April, 2015.

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GARY LARSON, CHAIRMAN

ATTEST:

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KAREN PULVERS  
PLANNING COMMISSION SECRETARY

APPROVED AS TO FORM:

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ELIZABETH M. CALCIANO  
ASSISTANT CITY ATTORNEY

STATE OF CALIFORNIA                    )  
COUNTY OF SAN BERNARDINO        )     ss.  
CITY OF CHINO HILLS                 )

I, KAREN PULVERS, Planning Commission Secretary of the City of Chino Hills, do hereby certify that the foregoing Resolution No. PC 2016-     was duly passed and adopted at a regular meeting of the Chino Hills Planning Commission held on the 5th day of April 2016, by the following roll call vote, to wit:

AYES:           COMMISSION MEMBERS:

NOES:           COMMISSION MEMBERS:

ABSENT:         COMMISSION MEMBERS:

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KAREN PULVERS  
PLANNING COMMISSION SECRETARY



**CITY OF CHINO HILLS  
Conditions of Approval  
Extension of Time 16EXT01  
Tentative Tract Map No. 16413**

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**ON GOING / INFORMATIONAL: Planning Division**

1. This Tentative Tract Map (Exhibit "C") shall become null and void:
  - A. Unless map recordation has taken place within twenty-four (24) months after the approval of said Tentative Tract Map 16413 Extension of Time 16EXT01.
  - B. Where circumstances beyond the control of the applicant cause delays which do not permit compliance with the time limitation established in this section, the Planning Commission may grant an extension of time for a period not to exceed an additional twenty-four (24) months or later than April 25, 2018. Applications for such extension of time must set forth in writing the reasons for this extension and shall be filed together with a fee as established by the City Council with the Planning Division thirty (30) calendar days before the expiration of the Map. The applicant will be responsible for initiating any extension request.
2. All conditions of the Original Conditions of Approval for T 16413 with the exception of Condition No.1 shall remain in effect and the original Mitigation Monitoring Requirements shall also remain in effect (Exhibit "B").

**END OF SEQUENTIAL CONDITIONS**

**Project Manager: Kim Zuppiger**



**CITY OF CHINO HILLS  
CONDITIONS OF APPROVAL**

Tentative Tract Map No's 15989, 16338, 16413, 16414  
General Plan Amendment 03GPA01  
Zone Change 03ZC02  
Development Code Amendment 03DCA01  
EIR - State Clearinghouse #2004081134

|                 |                     |
|-----------------|---------------------|
| <b>APPROVED</b> |                     |
| CHINO HILLS     |                     |
| SIGNATURE       | <i>[Signature]</i>  |
|                 | <i>City Council</i> |
| DATE            | 4/25/06             |

**VILA BORBA PROJECT**

**I. GENERAL / ONGOING**

**Planning Division**

1. These Tentative Tract Maps shall become null and void:
  - A. Unless map recordation has taken place within thirty-six (36) months after the approval of said Tentative Tracts.
  - B. Where circumstances beyond the control of the applicant cause delays which do not permit compliance with the time limitation established in this section, the Planning Commission may grant an extension of time for a period not to exceed an additional thirty-six (36) months. Applications for such extension of time must set forth in writing the reasons for this extension and shall be filed together with a fee as established by the City Council with the Planning Division thirty (30) calendar days before the expiration of the Map. The applicant will be responsible for initiating any extension request.
2. Approval of General Plan Amendment 03GPA01, Zone Change 03ZC02, Development Code Amendment 03DCA01, and EIR (State Clearinghouse #2004081134) shall be contingent upon approval of Tentative Tract Map No. 15989, 16338, 16413 and 16414.
3. The applicant and its successors in interest shall indemnify, protect, defend (with legal counsel reasonably acceptable to the City), and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees, and agents from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs, and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively "Claims") arising out of or in any way relating this project, any discretionary approvals granted by the City related to the

Exhibit B

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development of the project, or the environmental review conducted under California Environmental Quality Act, Public Resources Code Section 21000 et seq., for the project. If the City Attorney is required to enforce any conditions of approval, all costs, including attorney's fees, shall be paid for by the applicant.

4. The applicant shall prepare and submit to the Director of Community Development for review and approval updated Tentative Tract Maps (7 copies) for the Vila Borba project within 60 days of project approval. The updated documents shall reflect any modifications to the project made by the City Council during its review and determination of the project. The project shall be developed in conformance with the tentative tract maps.
5. The applicant shall comply with all required mitigation measures approved for the project as part of the project's Environmental Impact Report (State Clearinghouse #2004081134). The applicant shall deposit sufficient funds with the City to retain the services of a qualified consultant to administer and implement the Mitigation Monitoring Program.
6. The Applicant recognizes the City's mandate to comply with its Regional Housing Needs Assessment and the City's related General Plan and Zoning requirements. Therefore, The Applicant shall contribute \$1.00 per square foot of livable area for each new residential dwelling unit, not to exceed \$3,500 for new single-family residential units and not to exceed \$1,000 for new multi-family residential units. The applicant shall pay the dollar amount referenced above, or as stated in the City's adopted affordable housing program in place at the time of occupancy (whichever is less) towards the City's affordable housing program which is due prior to the occupancy of each unit.
7. Should Edison either abandon or relocate its existing easements that are adjacent to the Wildlife Corridor (open space linkage) as shown on the final HMMP, then the land previously within the easement area(s) shall become permanent protected open space and be added to the Wildlife Corridor.
8. The existing 12kv Edison easement that is adjacent to the Hunters Hill project shall be relocated based on the alignment shown on the tentative maps for Tract 16338 and Tract 16413. The relocation shall be complete prior to the occupancy of the first house in Tract 16338.
9. That portion of property zoned multifamily within Tract 16414 shall be allowed up to 280 units subject to meeting all development standards. The project will be subject to the City's Design Review and Site Plan Review approval process, which will determine the final design, site plan, and number of units.
10. Mandatory solid waste disposal services shall be provided by the City franchised waste hauler to all parcels/lots or uses affected by approval of this project.

11. A single Homeowner's Association (HOA) shall be formed for Tracts 15989, 16338, 16413. Tract 16414 will have separate property maintenance associations and CC&R's.
12. The following items shall be dedicated in fee to the City, as determined by the City, and be maintained by a landscape and lighting district:
  - a. All biologically sensitive areas, natural and/or re-naturalized vegetative open space lots; All park lettered lots; All multi-use trails All public street parkways and parkway easements.
  - b. Project related landscape improvements (including but not limited to monuments, signs, irrigation, lights, amenities, and related equipment) which are to be constructed within any public right-of-way located within or adjacent to the project area; stabilization structures and maintenance programs of all natural or re-created waterways (streambeds); components of the HMMP not dedicated to a conservation entity and otherwise funded by a conservation endowment; all park and trail facilities, improvements, and amenities.
13. Cost of installation of the following elements shall be funded by the developer, and cost of maintenance shall be funded by the HOA:
  - a. Private street maintenance; street sweeping and streetlights; all HOA slopes, lots, and easements; private street parkways and street trees.
  - b. All ornamental vegetative lots, fuel modification lots, interior slope lots, private street parkways, and sight triangle lots within the project shall be dedicated in fee to the Homeowner's Association (HOA) maintained by the HOA. If private residential lots have slopes over 30 feet, then an easement to the HOA shall be established for HOA maintenance purposes. All dedicated lots and easements are subject to City review and approval during final tract map approval
14. A Disclosure Statement shall be made available to all prospective buyers of homes for all tracts within this Project.
15. Prior to the first occupancy in the project the applicant, its successors in interest, a Homeowner's Association, or other maintenance authority acceptable to the City (and not the City, unless the City Council expressly accepts any or all of the following responsibilities) as determined by the City, shall be responsible for maintaining, or at the option of the City, funding the maintenance of all of the following improvements which are to be constructed within the project boundaries in perpetuity, including, but not limited to:
  - A. All recreational and other amenities located within the open space/ paseo areas with the exception of the multi-use trail & five acre public park, and those mitigation and open space areas covered by a conservation



- easement and perpetual maintenance endowment;
  - B. All project related landscape improvements, monuments, irrigation and related equipment, which are to be constructed on any common lots within the project area an/or which are to be constructed within any public right-of-way located within or adjacent to the project area;
  - C. Street maintenance, street sweeping and street lights (historically funded through assessments or maintenance districts).
  - D. Private infrastructure.
- 16. The applicant shall comply with the conditions in the transmittal from the Chino Valley Independent Fire District dated December 15<sup>th</sup> and 19<sup>th</sup>, 2005.
- 17. All Trust Deposit Accounts shall have no deficits.

#### **Building Division**

- 18. A portion of this development (Tracts 15989 and 16413) is located within the Fire Hazard Overlay District. It shall comply with the project design requirements of the Fire Hazard Overlay District.

#### **Landscape**

- 19. All landscape architecture documents and landscape construction shall comply with the *City of Chino Hills Landscaping and Lighting Manual 1992*.
- 20. All landscape architecture documents, used as part of the entitlement and landscape construction process, shall be designed by a registered landscape architect licensed by the State of California.
- 21. All future changes, to the landscape architecture documents after City approval, shall be reviewed by the City for conformance to all laws and regulations for governing the City. Minor changes may be outlined within the Applicant's memorandum of design alteration and then be accepted by the City. The Applicant shall resubmit working drawings and support documents for major changes for review and approval.
- 22. The Applicant or its successors agrees to maintain the landscape construction in accordance with the following:
  - A. The landscape construction shall be neat and show good horticultural practice.
  - B. The landscape construction shall preserve the design intent in accordance with the approved landscape architecture documents.

- C. The landscape construction shall be maintained in accordance with the approved *Landscape Maintenance Guidelines* approved with the project.
  - D. The landscape maintenance shall be provided by the owner, Homeowner's Associates representatives, or by a qualified landscape maintenance contractor.
  - E. The landscape maintenance shall be maintained to the minimum standards of the following:
    - i) Chino Hills Municipal Code
    - ii) State of California's *Water Conservation in Landscaping Act*, Assembly Bill 325. (California Government Code Section 65591 – 65600 and Division 2 Title 23 California Code of Regulations Chapter 2.7 Sections 490-495.)
    - iii) Water Quality Management Plan that will be reviewed and approved by the City of Chino Hills.
23. Prior to the release of bonds, a Certificate of Substantial Completion package for the project's landscape development shall be submitted and reviewed by the Senior Landscape Planner. Once the final document package is accepted, a final walk, with the Senior Landscape Planner shall be scheduled to review and verify consistency with the accepted Certificate of Substantial Completion package documents.

## Engineering Department

### Grading

24. Any grading within the road right-of-way prior to the signing of the improvement plans shall be accomplished under the direction of a Soils Testing Engineer. Compaction tests of embankment construction, trench backfill, and all subgrades shall be performed at no cost to City of Chino Hills and a written report shall be submitted to the Engineering Division, prior to any placement of base material and/or paving.
25. Grading of the subject property shall be in accordance with California Building Code, City Grading Standards, and accepted grading practices. The final grading plan shall be in substantial conformance with the approved conceptual grading plan.
26. All cut and fill slopes shall:
- A. Not exceed a ratio of 2 horizontal to 1 vertical unless otherwise recommended by the engineering geologist and approved by the City Engineer and Building Official. Minimum setbacks from slopes shall conform to the Uniform Building Code.
  - B. Be contour graded to blend with existing natural contours.

- C. Be part of the downhill lot when within or between individual lots.
  - D. The toe and crest of all cut and fill slopes in excess of 5 feet vertical height, but not greater than 10 feet vertical height, shall be rounded with vertical curves.
  - E. The toe and crest of any slope in excess of 10 feet vertical height shall be rounded with curves of radii of no less than 5 feet and designed in proportion to the total height of the slope.
  - F. Comply with the slope undulation provisions of Chapter 16.50 of the Chino Hills Development Code.
  - G. Incorporate recommendations in the approved geology and soils report.
27. Any fill in excess of thirty (30') feet in thickness shall require a fill settlement-monitoring plan.
28. Erosion control devices shall be installed at all perimeter openings and slopes. No sediment shall leave the job site. All newly graded surfaces not immediately involved in construction shall have some method of erosion protection, i.e., mulching, fiber fabric, planting, or tackifier.
29. Water spraying or other approved methods shall be used during grading operations to control fugitive dust. Recycled water shall be used for grading operations whenever available.
30. In hillside areas, residential developments shall be graded and constructed consistent with the standards contained in the City of Chino Hills Development Code, Section 16.50.

#### Dedications

31. Final Maps are required for the proposed divisions and shall be recorded with the County Recorder pursuant to the provisions of the Subdivision Map Act. These maps must be prepared by a licensed land surveyor or a registered civil engineer. The Final Map shall be prepared in accordance with the City of Chino Hills "Final Map Standards for Subdivisions, Parcel Map and Tract Map", latest edition. This includes submittal of digitized CAD file of final map prior to map recordation.
32. Rights-of-way and easements shall be dedicated to the city for all interior public streets, community trails and staging area, public paseos, public landscape areas, street trees, traffic signal encroachment and maintenance, and public drainage facilities as shown on the plans and/or tentative map. Private easements for non-public facilities (cross lot drainage, local feeder trails, etc.), paseos, private parks, shall be reserved as shown on the plans and/or tentative map.

33. The City will be provided easements for detention basin(s) for access and maintenance. Funding for maintenance shall be provided by the Developer / HOA and be approved by the City.
34. Detention basin(s) and drainage courses shall be covered by private easements. Instruments covering recordation and delineation of easements shall be shown on the tract map and CDP for approval.
35. Dedication shall be made of the following rights-of-way on the public perimeter streets (measured from street centerline):  
  
66 total feet on Avenida de Portugal (within Tract 16414). Varying width on Street 'H', Street 'O' & Avenida de Portugal (within Tract 15989) bounding the Public Park.
36. An irrevocable offer of dedication for roadway and utility purposes shall be made for the private streets.
37. Corner property line cutoffs shall be dedicated per City Standards.
38. Easements shall be dedicated to the City for clear area sight visibility purposes per Development Code Section 16.06.080.
39. Vehicular access rights shall be dedicated to the City for the following streets, except for approved openings: Butterfield Ranch Road, Avenida de Portugal (public section).
40. Slope easements shall be dedicated on the final map where necessary as determined by the City.
41. Easements for public sidewalks, community trail and staging area, street trees or public utility purposes outside of the public right-of-way shall be dedicated to the City on the final maps.
42. All improvements within public right-of-way or private right-of-way shall be built to City Standards and in accordance with the current edition "Standard Specification for Public Works Construction" and the City of Chino Hills Development Code. All improvements shall be bonded in accordance with "Subdivision Map Act" prior to recordation of Final Map if the improvements are not finished prior to the recordation of the final map. All improvements shall bond for 100% of approved cost estimate to construct improvements and in accordance with the "Subdivision Agreement and Improvement Securities Policy" adopted by the City of Chino Hills unless constructed and approved prior to recordation of Final Map. Prior to Bond Release and/or Bond Reduction of the improvements and prior to acceptance of

the improvements by the City, "As-Builts" for the improvements shall be submitted and approved by the City Engineer.

43. A thorough evaluation of any public street structural road section to include parkway improvements from a qualified soils engineer shall be submitted to the City Engineering Division for review during the construction of the public streets. This shall be submitted in a tabular form including street name, classification, and traffic index.
44. All public improvements (interior streets, drainage facilities, community trails, paseos, landscaped areas, etc.) shown on the plans and/or tentative map shall be constructed to City Standards. Interior improvements shall include, but are not limited to, curb & gutter, AC pavement, drive approaches, sidewalks, street lights and street trees.
45. Construct the following public perimeter street improvements including, but not limited to:

| Street Name          | Curb & Gutter | A.C. Pvmnt | Side-walk | Drive Appr. | Street Lights | Street Trees | Comm. Trail | Median Island | Bike Trail | Other |
|----------------------|---------------|------------|-----------|-------------|---------------|--------------|-------------|---------------|------------|-------|
| Butterfield Ranch Rd |               |            | X         |             |               |              | X           |               |            |       |
| Avenida de Portugal  | X             | X          | X         |             | X             | X            | X           |               | X          |       |
| Street 'H' (public)  | X             | X          | X         |             | X             | X            | X           |               |            |       |
| Street 'O' (public)  | X             | X          | X         |             | X             | X            | X           |               |            |       |

46. If Southern California Edison (SCE) will not concur with the alignment of Avenida de Portugal where it crosses the SCE facility, the developer shall revise the street alignment to include a traffic circle where Avenida de Portugal transitions from a public street to a private street. The new alignment requires the approval of the City Engineer.
47. The developer shall install a traffic signal at the intersection of Avenida de Portugal and Butterfield Ranch Road and shall include an equestrian button. The Developer shall also install traffic signal interconnect from the southern tract boundary to Pine Avenue. The traffic signal and interconnect is required to be operational by the 100th Building Permit of any/all of the tracts.
48. Street improvement plans, including street trees, street lights, and intersection safety lights on future signal poles, and traffic signal plans shall be prepared by a registered Civil Engineer and shall be submitted and approved by the City Engineer. Security shall be posted and an agreement executed to the satisfaction of the City Engineer and the City Attorney guaranteeing completion of the public and/or private street improvements, prior to final map approval or issuance of building permits, whichever occurs first.

49. Prior to any work being performed in public right-of-way, inspection fees shall be paid and an encroachment permit issued by the Engineering Department in addition to any other permits required.
50. Pavement striping, marking, traffic signing, street name signing, traffic signal conduit, and interconnect conduit shall be installed to the satisfaction of the City Engineer.
51. Handicap access ramps shall be installed on all corners of intersections per City Standards or as directed by the City Engineer.
52. Existing City roads requiring reconstruction shall remain open for traffic at all times, with adequate detours during construction unless otherwise approved by the City Engineer. Street or lane closure permits are required. A cash deposit or bond shall be provided to cover the cost of improvements within public right of wayright-of-way, which shall be refunded upon completion and acceptance of the construction by the City.
53. Concentrated drainage flows shall not cross sidewalks. Undersidewalk drains shall be installed per City Standards, except for single-family residential lots.
54. Street names shall be approved by the Community Development Department prior to the submittal of final mylars of the improvement plans and final maps.
55. Developer shall provide for installation of low intensity, energy efficient street lights, per City of Chino Hills standards regarding light pole spacing and location. A separate street light plan which schematically shows the proposed locations of all street lights shall be submitted for review and approval by the City. All streetlights along the private streets shall be maintained by the HOA.
56. A Registered Civil Engineer shall be retained to design the proposed road alignment to the approval of the Engineering Division. Roads within or bordering the tract shall be designed to City of Chino Hills Road Standards and the standards of the Chino Hills General Plan, Standard Specifications for Public Works Construction, and in accordance with the Circulation Element of the General Plan, with curb, gutter, and sidewalks.
57. Roads within the development shall not be entered into the City Maintained Road System with the exception of Avenida de Portugal (public portion) and public streets bounding the Public Park.
58. Multipurpose trail easements shall be dedicated to the City of Chino Hills and shall be shown on the final map and in accordance with the requirements of the City of Chino Hills. The applicant shall provide information sufficient to confirm to



the City of Chino Hills that multi-purpose trails are terminated in a safe manner at the tract boundaries.

59. Final plans and profiles shall indicate the location of any existing utility facility, which would affect construction.
60. Turn around at dead end streets shall be in accordance with the requirements of the City Engineering Division and the Chino Valley Independent Fire District.
61. The applicant shall coordinate with affected utility companies and obtain any permits as necessary for the development of this project.
62. Right-of-way improvements (including off-site) to transition traffic and drainage flows from proposed to existing, shall be required as necessary.
63. Unless otherwise approved by the City, street improvements must be constructed by the Developer per the approved phasing map. The Developer must install street name signs as part of the improvements. Street names must be approved by the Community Development Department and must be installed per City Standards. Developer must install all necessary traffic regulatory, guide, and warning signs as required by the City Engineer. These signs shall be part of a signing and striping plan, which shall be submitted for review and approval.
64. Street improvement plans per City Standards for all private streets shall be provided for review and approval by the City Engineer. Prior to any work being performed on the private streets, fees shall be paid and construction permits shall be obtained from the Engineering Department in addition to any other permits required.
65. A permit shall be obtained from Caltrans for any work within the following right-of-way: HIGHWAY 71.

#### Traffic

66. The applicant shall be responsible for paying the in-lieu fees for the fair share contribution of the final mitigation as identified in the final traffic impact study approved by the City Engineer and identified in the Final Environmental Impact Report (EIR).
67. A separate signing and striping plan shall be provided to address traffic signals including but not limited to, on-site stop signs, no parking areas and red curb. The proposed signing and striping shall be reviewed and approved by the City Traffic Engineer.

68. Provide a separate plan showing the clear sight triangle areas. A clear sight triangle area must be clear of all fences, trees, entry sign structures, monuments, earth embankments and shrubs that grow taller than twenty-four inches (24"). All property within the clear sight distance triangle area shall be granted as an easement to the City. In addition, at controlled intersections the sight distance requirements must conform to Caltrans guidelines, as described in Topic 405 of the Caltrans Highway Design Manual.

### Drainage

69. A final drainage study shall be submitted and approved by the City Engineer prior to the final map approval and / or the issuance of building permits, whichever occurs first. Study shall address drainage patterns, proposed drainage facilities, mitigation measures proposed for first flush and detention facilities, etc.
70. Adequate City of Chino Hills drainage easements (minimum of 20-feet wide) shall be provided over the natural drainage courses and/or drainage facilities. The easements shall be designed to contain the 100-year frequency storm flow plus bulking and freeboard per City Standard Criteria.
71. Any post-development storm flows to be discharged into adjacent properties or into any city or county maintained storm drain system shall not exceed 100% of the unbulked undeveloped flows per the approved Master Plan of Drainage for Vila Borba.
72. The storm water detention facilities for the entire Villa Borba project are provided by one large offsite existing detention basin (located on adjacent City property). The detention basin improvements, unless the City Engineer approves other temporary detention facilities, shall be constructed with the commencement of site improvements of Tract No. 15989, 16338, 16413, or 16414.
73. Storm drain systems shall be designed to convey 100-year storm flows off the project site in a manner approved by the City Engineer.
74. Adequate provisions shall be made for acceptance and disposal of surface drainage entering the property from adjacent areas.
75. All post development drainage shall be conducted in non-erodible devices to an approved storm drain system or approved natural drainage course covered by a private easement.
76. In addition to the drainage requirements stated herein, other on-site or off-site improvements may be required which cannot be determined from tentative plans

at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.

77. Public storm drain easements shall be graded to convey overflows in the event of a blockage in a sump catch basin on the public street.

#### **Bonding**

78. All improvements shall bond for 100% of approved cost estimate to construct improvements and in accordance with the "Subdivision Agreement and Improvement Securities Policy" adopted by the City of Chino Hills unless constructed and approved prior to recordation of Final Map.
79. If the required public improvements are completed prior to recordation of the final map, a one (1) year warranty bond shall be posted in the amount of 25% of the approved engineer's cost estimate for all improvements.
80. Prior to Bond Release and/or Bond Reduction of the improvements and prior to acceptance of the improvements by the City, "As-Builts" for the improvements shall be submitted and approved by the City Engineer.

#### **Utilities**

81. Provide separate utility services to each parcel or lot including: sewer; water; gas; electric power; including transformer; telephone; and, cable TV (all underground) in accordance with the utility provider standards. Easements will be provided where necessary.
82. The developer shall be responsible for the relocation of any existing utility necessary as a result of the development.
83. Existing utility poles shall be shown on the improvement plans and relocated, as necessary, without cost to the City.
84. Any wells on the property or similar structures that might result in contamination of underground waters shall be abandoned in a manner approved by the Department of Environmental Health Services (DEHS).

#### **Sewer - Domestic Water - Recycled Water**

85. Developer shall grade concurrently with the development grading a recycled reservoir pad at elevation 768 large enough for a 6MG reservoir; provide a paved access road to the reservoir; provide a twenty-four inch diameter supply line; install erosion control on the reservoirs graded slope; and dedicate the reservoir lot with the recordation of TTM 15989.

If the City elects to construct the reservoir prior to the development grading, the Developer will grant the City fee title for the reservoir parcel; and the Developer shall grant to the City an access and waterline easement in areas that will not be graded with the development. If the City elects this option the City will be responsible for all environmental permits and construction costs for the reservoir and associated improvements.

86. A 26-foot wide access easement and all weather access shall be provided to the City, from a public/private road to the reservoir site.
87. A preliminary geotechnical study for proposed pump station and water storage tanks sites must be submitted for review and approval by the Engineering Division.
88. Design, installation, materials and location of water and sewer improvements must meet the City's standard procedures and requirements, specifications, and AWWA guidelines for the design and construction of water, recycled water, and wastewater facilities.
89. All public easements for water/sewer mains or storm drains must have a minimum width of 20 feet unless otherwise approved by the City Engineer.
90. Water/sewer mains and storm drain lines within the single family residential areas of the project shall be owned and maintained by the City. Water/sewer mains and storm drain lines within the commercial or multi family residential areas of the project shall be owned and maintained by the HOA. Commercial and multi family residential shall be master metered water systems.
91. Water, recycled water, and sewer mains must have a minimum horizontal separation of 10 feet unless otherwise approved by the City Engineer.
92. Water, sewer and storm drain lines shall be located in the center of a given easement.
93. All water meters shall be located within the public rights-of way unless otherwise approved by the City. Public easements shall be required for any meter installed outside of public right-of-way. Recorded documents must be submitted to the City prior to occupancy release.
94. All fire hydrants shall be installed per City standards with location and fire flow requirements as determined by the Chino Valley Independent Fire District.
95. An application for recycled water service shall be submitted to the City for approval process with regulatory agencies.

96. Recycled water service shall have a separate meter from all other water systems.
97. No permanent structures shall be built within any easement unless otherwise approved. The owner shall be responsible for relocating or reconstructing the structures that are built within the easement should there be any damage that occurs during the operations and maintenance of the easement. Exact location of existing waterlines and associated easements will need to be verified and plotted on the site plan prior to approval. Relocation of facilities may be required by the project.
98. All water and sewer plans must be reviewed and approved by the City. The City's review of plans and engineering data will cover only general conformity of the design with standards and specifications outlined in the City's design standards and specifications. The City's approval of plans and engineering data will not constitute a blanket approval of all dimensions, quantities, physical properties, material equipment, devices, or items shown. This does not relieve the design engineers from any responsibility for errors, deviations, or defects in design thereof.
99. A Geotechnical study may be required for the necessary remediation and recommendation for special materials and construction methods for the installation of water and sewer mains and appurtenances.
100. Sewage disposal system shall be connected to the City of Chino Hills public sewer system. Developer shall notify city staff two (2) working days prior to connection to public system and no connection shall be made without the presence of city staff.
101. A digitized drawing file of the improvement plans, in a City's compatible CAD system, shall be submitted along with original Mylars.

#### Landscape

102. Trees shall be prohibited within six (6) feet of the outside diameter of any public utility.
103. All walls on the perimeter and within the development shall be constructed of masonry or other City approved non-wood material and create a design hierarchy. All walls and fences shall be decorative. Pilasters will be required at all lot lines and at appropriate intervals, or as determined by the Community Development Director. Pilasters shall have decorative caps. Walls shall provide interest, texture, and have a decorative cap. Precision block shall not be allowed as a majority field.

104. All manufactured slopes' horizontal and down drains, including any splash walls, shall be colored to blend with the surrounding soil color.

### **Prior to the Issuance of Grading Permits**

#### **Planning Division**

105. Plague has been shown to be endemic to the Chino Hills area. The disease is carried by fleas on wild rodents, including ground squirrels. It is known that ground squirrels are currently in the Chino Hills area; therefore, prior to any grading for land development, the following control measures shall be completed:
- A. A survey of the subject area by a qualified vector biologist or biologist for the presence of ectoparasites and ground squirrel numbers shall be completed and submitted to the San Bernardino County Vector Control.
  - B. Prior to grading, a control program to include ectoparasite suppression immediately followed by a rodent suppression program shall be performed.
107. The applicant shall provide evidence that a qualified archaeological/vertebrate paleontological monitor has been hired to review the project site. A qualified archaeological/vertebrate paleontological monitor shall be present during grading to salvage cultural (archaeological/paleontological) resources if any resources are found during earthmoving activities. Arrangements to monitor grading and salvage cultural resources shall be made at a pre-grade meeting between the monitor, grading contractor, Planning project manager, and Building Official. The monitor shall have the authority to halt and redirect grading activities to allow removal of specimens. The monitor shall be responsible for specimen preparation, curation, and a report of findings according to the standards of the County Museum Curator of Earth Sciences submitted to the County Museum and the City. This requirement may be waived if the Curator of Earth Sciences for the San Bernardino County Museum states in writing that such monitoring is not warranted, or if it can be proven to the satisfaction of the Community Development Director that the monitoring is not warranted.

#### **Building and Safety Division**

108. Grading plans shall incorporate erosion and sediment control per the requirements of the Chino Hills Development Code and Appendix chapter 33 of the Uniform Building Code.
109. All lots should drain to the street. If any lots do not drain to streets, the cross-lot drainage shall be reviewed and approved by the Building Official under the provisions of appendix chapter 33 of the Uniform Building Code, and the City of



Chino Hills Development Code. Adequate private drainage easements shall be provided over lots where cross-lot drainage occurs and shall be recorded on the Composite Development Plan.

110. All post-development drainage shall be conducted in non erodible devices to a approved storm drain system or approved natural drainage course.
111. The applicant shall submit plans and obtain separate building permits for required walls that appear on the grading plans.
112. The applicant shall obtain a demolition permit for building(s) to be demolished. Underground structures must be broken in, back-filled, and inspected before covering.

#### Engineering Department

113. A grading plan with existing topography shown at one-foot contour intervals shall be prepared by a registered Civil Engineer and shall be submitted to and approved by the Engineering Division. Plan shall comply with the provisions of Appendix Chapter 33 UBC and Chino Hills Development Code and shall delineate the alignment and grade of the proposed roads designed to City Standards.
114. Developer shall provide a copy of the Notice of Intent (NOI) and the Storm Water Pollution Prevention Plan (SWPPP) filed with the State of California for the subject project prior to the issuance of any grading permit.
115. Developer shall submit for review and approval a Water Quality Management Plan (WQMP) as outlined by the State Water Resources Control Board regulations.
116. The developer shall hire a Quality Control Engineer prior to any land disturbance. The City Engineer shall approve the Quality Control Engineer. The initial deposit shall be \$50,000 as soon as he / she is hired by the developer, but prior to any land disturbance, or pregrade meeting.
117. An erosion and sediment control plan and permit complying with the UBC and City of Chino Hills Development Code shall be submitted to and approved by the Engineering Department prior to any land disturbance. Plans are to be submitted prior to or with the grading plans.
118. A soils report shall be prepared by a qualified engineer licensed by the State of California to perform such work. The Soils report shall be reviewed and approved by the City's Soils Consultant prior to issuance of grading permit.

119. A geological report shall be prepared by a qualified engineer or geologist and submitted at the time of application for grading plan check. The geological report shall be reviewed and approved by the City's Geological Consultant prior to issuance of grading permit.
120. A grading performance bond shall be required for this project. The amount of the performance bond shall not be less than one hundred percent (100%) of the total estimated cost of said grading work as determined by the Engineering Department. The City Attorney must approve the performance bond.
121. Any offsite grading shall be reviewed and approved by the City Engineer. Any offsite easements required for grading or drainage shall be acquired prior to issuance of any grading permit.

#### **Landscape Development**

122. All landscape architecture documents shall be submitted to the Landscape Development staff for review and approval.
123. A "Landscape Documentation Package" shall be prepared for the Landscape Development Division's review and approval. The "Package" shall comply with all applicable requirements of the State of California's *Water Conservation in Landscaping Act*, Assembly Bill 325. (California Government Code Section 65591 – 65600 and Division 2 Title 23 California Code of Regulations Chapter 2.7 Sections 490-495). The following Landscape Documentation Packages shall be prepared:
  - All landscape architecture within and adjacent to this tentative tract when the project has elements outside the tentative tract.
  - All publicly maintained hardscape, infrastructure (electrical, drainage, irrigation), and planting.
  - All home owner association hardscape, infrastructure (electrical, irrigation), and planting.
  - All privately maintained areas that have City of Chino Hills Municipal Code requirements.
  - All demolition areas (consistent with the approved rough and precise grading)
  - All mitigation areas (consistent with all technical and environmental documents)
  - All demolition and de-vegetated areas consistent with the approved limits of the rough and precise grading plans.
  - All parkways, street trees and water meters.
  - All multi-use trail alignment landscape architecture.
  - All barrier landscape architecture (fences, walls, retaining walls as referenced from the civil engineer's plans, pilasters, gates, monuments, edging, etc.).

- All access ways and associated details of landscape architecture (walks, crosswalks, decorative vehicular paving, maintenance driveways, bikeways, multi-use trails, etc.).
  - All wayfinding systems pertaining to bicycle and multi-use trails.
124. A separate plan must be submitted showing all sensitive areas and stands of trees that are to be protected during the grading operations. The plan must show, in detail, the method proposed to protect these areas. This separate plan shall be submitted to the Community Development Director for approval. This plan will be used by a Quality Control Engineer to assure protection of the above-state areas.
125. A tree removal plan, permit, and preconstruction inspection, in compliance with the City's Plant Protection and Management Ordinance or Riparian Plan Conservation (Appendix D, Sections 89.0501-0510) shall be approved prior to any land disturbance and/or removal of any trees or plants.
126. When any grading affects existing preserved tree drip lines, the following shall occur:
- a. The grading plan shall be adjusted to protect the trees to the maximum extent possible.
  - b. Grading plans shall be submitted to the Landscape Development Division.
  - c. Grading plans shall be reviewed by the Landscape Development Division for conformance with all Tree Program requirements established for the project.
  - d. All trees to be retained and/or destroyed shall be identified on the grading plans, and all respective mitigation measures related to tree retention shall be identified clearly and boldly.
  - e. Protection measures for tree retention shall be implemented before grading commences and is inspected by the City's Grading Inspector, Senior Landscape Planner, and Arborist.
127. All retaining walls' placement shall be shown on the rough grading plan. The retaining walls shown on the rough grading plan shall be consistently portrayed on the landscape architecture plan. The retaining walls' details and specifications shall be complete to the satisfaction of the City. Aesthetic descriptions of the materials, finishes, and textures, colors, manufacturers and model numbers shall be called out on the retaining wall plans.
128. All access ways to the open space areas that include a driveway shall have removable and lockable decorative bollards or other device acceptable to the City.
129. All landscape irrigation shall use recycled water, where available.

130. All vehicular sight line triangles (clear areas) shall be shown on the landscape construction hardscape and planting plans in accordance with Caltrans and the City of Chino Hills Municipal Code Section 16.06.080.
131. Multi-use trail easement shall be dedicated to the City of Chino Hills and shall be shown on the final map and in accordance with the requirements of the City of Chino Hills multi-use trail standards. The applicant shall provide information sufficient to confirm to the City of Chino Hills that multi-use trails are terminated in a safe manner at the tract boundaries. Road crossings for multi-use trails shall be shown per the recommended multi-use trail exhibit presented to the Park and Recreation Commission.
132. The applicant shall organize a pre-construction meeting with the City Senior Landscape Planner before landscape construction is installed.

### III. RECORDATION OF FINAL MAP

#### Community Development

##### Prior to Recordation – Community Development

133. All parcels within the development that is within an Assessment District must complete an *Application to Apportion Special Assessments* and submit a deposit to cover processing costs.

#### Planning Division

134. Prior to recordation of Tracts 15989, 16338, and 16413, the applicant shall have recorded a Covenant in a form approved by the City stating that the applicant shall establish a Homeowner's Association (HOA) and submit Codes, Conditions & Restrictions (CC&R's) for the project for review and approval by the City prior to issuance of the first building permit. The CC&R's shall include applicable items specified in these Conditions of Approval. The CC&R's shall include a provision requiring a Disclosure statement stating that: 1) Parents may be required to provide transportation to schools designated for this project area or closest bus pick-up area. This Disclosure Statement shall be made available to all prospective buyers of homes within this tract, notifying them of these restrictions and 2) Owners are advised to keep pets inside their residences during nighttime hours to protect pets from wildlife living in adjacent open space areas.
135. All Trust Deposit Accounts shall have no deficits.
136. All lots shall have met the minimum lot area, depth, and width requirements as described in the City Development Code.

137. An acoustical study shall be completed to assess noise levels at the development and shall be reviewed and approved by the City Engineer or designee. Detailed noise analysis and precise measures shall be submitted to the City for review and approval prior to recordation. A fee will be charged for review of the acoustical study and payment will be required prior to the issuance of an approval/denial letter.
138. For projects with hillside development, a building envelope, indicating maximum building height and the "no-build" zone dimensions, shall be indicated.

#### **Building and Safety Division**

139. Tracts 15989 and 16413 are located west of Butterfield Ranch Road and are within the Fire Hazard Overlay. Tracts 15989 and 16413 shall meet all requirements of Ordinance 172 & 173 including a minimum 30-foot separation requirement between structures on adjoining lots. Alternate measures that achieve the same level of protection as a thirty-foot separation shall be approved by the Chino Valley Independent Fire District and the Director of Community Development.
140. A Composite Development Plan prepared in accordance with Appendix D Article 5 of the City of Chino Hills Development Code shall be filed with, and approved by the City of Chino Hills Engineering Department and Community Development Department, delineating the minimum building setbacks and minimum separation between structures. All easements of record both public and private shall be delineated. A note shall be placed on the Composite Development Plan referencing the development standards and design guidelines.
141. A list of proposed street names and a list of alternate street names shall be submitted to the Community Development Department for approval. Approved street names shall appear on the Final Map.
142. All numbered lots shall have addresses assigned by the Building & Safety Division. All assigned addresses shall appear on the Composite Development Plan.

#### **Engineering Department**

143. A Monumentation cash deposit is required prior to recordation of the final map. The City Engineer will determine this deposit. The refundable deposit is to guarantee the installation of centerline ties and to ensure payment to the surveyor of record.

144. The Tract Maps shall be prepared in accordance with the City of Chino Hills "Final Map Standards for Subdivisions, Parcel Map and Tract Map", latest edition. This includes submittal of digitized CAD file of final map prior to map recordation.
145. Traffic Fair Share costs will be determined by the City's Traffic Engineer and will be due prior to recordation.
146. The developer shall submit "Non-interference" letters to the City, from any utility company that may have rights or easements within the property boundaries.
147. All improvements shall bond for 100% of approved cost estimate to construct improvements and in accordance with the "Subdivision Agreement and Improvement Securities Policy" adopted by the City of Chino Hills unless constructed and approved prior to recordation of Final Map.

#### Landscape

148. The applicant shall dedicate and finish grade a five-acre public park within Tract 15989.
149. The applicant shall construct the community park, including but not limited to, the parking lot, plant material and irrigation system installation, recreational equipment and installation. Park construction costs will be credited against park fees owed for all commercial and residential parcels. Park construction costs in excess of the amount of park fees will be borne by the applicant. If park construction costs a total less than the amount of fees owed for all commercial and residential parcels, the applicant will apply the difference between park construction costs and fees owed, up to the full amount of fees owed. Park construction must be substantially complete, as determined by the Community Development Director, prior to issuance of the 180<sup>th</sup> building permit for tract 15989.
150. All easements associated with landscape architecture development shall be shown prior to recordation of the Final Map and Composite Development Plan. These easements shall include, but not be limited to, landscape maintenance to the Homeowner's Association, exclusive easements to the City for clear areas as defined in the Municipal Code, exclusive easements to the City for multi-use trails, staging area, etc.
151. The multi-use trails and staging area shall be constructed by the applicant, as reviewed and agreed to by the Park and Recreation Commission, shall be part of an exclusive blanket easement to the City over all lots needed to construct and maintain the multi-use trails in perpetuity, unless lots are covered by the conditions of the HMMP or an environmental easement.



152. The Applicant shall establish a Landscape and Lighting Assessment District for all publicly held lots, easements, and facilities for their long-term maintenance and eventual replacement. The Applicant shall prepare all documents for the City's review and approval. All costs for Landscape and Lighting Assessment District establishment shall be borne by the Applicant or their successors in interest. The Community Development Director or his designee has the option to move the deadline date for Landscape and Lighting Assessment District establishment if it is necessary. The Landscape and Lighting Assessment District shall include, but not be limited to the following lands and facilities, as determined by the City.
- Natural, Native, and/or Re-established open space
  - Parks
  - Multi-Use Trails, Assess, Tunnels and Trailheads
  - Fire Safety Access and Facilities
  - Wetlands
  - Public Parkways and Medians, if not already in a district
153. The applicant shall prepare for the City's review a cost estimate of all landscape architecture improvements. The format shall be unitized and itemized showing subtotals and totals.
154. The applicant shall provide landscape development performance, labor and material, and maintenance bonds to the City. Open Space bonds shall be collected for natural open space areas not covered by a conservation easement or maintenance endowment. Public Area bond shall be collected for the multipurpose trail. Private Area bonds shall be collected for the Homeowner's Association areas, private slopes, and street trees.
155. An Open Space Performance Bond, in an amount per acre of open space as determined by the Community Development Director, shall be posted with the City in order to pay for the restoration of disturbed open spaces. The performance bond shall remain in place for one year after installation.
156. A Private Area Landscape Performance Bond, in the amount of one hundred percent of the City-approved cost estimate, shall be posted with the City in order to pay for the completion of the private areas. The performance bond shall remain in place for one year after installation.
157. A Private Area Landscape Labor and Materials Bond, in the amount of fifty percent of the City-approved cost estimate, shall be posted with the City in order to pay for the completion of the private areas.

158. A Private Area Landscape Maintenance Bond, in the amount of twenty-five percent of the City-approved cost estimate, shall be posted with the City and shall be held by the City for one year after the formal acceptance of the project by the City.

## **BUILDING PERMITS**

### **Ongoing**

#### **Community Development Department**

159. Projects subject to a building permit shall have all required on and off-site improvements, required for each phase, completed and approved prior to final inspection of any buildings or structures. The term "phase" as used here shall mean the following: "The block of building permits drawn on less than the whole project" or "A plan of building construction which indicates blocks of construction of less than the whole project". In each phase, the installation of any on off-site improvements shall be sufficiently completed so as to assure protection from storm or drainage run off, a safe and drivable access for fire and safety, and the ordinary and intended use of the buildings or structures. The Building Official, with the concurrence of the Engineering Division, may approve any plan or approve a change to an approved plan, which complies with the intent of this policy.
160. All recycled water service is subject to compliance with all rules, regulations, and conditions of all regulatory agencies and payment for all charges and fees in effect at the time service is applied for.
161. The developer shall submit an Acoustical Report to the Community Development Department for review and approval. The measures approved as part of the report shall be incorporated in the project design. Walls required for acoustical mitigation shall supersede, as necessary, landscape walls/fences.

### **Landscape**

162. All landscape inspections shall be requested at least two City business days in advance.
163. Landscape construction plans shall be approved and shall reflect all design concepts included within the proposed Landscape Master Plan. The landscape construction plans shall incorporate planting, slope treatments, irrigation methods, signage and fencing. A plan check deposit acceptable to the Community Development Director shall be paid at the time of submittal. Said landscape plans shall implement the development guidelines per the

Landscaping and Lighting Manual. Any revisions to the approved landscape plan shall be approved by the City.

### **Prior to Issuance of Building Permits**

#### **Community Development**

164. The development is required to comply with the Development Impact Fee ordinance, as amended or superseded prior to issuance of building permit.
165. All fees (capital connection, inspection, encroachment, meter, deposit, etc.) must be paid per the Development Impact Fee Ordinance.
166. Water and sewer accounts must be established with the City's Finance Department.

#### **Planning Division**

167. A report stating that the measures recommended in the acoustical report have been implemented shall be submitted to the Planning Division and the building plans shall be so certified by the acoustical engineer.
168. The developer shall complete the City's Design Review process.
169. The applicant shall provide a concrete slab three feet wide by eight feet long (3'X8') for each lot to provide a space for waste separation in compliance with Section 16.10.040 of the Development Code. The slab shall be located behind the required front yard setback and screened from view.
170. The developer shall provide certification from the appropriate school district as required by California Government Code Section 53080(b) that any fee, charge, dedication or other form or requirement levied by the governing board of the district pursuant to Government Code Section 53080(a) has been satisfied.

#### **Landscape**

170. Landscape plans for the model home complex(es) shall be provided for review and approval by the City's Landscape Division.
171. The landscape architecture documents shall be approved by the City Engineer for the purpose of design immunity for the following landscape improvements:
  - a. Parkways
  - b. Multipurpose trails

### **Building and Safety Division**

172. Two approved, signed and wet stamped as graded soils reports, shall be submitted at the time of plan check submittal.
173. Certification of Rough Grade shall be submitted on approved City form.
174. Upon completion of rough grading, all erosion control measures and devices shall be installed at all perimeter openings and slopes. No sediment is to leave the job site. All newly graded surfaces not immediately involved in construction shall have an approved method of erosion protection in place at all times. No building permits shall be issued until compliance with the above requirements has been demonstrated.
175. A precise grade plan, per City standard, shall be submitted and approved for each lot prior to issuance of a building permit for that lot.
176. Any portion of the site that fronts on a public street shall be fenced off with a temporary chain link fencing with a green fabric backing. The fencing shall remain in place and shall be maintained in good appearance until the project has been completed, or until such time as determined by the Building Official.
177. All residential structures shall be equipped with full gutters and downspouts. All downspouts shall be tied to an underground yard drain system that outlets at an approved location, unless the WQMP or ROWD require the need for side yard swales.
178. Applicant must submit water service sizing requirements, per the Uniform Plumbing Code.
179. Plans shall incorporate any/all water conservation requirements contained within the Uniform Plumbing Code.

### **Engineering Department**

180. The final grading, appropriate certifications and compaction reports shall be completed, submitted and approved by the Engineering Department prior to the issuance of building permits.
181. All public improvements necessary for that phase of construction shall be operationally complete prior to the issuance of building permits for that phase.

### **V. OCCUPANCY**

## **Requirements Prior to Occupancy**

### **Community Development**

182. The development is subject to all appropriate fees, charges, deposits for services to be rendered, and securities required pursuant to the adopted fee schedule, as amended or superseded prior to final inspection.

### **Planning Division**

183. All Trust Deposit Accounts shall have no deficits.

### **Building and Safety Division**

184. All required approvals from each Division/Department shall be obtained prior to final Building Inspection
185. All slopes shall be planted prior to occupancy of phase where slopes occur.

### **Landscape**

186. All slopes, walls, and fences shall be installed prior to occupancy of the house.
187. All open space lots not covered by a conservation easement must be in a state satisfactory to the City prior to open space acceptance by the City.
188. All slopes shall be planted prior to occupancy of phase where slopes occur.
189. Landscape construction shall be installed and deemed complete by the City Senior Landscape Planner.
190. A Recycled Water Operational Plan and Engineers report shall be submitted for review and approval by the City and Department of Environmental Health Services. The report shall be pursuant to the Department of Health Services, "Guidelines for the Preparation of an Engineering report for the Production, Distribution and Use of Recycled Water", dated September 1997.
191. The Applicant and/or Developer shall provide the City an Open Space Management Plan. The Plan shall show consistency and the interrelationship between different program goals and jurisdictional requirements. The Plan shall include, but not be limited to, the following:
- a. Open Space Maintenance

- b. Multi-Use Trail Maintenance
- c. Fuel Modification
- d. Wildlife Preservation
- e. Habitat Preservation
- f. Tree Preservation, Demolition, and Mitigation
- g. Riparian Setbacks and Preservation
- h. Environmental Compliance with Federal, State, and Local Issues

Further, the Applicant and/or Developer (not the eventual care taker, HOA, and/or City) shall provide the first year's maintenance. The first year's maintenance shall commence after there has been a Certificate of Substantial Completion accepted by Landscape Development and a Final Walk has been performed by the City. The Community Development Director and/or City Planner may accept an alternative time when the first year maintenance begins with a written request from the Applicant and/or Developer. The City Planner and/or Community Development Director may require additional open space bonds to fulfill the Open Space Management Plan.

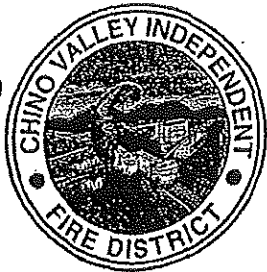
#### Engineering Department

- 192. The Developer shall provide a video camera report of all sewer and storm drain mainline facilities prior to final acceptance by the City. Video report shall not be completed until all air and hydrostatic testing has been completed.
- 193. Prior to Bond Release and/or Bond Reduction of the improvements and prior to acceptance of the improvements by the City, the developer shall provide for City approval "Record Drawing" for all improvements.
- 194. Developer shall provide certifications for all public and private backflow devices installed as part of the development.

END OF STANDARD CONDITIONS

Project Manager: Jeffery S. Adams





## Chino Valley Independent Fire District

2005 Grand Avenue  
Chino Hills, CA 91709  
(909) 902-5260 Administration  
(909) 902-5280 Fire Prevention  
(909) 902-5250 Fax  
<http://cvifd.org>

*Board of Directors*  
Ed Gray,  
President  
Jim S. Espinosa,  
Vice President  
Tina Revane  
Ronald D. Watson  
Winn Williams

*Fire Chief*  
Paul L. Benson

December 19, 2005

### FIRE PROTECTION REQUIREMENTS

It is a recommendation of the Chino Valley Fire District that the developer of every new construction project facilitate a pre-construction meeting. The meeting is to be scheduled with the Deputy Fire Marshal, Adam Panos. Attendees of the meeting shall include a Fire District representative, the Developer, and the General Contractor.

The following are the Fire District conditions of this development. Questions regarding plan review fees, plan routing procedures, or the status of your plans can be answered by calling Alma Sandoval at (909) 902-5280, extension 225. Questions regarding these requirements can be answered by calling Deputy Fire Marshal Adam Panos at (909) 902-5280, extension 224.

Permit # 6039      Section 2-1050      Project Name VILA BORBA  
Building Address: BUTTERFIELD RANCH / PINE . .  
City #:      Type of Development: Residential  
County #:      Tract #: TTM 16338  
Applicant: MDS CONSULTING  
Address: 17320 REDHILL AVE. SUITE 350  
City, State, Zip: IRVINE, CA. 92614  
Phone #: (949) 251-8821

#### Design Engineer:

Address:

City, State, Zip:

Phone #:

Applicable Fire Protection Standards are:

101, 111, 122, 130, 131

Required Fire Flow for this project is:

G.P.M. @ 20 P.S.I. Residual Pressure,      2      Hour Duration.

December 19, 2005

Permit # 6039

**FIRE DISTRICT  
CONDITIONS OF APPROVAL**

The above-referenced project is in the jurisdiction of the Chino Valley Independent Fire District. Prior to any construction occurring on any parcel, the applicant shall contact the Fire District for verification of current fire protection development requirements.

Any modification, change of use, or tenant improvement to any occupancy shall be submitted to the Fire Prevention Division for approval prior to any work being done.

All new construction shall comply with the Uniform Fire Code, 2000 Edition, and the California Fire Code, 2001 Edition (as adopted by the Chino Valley Independent Fire District); and all applicable statutes, codes, ordinances and Fire District Standards.

All required permits shall be obtained and fees paid as specified in the Uniform Fire Code, Section 105 and the current Fire District Fee Schedule Ordinance.

**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 Prevention Division for approval. Fire access roads shall be provided with an all weather surface and a minimum unobstructed paved width of 26 feet (26'). 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 one-hundred, fifty feet (150') in length. Cul-de-sac length shall not exceed 600'. Fire District Standard No. 111 shall be complied with.
- 1.3** The development and each phase shall have two (2) points of vehicular access. Fire District Standard No. 111 shall be complied with.
- 1.4** Water systems shall be designed to meet the required fire flow of this development and be approved by the Fire Prevention 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 Fire Prevention 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 the water purveyor prior to recordation. The required fire flow shall be determined by using the Uniform Fire Code, current adopted edition. In areas without water-serving utilities, fire protection water systems shall be based on NFPA Pamphlet 1231. Fire District Standard Nos. 101, 102, and 103 shall be complied with. For water connections and work conducted in the public right of way, please refer to separate plans reviewed and approved by the water purveyor.
- 1.6** 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. The hydrant type shall be approved by the Fire Prevention Division. All fire hydrants shall be spaced three hundred feet (300') apart maximum. Single family resident hydrant spacing is six hundred feet (600') apart maximum. 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.

December 19, 2005  
Permit: 6039

- 1.8 A fuel modification zone plan shall be required. Requirements will be site specific to the proposed project. The applicant shall submit the fuel modification plan to the fire department for review and approval. Fire District Standard No. 130 shall be complied with.
- 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 Fire Prevention 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 Fire Prevention Division.
- 2.4 An approved fuel modification zone shall be constructed. Fire District Standard No. 130 shall be complied with.
- 2.5 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.
- 2.7 The Developer shall submit a CAD-drawing of the 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
- 3.0 THE ITEMS BELOW ARE CONDITIONS OF APPROVAL AND ARE TO BE COMPLETED PRIOR TO OCCUPANCY:
- 3.10 Smoke detectors are required to be installed per Section 310.9 of the California Building Code, current adopted edition.
- 3.16 Residential street addresses shall be posted with a minimum of four inch (4") numbers, visible from the street and during the hours of darkness the numbers shall be electrically (12 volt power source only) illuminated by internal means only. Posted numbers shall contrast with the background used and be legible from the street in accordance with the Uniform Fire Code, current adopted edition. Where building set back exceeds 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. Fire District Standard No. 122 shall be complied with.
- 3.18 Every chimney used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel is used shall be maintained with an approved spark arrestor, visible from the ground, as identified in the Uniform Fire Code, current adopted edition. Fire District Standard No. 131 shall be complied with.

December 19, 2005  
Permit: 6039

4.0 SPECIAL CONDITIONS FOR THIS PROJECT ARE:

1.) A separate application and plans shall be submitted for each of the following listed items to the Fire District for review, approval and permit. Approved plans must be maintained at the worksite during construction. Fees are due at the time of submittal.

a.) Building construction. This submittal is concurrent with the application to the City's Building Department for any building permits. The following information must be submitted along with application to the Fire District:

- 1.) Fire flow Availability Form (tested and completed by the City's Public Works Dept. or witnessed by the Fire District Inspector.)
- 2.) Complete list of addresses for all phases of the development, all structures included.
- 3.) A CAD file in .dwg format, with the correct data, for the tract(s)
- 4.) A Fuel Modification Zone Plan and/or Vegetation Management Plan

FIRE



## Chino Valley Independent Fire District

2005 Grand Avenue  
Chino Hills, CA 91709  
(909) 902-5260 Administration  
(909) 902-5280 Fire Prevention  
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Vice President  
Tina Revane  
Ronald D. Watson  
Winn Williams

*Fire Chief*  
Paul L. Benson

December 15, 2005

### FIRE PROTECTION REQUIREMENTS

It is a recommendation of the Chino Valley Fire District that the developer of every new construction project facilitate a pre-construction meeting. The meeting is to be scheduled with the Deputy Fire Marshal, Adam Panos. Attendees of the meeting shall include a Fire District representative, the Developer, and the General Contractor.

The following are the Fire District conditions of this development. Questions regarding plan review fees, plan routing procedures, or the status of your plans can be answered by calling Alma Sandoval at (909) 902-5280, extension 225. Questions regarding these requirements can be answered by calling Deputy Fire Marshal Adam Panos at (909) 902-5280, extension 224.

Permit # 6040      Section 2-1050      Project Name VILA BORBA  
Building Address: BUTTERFIELD RANCH / PINE ..  
City #:      Type of Development: Residential  
County #: ..  
Tract #: TTM 16414  
Applicant: MDS CONSULTING  
Address: 17320 REDHILL AVE. SUITE 350  
City, State, Zip: IRVINE, CA. 92614  
Phone #: (949) 251-8821  
  
Design Engineer:  
Address:  
City, State, Zip:  
Phone #:

Applicable Fire Protection Standards are:

Required Fire Flow for this project is:

G.P.M. @ 20 P.S.I. Residual Pressure, 2 Hour Duration.

December 15, 2005

Permit # 6040

**FIRE DISTRICT  
CONDITIONS OF APPROVAL**

The above-referenced project is in the jurisdiction of the Chino Valley Independent Fire District. Prior to any construction occurring on any parcel, the applicant shall contact the Fire District for verification of current fire protection development requirements.

Any modification, change of use, or tenant improvement to any occupancy shall be submitted to the Fire Prevention Division for approval prior to any work being done.

All new construction shall comply with the Uniform Fire Code, 2000 Edition, and the California Fire Code, 2001 Edition (as adopted by the Chino Valley Independent Fire District); and all applicable statutes, codes, ordinances and Fire District Standards.

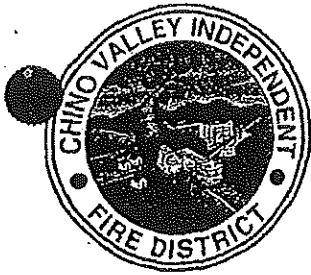
All required permits shall be obtained and fees paid as specified in the Uniform Fire Code, Section 105 and the current Fire District Fee Schedule Ordinance.

- 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 Prevention Division for approval. Fire access roads shall be provided with an all weather surface and a minimum unobstructed paved width of 26 feet (26'). 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 one-hundred, fifty feet (150') in length. Cul-de-sac length shall not exceed 600'. Fire District Standard No. 111 shall be complied with.
- 1.2 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.
- 1.3 The development and each phase shall have two (2) points of vehicular access. Fire District Standard No. 111 shall be complied with.
- 1.4 Water systems shall be designed to meet the required fire flow of this development and be approved by the Fire Prevention 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 Fire Prevention 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 the water purveyor prior to recordation. The required fire flow shall be determined by using the Uniform Fire Code, current adopted edition. In areas without water-serving utilities, fire protection water systems shall be based on NFPA Pamphlet 1231. Fire District Standard Nos. 101, 102, and 103 shall be complied with. For water connections and work conducted in the public right of way, please refer to separate plans reviewed and approved by the water purveyor.



December 15, 2005  
Permit: 6040

- 1.5 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 independent fire District. Copies of the recorded documents shall be provided at the time of Fire District plan review.
- 1.6 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. The hydrant type shall be approved by the Fire Prevention Division. All fire hydrants shall be spaced three hundred feet (300') apart maximum. Single family resident hydrant spacing is six hundred feet (600') apart maximum. 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.
- 1.7 This development shall comply with the Fire Safety Review Overlay Requirements. This development is located in Fire Review Area 1.
- 2.0 THE ITEMS BELOW ARE CONDITIONS OF APPROVAL AND ARE TO BE COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMIT:
  - 1 Fire access roads shall be constructed and approved by the Fire Prevention 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 Fire Prevention Division.
  - 2.5 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.
  - 2.6 A detailed site plan of the development is required. For commercial and industrial projects, Fire District Standard No. 143 shall be complied with.
  - 2.7 The Developer shall submit a CAD-drawing of the 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
- 4.0 SPECIAL CONDITIONS FOR THIS PROJECT ARE:
  - 1.) None at this time.



## Chino Valley Independent Fire District

2005 Grand Avenue  
Chino Hills, CA 91709  
(909) 902-5260 Administration  
(909) 902-5280 Fire Prevention  
(909) 902-5250 Fax  
<http://cvifd.org>

*Board of Directors*  
Ed Gray,  
President  
Jim S. Espinosa,  
Vice President  
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*Fire Chief*  
Paul L. Benson

December 15, 2005

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It is a recommendation of the Chino Valley Fire District that the developer of every new construction project facilitate a pre-construction meeting. The meeting is to be scheduled with the Deputy Fire Marshal, Adam Panos. Attendees of the meeting shall include a Fire District representative, the Developer, and the General Contractor.

The following are the Fire District conditions of this development. Questions regarding plan review fees, plan routing procedures, or the status of your plans can be answered by calling Alma Sandoval at (909) 902-5280, extension 225. Questions regarding these requirements can be answered by calling Deputy Fire Marshal Adam Panos at (909) 902-5280, extension 224.

Parcel # 6041      Section 2-1050      Project Name VILA BORBA  
Building Address: BUTTERFIELD RANCH / PINE ..  
City #:      Type of Development: Residential  
County #:      TTM 16413  
Tract #:      MDS CONSULTING  
Applicant:      17320 REDHILL AVE. SUITE 350  
Address:      IRVINE, CA. 92614  
City, State, Zip:      (949) 251-8821  
Phone #:     

#### Design Engineer:

Address:  
City, State, Zip:  
Phone #:

Applicable Fire Protection Standards are:

101, 111, 122, 126, 130, 131

Required Fire Flow for this project is:

G.P.M. @ 20 P.S.I. Residual Pressure,      2      Hour Duration.

December 15, 2005

Permit # 6041

**FIRE DISTRICT  
CONDITIONS OF APPROVAL**

The above-referenced project is in the jurisdiction of the Chino Valley Independent Fire District. Prior to any construction occurring on any parcel, the applicant shall contact the Fire District for verification of current fire protection development requirements.

Any modification, change of use, or tenant improvement to any occupancy shall be submitted to the Fire Prevention Division for approval prior to any work being done.

All new construction shall comply with the Uniform Fire Code, 2000 Edition, and the California Fire Code, 2001 Edition (as adopted by the Chino Valley Independent Fire District); and all applicable statutes, codes, ordinances and Fire District Standards.

All required permits shall be obtained and fees paid as specified in the Uniform Fire Code, Section 105 and the current Fire District Fee Schedule Ordinance.

- 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 Prevention Division for approval. Fire access roads shall be provided with an all weather surface and a minimum unobstructed paved width of 26 feet (26'). 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 one-hundred, fifty feet (150') in length. Cul-de-sac length shall not exceed 600'. Fire District Standard No. 111 shall be complied with.
- 1.3 The development and each phase shall have two (2) points of vehicular access. Fire District Standard No. 111 shall be complied with.
- 1.4 Water systems shall be designed to meet the required fire flow of this development and be approved by the Fire Prevention 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 Fire Prevention 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 the water purveyor prior to recordation. The required fire flow shall be determined by using the Uniform Fire Code, current adopted edition. In areas without water-serving utilities, fire protection water systems shall be based on NFPA Pamphlet 1231. Fire District Standard Nos. 101, 102, and 103 shall be complied with. For water connections and work conducted in the public right of way, please refer to separate plans reviewed and approved by the water purveyor.
- 1.6 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. The hydrant type shall be approved by the Fire Prevention Division. All fire hydrants shall be spaced three hundred feet (300') apart maximum. Single family resident hydrant spacing is six hundred feet (600') apart maximum. 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.

December 15, 2005  
Permit: 6041

- 1.7 This development shall comply with the Fire Safety Review Overlay Requirements. This development is located in Fire Review Area 1.
- 1.8 A fuel modification zone plan shall be required. Requirements will be site specific to the proposed project. The applicant shall submit the fuel modification plan to the fire department for review and approval. Fire District Standard No. 130 shall be complied with.
- 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 Fire Prevention 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 Fire Prevention Division.
- 2.4 An approved fuel modification zone shall be constructed. Fire District Standard No. 130 shall be complied with.
- 2.5 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.
- 2.7 The Developer shall submit a CAD-drawing of the 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
- 3.0 THE ITEMS BELOW ARE CONDITIONS OF APPROVAL AND ARE TO BE COMPLETED PRIOR TO OCCUPANCY:
- 3.2 An automatic life safety/property protection fire sprinkler system is required. The developer shall submit three (3) sets of detailed plans and hydraulic calculations to the Fire Prevention Division for approval. Minimum water supply shall be a one inch (1") meter. The system shall be installed, tested and approved prior to occupancy. The system shall meet the standards of NFPA 13D and Fire District Standard No. 126. Dwellings in excess of 5,000 square feet shall be designed to 13R Standards. Calculation of the (4) four most remote heads is required.
- 3.10 Smoke detectors are required to be installed per Section 310.9 of the California Building Code, current adopted edition.

December 15, 2005  
Permit: 6041

- 3.16 Residential street addresses shall be posted with a minimum of four inch (4") numbers, visible from the street and during the hours of darkness the numbers shall be electrically (12 volt power source only) illuminated by internal means only. Posted numbers shall contrast with the background used and be legible from the street in accordance with the Uniform Fire Code, current adopted edition. Where building set back exceeds 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. Fire District Standard No. 122 shall be complied with.
- 3.18 Every chimney used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel is used shall be maintained with an approved spark arrestor, visible from the ground, as identified in the Uniform Fire Code, current adopted edition. Fire District Standard No. 131 shall be complied with.

4.0 **SPECIAL CONDITIONS FOR THIS PROJECT ARE:**

1.) A separate application and plans shall be submitted for each of the following listed items to the Fire District for review, approval and permit. Approved plans must be maintained at the worksite during construction. Fees are due at the time of submittal.

a.) Building construction. This submittal is concurrent with the application to the City's Building Department for any building permits. The following information must be submitted along with application to the Fire District:

- 1.) Fire flow Availability Form (tested and completed by the City's Public Works Dept. or witnessed by the Fire District Inspector.)
- 2.) Complete list of addresses for all phases of the development, all structures included.
- 3.) A CAD file in .dwg format, with the correct data, for the tract(s)
- 4.) A Fuel Modification Zone Plan and/or Vegetation Management Plan

b.) Residential fire sprinkler systems. A separate application must be made for each phase of the development. Systems must designed and installed by a licensed C-16 contractor.



## Chino Valley Independent Fire District

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December 15, 2005

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Permit # 6042      Section 2-1050      Project Name VILA BORBA  
Building Address: . BUTTERFIELD RANCH / PINE .  
City #:      Type of Development: Residential  
County #:      TTM 15989  
Tract #:      MDS CONSULTING  
Applicant:      17320 REDHILL AVE, SUITE 350  
Address:      IRVINE, CA. 92614  
City, State, Zip:      (949) 251-8821  
Phone #:      Design Engineer:  
Address:  
City, State, Zip:  
Phone #:

Applicable Fire Protection Standards are:

101, 111, 122, 126, 130, 131

Required Fire Flow for this project is:

G.P.M. @ 20 P.S.I. Residual Pressure, 2 Hour Duration.



December 15, 2005

Permit # 6042

**FIRE DISTRICT  
CONDITIONS OF APPROVAL**

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December 15, 2005  
Permit: 6042

- 1.7 This development shall comply with the Fire Safety Review Overlay Requirements. This development is located in Fire Review Area 1.
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- 3.10 Smoke detectors are required to be installed per Section 310.9 of the California Building Code, current adopted edition.

December 15, 2005  
Permit: 6042

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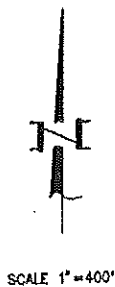
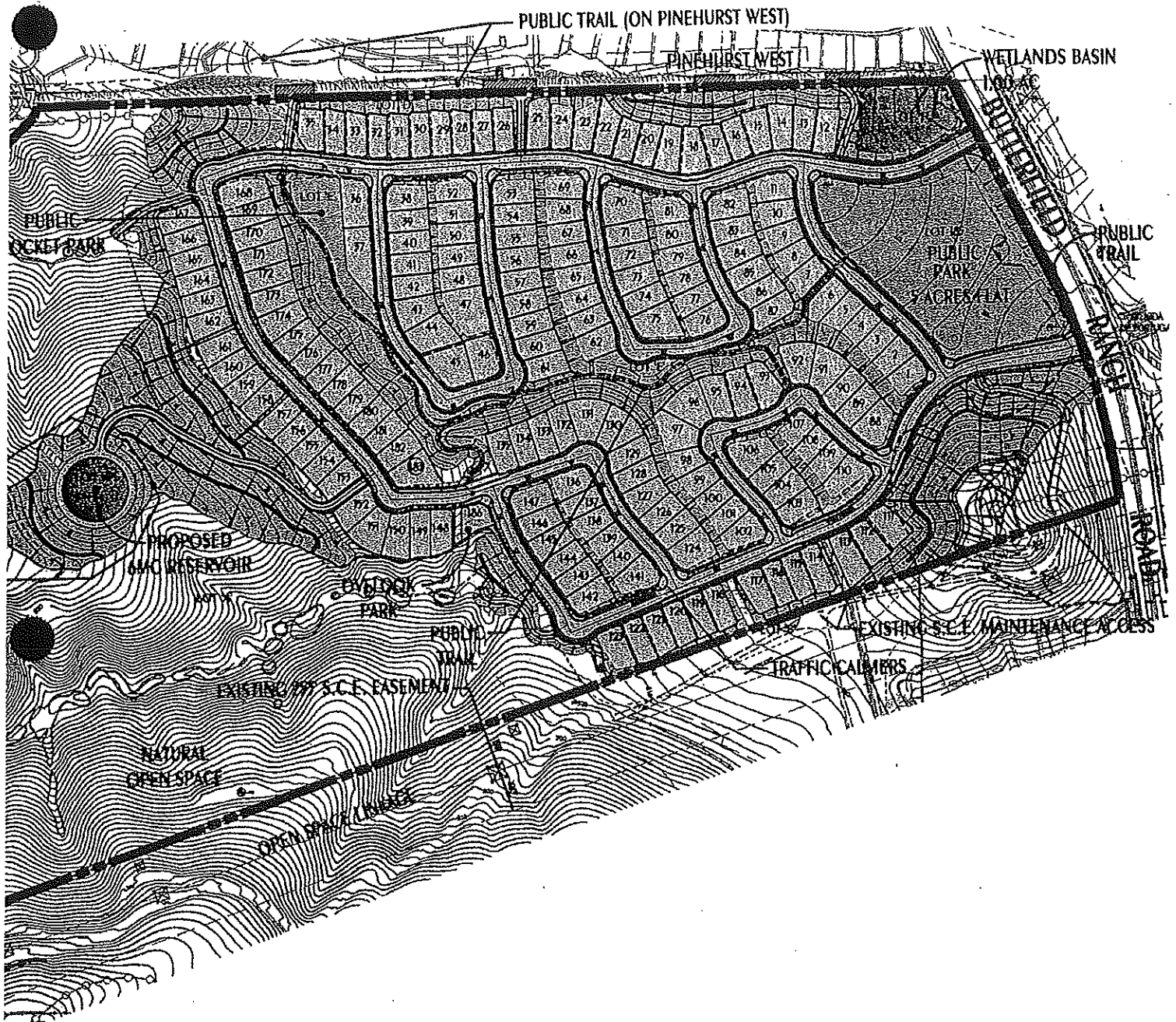
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1.) A separate application and plans shall be submitted for each of the following listed items to the Fire District for review, approval and permit. Approved plans must be maintained at the worksite during construction. Fees are due at the time of submittal.

a.) Building construction. This submittal is concurrent with the application to the City's Building Department for any building permits. The following information must be submitted along with application to the Fire District:

- 1.) Fire flow Availability Form (tested and completed by the City's Public Works Dept. or witnessed by the Fire District Inspector.)
- 2.) Complete list of addresses for all phases of the development, all structures included.
- 3.) A CAD file in .dwg format, with the correct data, for the tract(s)
- 4.) A Fuel Modification Zone Plan and/or Vegetation Management Plan

b.) Residential fire sprinkler systems. A separate application must be made for each phase of the development. Systems must designed and installed by a licensed C-16 contractor.



- 183 SFD LOTS
- 8,794 SF AVERAGE LOT SIZE
- 66.75 OPEN SPACE ACRES
- 56.3% OPEN SPACE
- 5 ACRE (FLAT) PUBLIC PARK
- 2.4 ACRE PUBLIC POCKET PARK
- INTERNAL PUBLIC TRAIL
- CITY RESERVOIR SITE

PREPARED FOR:

**PARENTEX**  
8359 EDISON AVE. CHINO, CA. 91710  
(909) 686-0639

PREPARED BY:

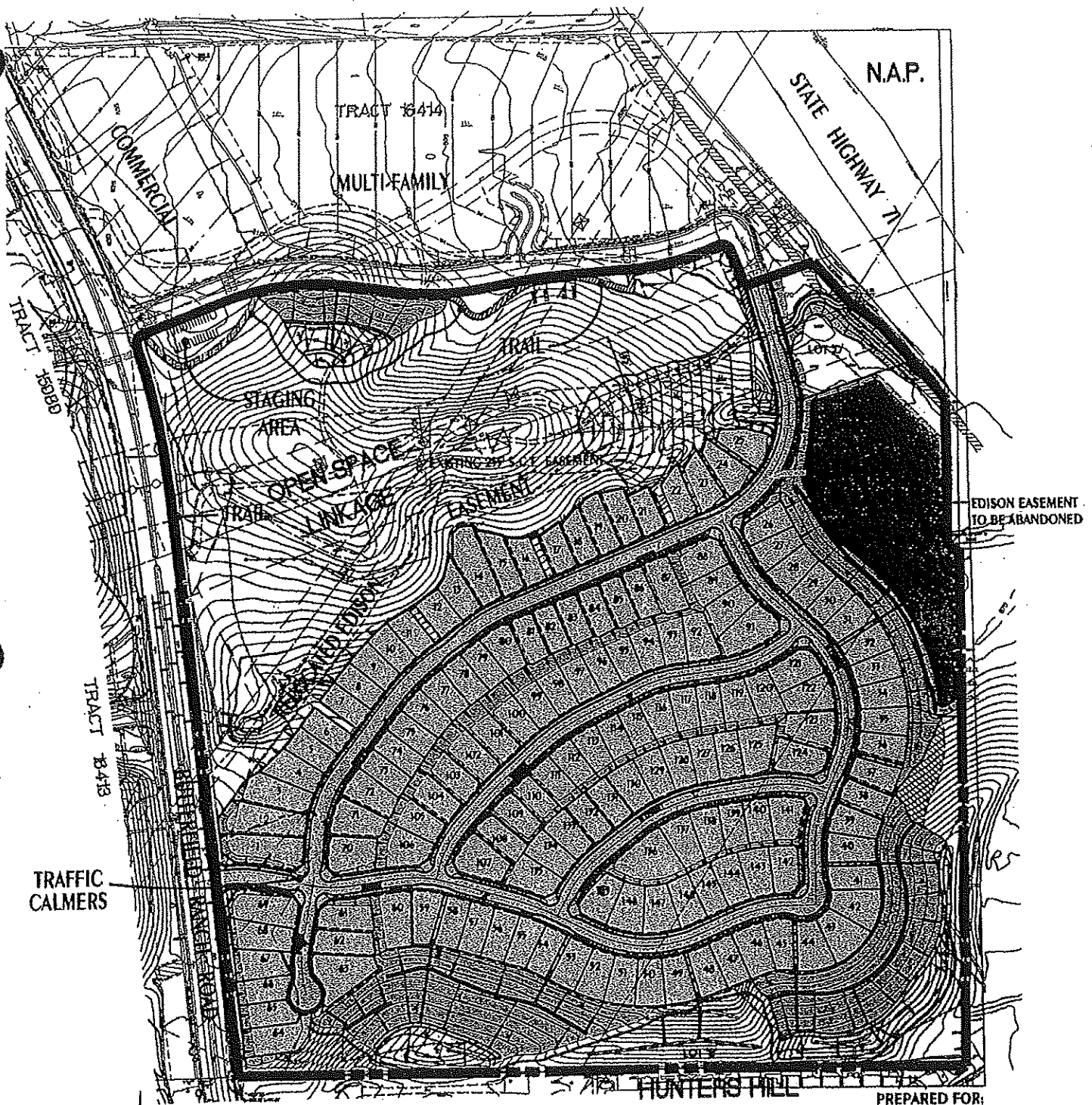


0000009  
VILA BORBA  
PLANNING AREA I

**TENTATIVE TRACT No. 15989**

CITY OF CHINO HILLS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

349/623



TRAFFIC CALMERS

SCALE 1"=350'

- 149 SFD LOTS
- 8,784 SF AVERAGE LOT SIZE
- 45.86 OPEN SPACE ACRES
- 53.1% OPEN SPACE
- OPEN SPACE LINKAGE
- MULTI PURPOSE TRAIL
- STAGING AREA
- WETLANDS BASIN
- RELOCATED EDISON EASEMENT

PREPARED FOR:

**PARENTEX**  
8539 EDISON AVE. CHINO, CA. 91710  
(909) 685-0659

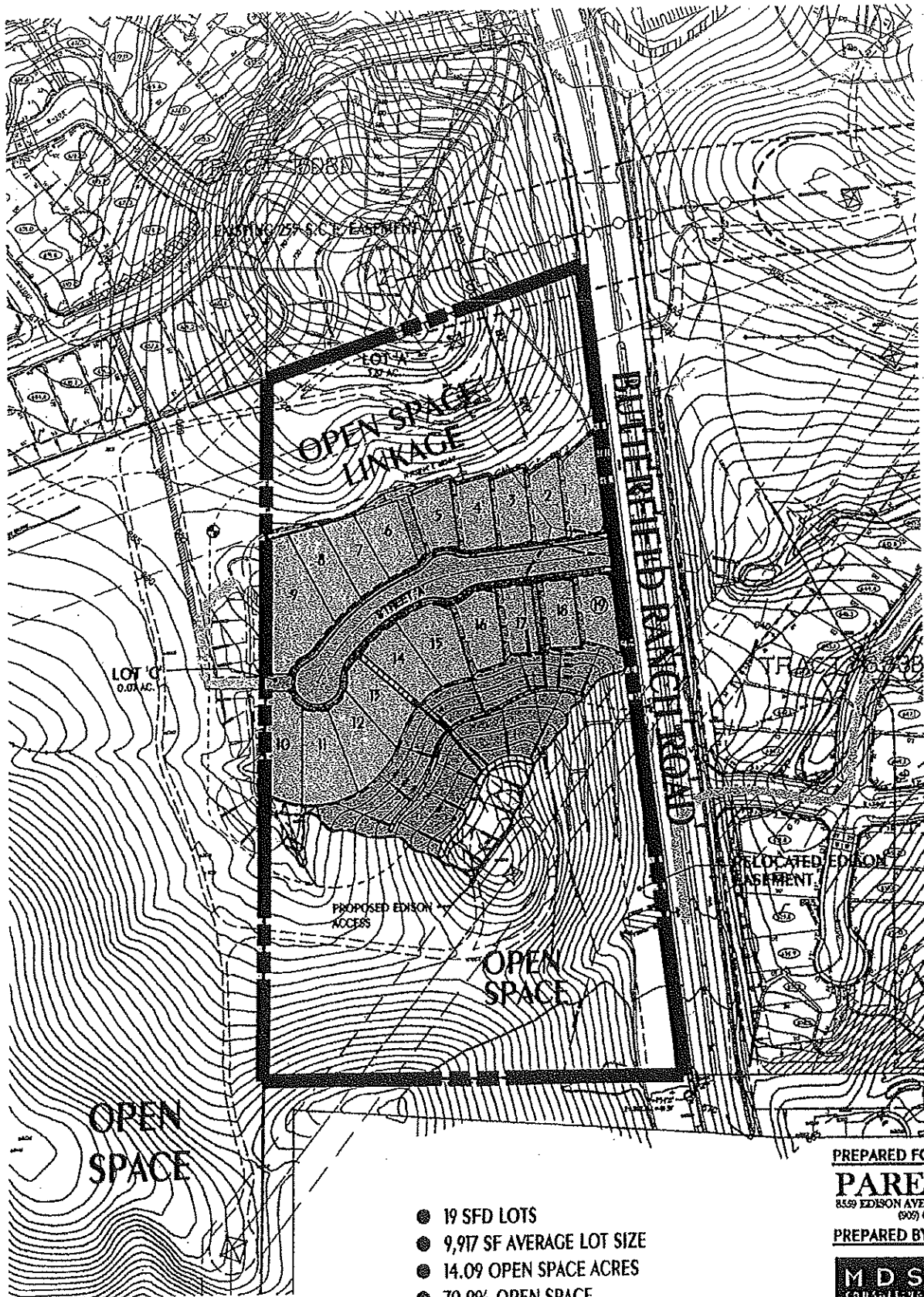
PREPARED BY:



VILA BORBA  
PLANNING AREA 3

**TENTATIVE TRACT No. 16338**

CITY OF CHINO HILLS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



- 19 SFD LOTS
- 9,917 SF AVERAGE LOT SIZE
- 14.09 OPEN SPACE ACRES
- 70.9% OPEN SPACE

PREPARED FOR:  
**PARENTEX**  
 8559 EDISON AVE. CHINO, CA. 91710  
 (909) 686-5639

PREPARED BY:

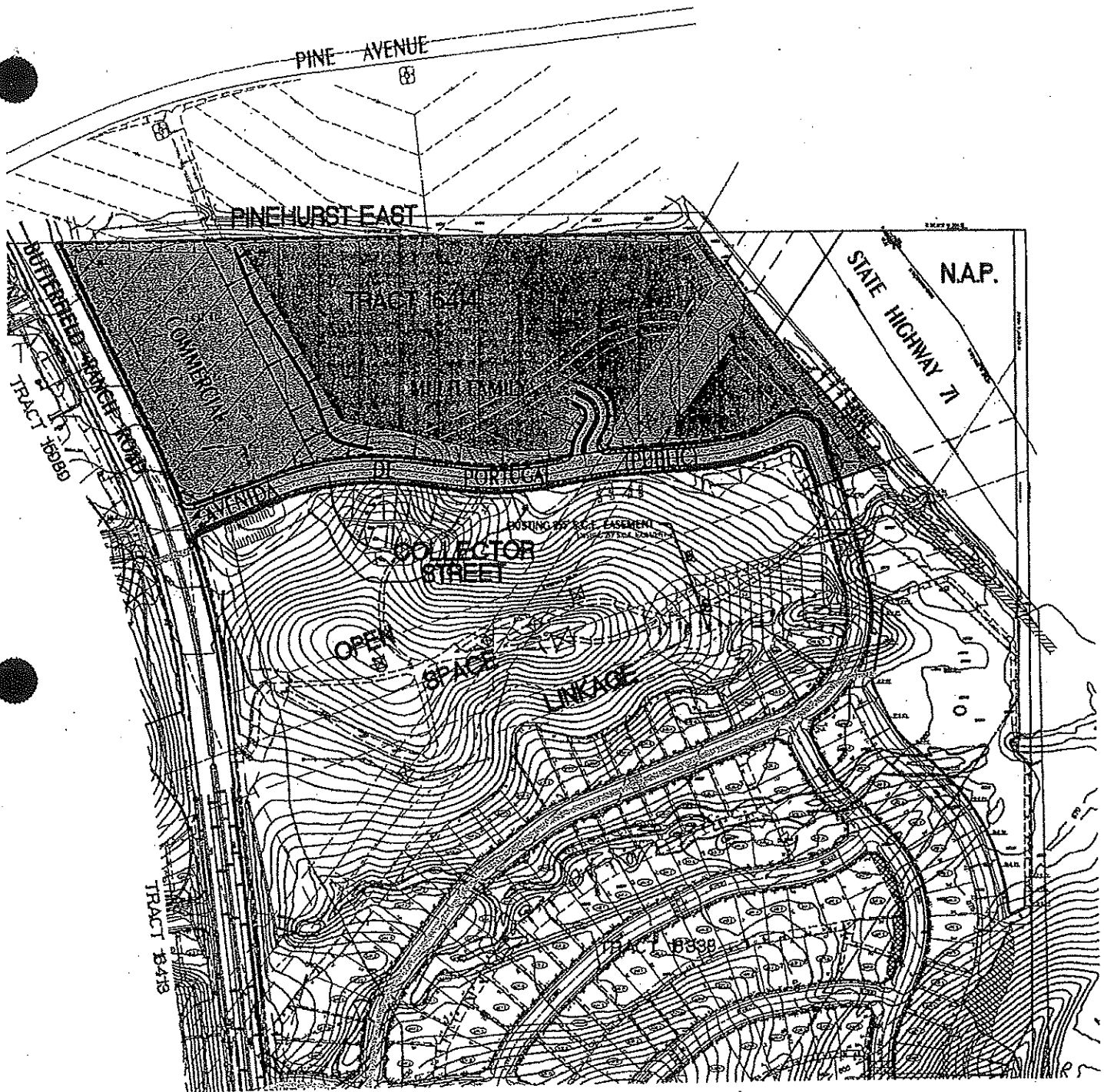
|                                       |       |                   |
|---------------------------------------|-------|-------------------|
| <b>MDS</b><br>CONSULTING<br>ENGINEERS | 80022 | 17204 Inland Ave. |
|                                       | 80022 | 80022             |
|                                       | 80022 | 80022             |
| PLANNERS ENGINEERS SURVEYORS          |       |                   |

000001  
 VILA BORBA  
 PLANNING AREA 2

# **TENTATIVE TRACT No. 16413**

CITY OF CHINO HILLS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA





SCALE 1"=350'

- 5 ACRES COMMERCIAL
- 16 ACRES MF RESIDENTIAL
- 280 UNIT MAXIMUM

PREPARED FOR:  
**PARENTEX**  
 8359 EDISON AVE. CHINO, CA. 91710  
 (909) 686-9639

PREPARED BY:

|  |        |                     |
|--|--------|---------------------|
| <b>MDS</b><br><small>CONSULTANTS</small> | 000001 | 17400 Red Hill Ave. |
|  | 000002 | Red Hill Ave.       |
|  | 000003 | Chino, CA 91710     |
| 000004                                   |        | Phone 909-686-9639  |
| 000005                                   |        | FAX 909-686-9639    |
| PLANNERS ENGINEERS SURVEYORS             |        |                     |

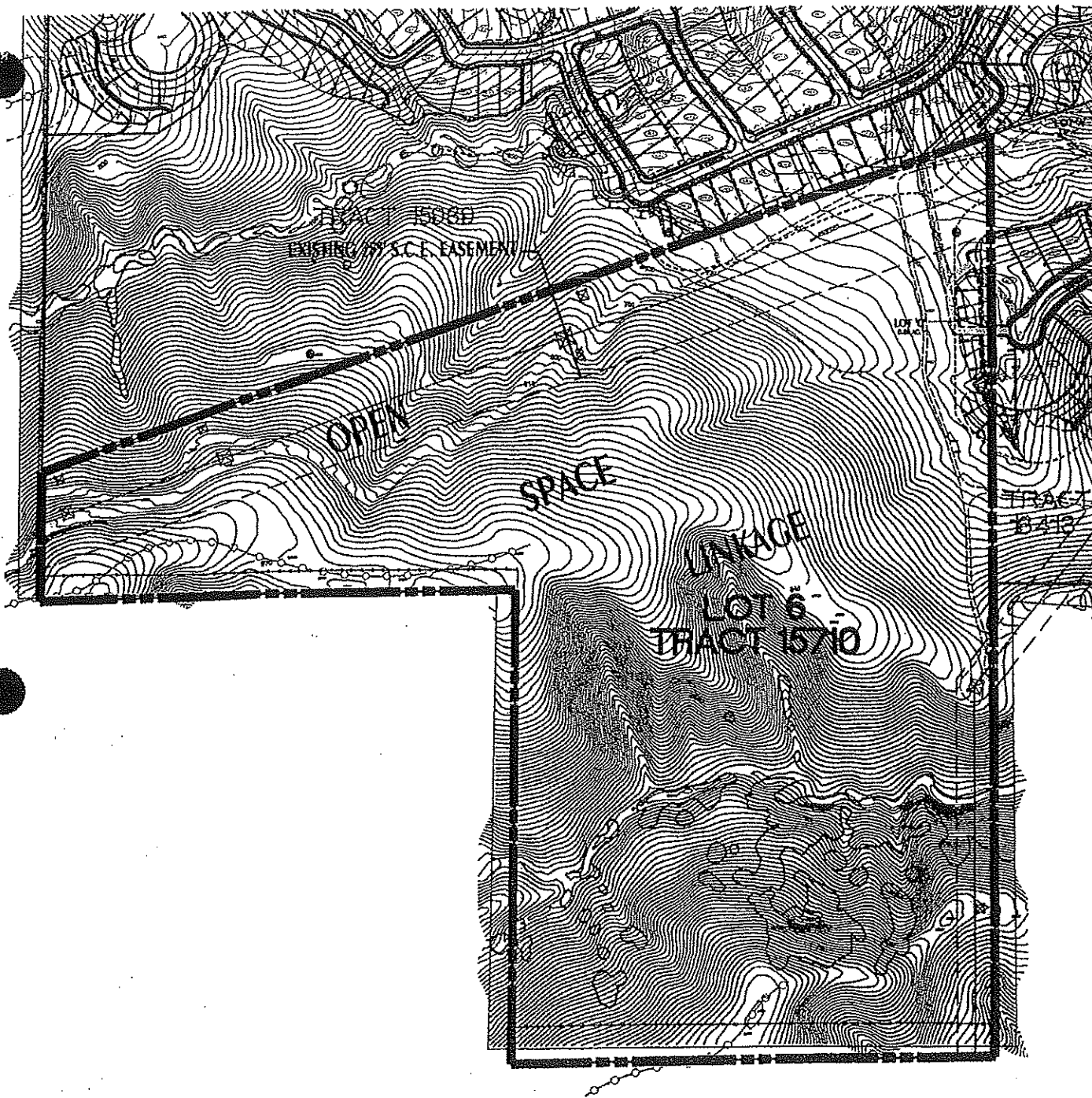
000072

**VILA BORBA  
 PLANNING AREA 4**

**TENTATIVE TRACT No. 16414**

CITY OF CHINO HILLS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

1/11/01 2:40:25 PM 1/11/01 2:40:25 PM 1/11/01 2:40:25 PM



SCALE 1"=400'

● 87.51 OPEN SPACE ACRES

PREPARED FOR:

**PARENTEX**  
 8559 EDISON AVE. CHINO, CA. 91710  
 (909) 686-9559

PREPARED BY:



000073

**VILA BORBA  
 PLANNING AREA 2  
 LOT 6, TRACT No. 15710**

CITY OF CHINO HILLS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

### 3. Mitigation Monitoring Requirements

| Timing   |         | Table 3-1<br>Mitigation Measure   |  | Responsible for<br>Monitoring | Completion                    |
|--|---------|---|--|-------------------------------|-------------------------------|
| <b>AESTHETICS</b>  |         |   |  |                               |                               |
| Prior to issuance of grading permit for the water tank.                        | A 5.1-1 | The finish grade elevation of the water reservoir pad proposed within Planning Area 1 shall be constructed below an elevation of 800 feet.  |  |                               | Public Works Department       |
| Review landscape plans prior to issuance of grading permit for the water tank. | A 5.1-2 | The water reservoir tank shall be screened from view from the East Fence Line Trail and all prominent or exceptionally prominent ridgelines by the installation of landscaping. Landscaped areas shall be planted with drought-tolerant native vegetation.  |  |                               | Public Works Department       |
| Prior to issuance of building permit.  | A 5.1-3 | Prior to the issuance of building permits, the project applicant shall demonstrate through the submittal of an electrical engineer's photometric survey to the City of Chino Hills that nighttime lighting spillover from the proposed project site would not exceed 0.2 foot-candles within Chino Hills State Park.  |  |                               | Public Works Department       |
| Prior to issuance of building permit.  | A 5.1-4 | Prior to the issuance of building permits, the project applicant shall submit a street lighting plan for review and approval by the Director of the City of Chino Hills Department of Public Works. The plan shall include the amount, location, height and intensity of internal and loop street lighting limited to the minimum necessary for public safety in order to maintain the hillside character of the community and reduce nighttime light and glare.  |  |                               | Public Works Department       |
| Prior to issuance of building permit.  | A 5.1-5 | Prior to the issuance of building permits for private park facilities and trails on the proposed project site, the project applicant shall submit a lighting plan for review and approval by the Director of Community Services for the City of Chino Hills. The plan shall include the amount, location, height and intensity of internal and loop street lighting limited to the minimum necessary for public safety in order to maintain the hillside character of the community and reduce nighttime light and glare. |  |                               | Community Services Department |

### 3. Mitigation Monitoring Requirements

| Timing   | Table 3-1<br>Mitigation Measure  | Responsible for<br>Monitoring | Completion |
|--|--|-------------------------------|------------|
| <b>AIR QUALITY</b>   |  |                               |            |
| Prior to issuance of grading permit.   | <p>AQ 5.2-1 Prior to issuance of any grading permit, the project applicant shall include a note on all grading plans, which requires the construction contractor to implement the following measures during grading. These measures shall also be discussed at the pre-grade conference.</p> <p><i>Reduction of exhaust emissions:</i></p> <ul style="list-style-type: none"> <li>a. Heavy equipment shall be tuned up and maintained in accordance with manufacturer's specifications. Equipment logs demonstrating proper maintenance shall be maintained at the site during construction activities.</li> <li>b. Heavy equipment shall not be allowed to remain idling for more than five minutes duration.</li> <li>c. Trucks shall not be allowed to remain idling for more than two minutes duration.</li> <li>d. Electric power shall be used to the exclusion of gasoline or diesel generators and compressors whenever feasible.</li> <li>e. Construction activities shall minimize obstruction of through traffic lanes adjacent to the site and, if necessary, a flag-person shall be retained to maintain safety adjacent to existing roadways.</li> </ul> <p><i>Reduction of soil disturbance of PM<sub>10</sub>:</i></p> <ul style="list-style-type: none"> <li>a. All active areas shall be watered a minimum of three times daily (as opposed to twice used in the analysis).</li> <li>b. Vehicles shall be restricted to no more than 15 mph while traveling over any unpaved surfaces.</li> <li>c. Application of solid stabilizers to inactive areas.</li> <li>d. Replace ground cover in disturbed areas quickly.</li> <li>e. All stock piles should be covered with tarps.</li> <li>f. Water all haul roads three times daily.</li> </ul> | Public Works Department       |            |
| Prior to issuance of certificate of occupancy for the tract in which the improvement is located. | AQ 5.2-2 The project applicant shall be required to implement traffic lane improvements and signalization as outlined in the traffic study, which will improve local traffic flow thereby reducing emissions created in the project area.  | Public Works Department       |            |
| Show on street improvement plans prior to recordation of the Final Map.                          | AQ 5.2-3 To encourage the use of mass transportation, the project applicant shall place bus stop shelters at any bus stops situated or to be situated along any site frontage routes.  | Public Works Department       |            |

### 3. Mitigation Monitoring Requirements

| Table 3-1<br>Mitigation Measure   |  |                                  |            |
|---|--|----------------------------------|------------|
| Timing  |  | Responsible for Monitoring       | Completion |
| Show on street improvement plans prior to recordation of the Final Map.                   | AQ 5.2-4 To encourage the use of localized commercial facilities and reduce the need for vehicle travel, the project applicant shall include both bike lanes (where feasible) and bike paths between core development areas. Additionally, the project applicant shall provide sidewalks and walking paths to the proposed commercial areas as well as to the open space areas to be retained.   | Public Works Department          |            |
| Prior to issuance of building permits   | AQ 5.2-5 The project applicant shall specify the installation of energy efficient lighting, air conditioning, water heaters, and appliances.   | Public Works Department          |            |
| <b>BIOLOGICAL RESOURCES</b>   |  |                                  |            |
| Prior to issuance of certificate of occupancy in the tract where restoration is to occur. | B 5.3-1 The project applicant shall restore the 4.7 acres of Riversidean sage scrub that would be removed during project construction on a 2:1 basis, which would result in planting of 9.40 acres of Riversidean sage scrub in a conservation easement, in accordance with the approved HMMP for the project. In addition to restoration of 4.7 acres of Riversidean sage scrub, 4.89 acres of Riversidean sage scrub and coast live oak woodland will be restored in a Riversidean sage scrub/coast live oak woodland restoration area.                  | Community Development Department |            |
| Prior to issuance of certificate of occupancy in the tract where restoration is to occur. | B 5.3-2 The project applicant shall restore the 3.19 acres of riparian habitat (including 1.84 acres of ACOE defined wetlands) to be removed during project construction with 9.57 acres of new replacement habitat. This new habitat will include 4.68 acres of wetlands and riparian habitat to be created in two separate areas on the project site (see Figure 5.3-6) and 4.89 acres of Riversidean sage scrub and coast live oak woodland to be located in Planning Area 1. This restoration is in accordance with the approved HMMP for the project. | Community Development Department |            |

### 3. Mitigation Monitoring Requirements

| Timing                                | Mitigation Measure  | Responsible for Monitoring  | Completion |
|---------------------------------------|---|---|------------|
| Prior to issuance of grading permits. | <p><b>B 5.3-3:</b> Prior to issuance of grading permits, the project applicant shall assure avoidance (or minimization in consultation with USFWS and CDFG) of impacts to occupied least Bell's vireo habitat. Accordingly, the project applicant shall undertake annual surveys (commencing with the next breeding season following certification of this EIR) to determine presence or absence of least Bell's vireo (LBV) within identified occupied and potential LBV habitat in the development areas. Such surveys shall be submitted to CDFG and USFWS, and landowner or subsequent project applicant shall review the surveys with those agencies if any significant changes occur in LBV presence or absence as documented by the surveys. Prior to grading for any project that would impact identified occupied or potential LBV habitat, the project applicant shall consult with CDFG and USFWS regarding any potential impacts to LBV of the proposed project by the grading plan in accordance with the provisions of the approved Habitat Mitigation and Monitoring Program (HMMP). Pursuant to such review, the project applicant shall, in accordance with the HMMP, obtain from USFWS and CDFG a determination regarding any long-term conservation value of LBV habitat and appropriate avoidance measures. Prior to the issuance of a grading permit, the project applicant shall: 1) provide evidence to the City of Chino Hills Community Development Director that (a) all necessary permits or authorizations for impacts to LBV have been obtained from the State Department of Fish and Game USFWS under the HMMP; or (b) that no such permits or authorizations are required, and 2) provide evidence to the City of Chino Hills Community Development Director that the project and the LBV avoidance measures have been coordinated with USFWS and CDFG. Prior to issuance of a grading permit for any area containing occupied LBV habitat, detailed avoidance measures shall be developed in coordination with USFWS and CDFG and in accordance with the HMMP, and such measures shall, at a minimum, address the following items:</p> <ol style="list-style-type: none"> <li><b>Fencing.</b> When construction activity occurs in the vicinity of LBV habitat to be preserved, such habitat shall be fenced prior to commencement of construction, and all construction personnel shall strictly limit their activities and vehicles to assure that the fenced areas are not disturbed. Staging and storage areas shall be at least 150 feet away from all such fenced habitat. A contractor education program shall be prepared and implemented to apprise all construction personnel working in the vicinity of protected habitat of the occurrence of sensitive species in the area, the sensitivity of the species to human activities, the legal protection afforded to these species, and the penalties for violations of these legal protections, and the roles and authority of monitoring biologists.</li> <li><b>Biological Monitor.</b> A biological monitor shall be on-site, to monitor construction activities adjacent to LBV habitat and buffer areas to be preserved to assure that the habitat is preserved, and all minimization measures are followed. The biological monitor shall have the authority to temporarily halt activities that are disturbing the listed species and to implement minimization measures specified in the avoidance program.</li> </ol> | California Department of Fish and Game/United States Fish and Wildlife Service/Chino Hills Community Development Department |            |



### 3. Mitigation Monitoring Requirements

| Timing | Table 3-1<br>Mitigation Measure  | Responsible for<br>Monitoring | Completion |
|--------|--|-------------------------------|------------|
|        | <p>c. <i>Construction Noise.</i> Removal of occupied LBV habitat shall occur outside of the breeding season (March 15 to Sept. 15). If construction will occur adjacent to occupied LBV habitat during the breeding season, surveys shall be conducted prior to construction activity occurring within 500 feet of occupied LBV habitat to determine the location of any nesting LBV. During construction, no activity will occur within 500 feet of active nesting territories of LBV, unless measures are implemented to minimize noise and other disturbance to those adjacent birds. These measures shall include sound walls and/or other measures that assure that sound levels reaching vireo nesting areas do not exceed 60 dBA, taking into account, however, the noise levels preceding construction activity at the nesting location which may be high due to proximity of nesting sites to Portola.</p> <p>d. <i>Shield Lighting.</i> To reduce the potential of indirect impacts to conserved LBV habitat, public lighting installed in conjunction with proposed development in proximity to the conserved habitat shall be shielded so that the light is directed away from the conserved habitat.</p> <p>e. <i>Discourage Human Entry.</i> Post-construction signage, fencing, vegetative barriers or other effective measures shall be taken to discourage human entry associated with project development into conserved LBV habitat areas located adjacent to habitat areas in parks, or community areas where human activity is planned.</p> <p>f. <i>Cowbird Control.</i> If significant areas of turf are to be installed as a part of proposed development in proximity to the conserved LBV habitat, post-construction cowbird control measures shall be implemented for at least 5 years. After the five year monitoring period, a biologist shall evaluate the potential for long-term threat and determine if continued post-construction monitoring is necessary.</p> <p>g. <i>Resident/Recreational User Education.</i> A post-construction education program shall be developed to advise residents living in proximity to conserved LBV habitat of the potential impacts to listed species from human activities and the potential penalties for taking such species. The program shall include, but not be limited to, information pamphlets and education displays at commercial or recreation centers. Pamphlets shall be distributed to all residences in areas adjacent to conserved LBV habitat. At a minimum, the program shall include the following topics: occurrence of the listed and sensitive species in the area, their general ecology, sensitivity of the species to human activities, impacts from free-roaming pets (particularly domestic and feral cats), legal protection afforded these species, penalties for violation of the Federal and State laws, report requirements, and project features designed to reduce impacts to these species.</p> |                               |            |

### 3. Mitigation Monitoring Requirements

| Timing  | Mitigation Measure  | Responsible for Monitoring       | Completion |
|---|---|----------------------------------|------------|
| On-going during construction.                                       | <p>B 5.3-4 In addition to the avoidance of construction activities during the least Bell's vireo nesting season March 15 and September 15, construction activities shall avoid the remainder of the bird nesting season, approximately February through August, to avoid violations of the Migratory Bird Treaty Act and related provisions of the California Fish and Game Code. Thus, portions of project area where construction is scheduled to begin between February 1 and September 15 shall be grubbed and graded prior to January 31 to remove potential nesting habitat for birds.</p> <p>Alternatively, if grubbing and grading activities cannot avoid the bird breeding season, a qualified ornithologist shall survey the construction zone. The ornithological survey may require two to four days to complete, depending upon the extent of the project area scheduled for near-future grubbing, grading or other construction activities. The survey shall occur not more than one week prior to the initiation of those construction activities to minimize the potential that bird nests are not initiated after the survey and prior to construction. If the ornithologist detects any occupied nests of native birds within the construction zone, area(s) supporting bird nests shall be flagged and fenced, providing a minimum buffer of 100 feet between the nest and limits of construction. The construction crew shall be instructed to avoid any activities in this zone until the bird nest(s) is/are no longer occupied, per a subsequent survey by the ornithologist.</p> | Community Development Department |            |
| Prior to issuance of building permits.                              | <p>B 5.3-5 Prior to issuance of building permits, the project applicant shall submit, and the Director of Community Development shall have approved, a wildland interface brochure to educate homeowners of the responsibilities associated with living at the wildland interface. The approved wildland interface brochure, along with its attachments, shall be included as part of the rental/lease agreements and as part of the sales literature for the project. The brochure shall address relevant issues, including the role of natural predators in the wildlands and how to minimize impacts of humans and domestic pets on native communities and their inhabitants.</p>  | Community Development Department |            |
| Include in the CC&Rs prior to issuance of certificate of occupancy. | <p>B 5.3-6 Per the Terms and Conditions specified in the USFWS Biological Opinion (USFWS 2001a) as amended, all dedicated lands including the wildlife corridor shall not be used for any purpose that would change or otherwise interfere with their value as wildlife habitat or a wildlife corridor. The project applicant shall not 1) erect any permanent or temporary structure in habitat; 2) allow these areas to be lighted without the expressed consent of ACOE and USFWS; or 3) enable or facilitate the ingress of domestic animals, exotic animals or non-native plants into corridor areas.</p>  | Community Development Department |            |
| Prior to issuance of certificate of occupancy                       | <p>B 5.3-7 The project applicant shall comply with the approved HMMMP which requires the planting of over 150 Coast Live Oaks and Western Sycamores and over 950 Willows. In addition, the project applicant shall comply with the provisions of the tree permit to be issued by the City of Chino Hills, which will specify planting locations, site preparation, planting methods, maintenance, monitoring and reporting.</p>   | Community Development Department |            |

### 3. Mitigation Monitoring Requirements

| Timing                                | Mitigation Measure   | Responsible for Monitoring       | Completion |
|---------------------------------------|--|----------------------------------|------------|
| <b>CULTURAL RESOURCES</b>             |  |                                  |            |
| Prior to issuance of grading permits. | <p>CR 5.4-1 Prior to issuance of grading permits, a cultural resources mitigation monitoring and treatment plan will be prepared by the project applicant and submitted to the Director of Community Development for review and approval. The plan will include additional background research to determine whether Criterion A or B is pertinent. In addition, this research will permit interpretation of subsurface resources encountered. The plan will detail monitoring of all revegetation activities, demolition and grading to a depth of five feet to achieve observation of subsurface resources. The plan will establish criteria for testing and data recovery of potentially significant subsurface resources discovered during monitoring. The treatment plan and the final report will be submitted to the South Central Coast Information Center (SCCIC), and other agencies, as appropriate. Any archaeological or historical artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Director of Community Development where they would be afforded long term preservation to allow future scientific study.</p> | Community Development Department |            |
| Prior to issuance of grading permits. | <p>CR 5.4-2 Prior to issuance of grading permits, a cultural resources mitigation monitoring and treatment plan will be prepared by the project applicant and submitted to the Director of Community Development for review and approval. The plan will detail monitoring of all revegetation activities, demolition and grading to a depth of five feet to achieve observation of subsurface resources. The plan will establish criteria for testing and data recovery of potentially significant subsurface resources discovered during monitoring. The plan will include presence of a Native American monitor during work on the prehistoric site. The treatment plan and the final report will be submitted to the South Central Coast Information Center (SCCIC), and other agencies, as appropriate. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Director of Community Development where they would be afforded long term preservation to allow future scientific study.</p>  | Community Development Department |            |
| Prior to issuance of grading permits. | <p>CR 5.4-3 Prior to issuance of grading permits, a cultural resources mitigation monitoring and treatment plan will be prepared by the project applicant and submitted to the Director of Community Development for review and approval. The plan will include a sensitivity map showing areas to be monitored for paleontologic resources. In those areas, the plan will call for monitoring of all revegetation activities, demolition and grading to achieve observation of subsurface resources. The plan will establish criteria for evaluation and recovery of potentially significant fossil resources discovered during monitoring. The treatment plan and final report should accompany recovered fossils to the designated repository. Any fossils recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Director of Community Development where they would be afforded long term preservation to allow future scientific study.</p>   | Community Development Department |            |

### 3. Mitigation Monitoring Requirements

| Table 3-1<br>Mitigation Measure                   |   |   |            |
|---|---|---|------------|
| Timing  |   | Responsible for Monitoring  | Completion |
| <b>HAZARDOUS AND HAZARDOUS MATERIALS</b>          |   |   |            |
| On-going during construction.                     | HM 5.6-1<br>The possibility that buried, concealed or hidden tanks, both below and above ground, may have existed or do exist shall be considered during project feasibility planning. If any such tanks are encountered during any implementation phase of the proposed project, they shall be removed and disposed in accordance with health department guidelines.   | Community Development Department  |            |
| On-going during construction.                     | HM 5.6-2<br>If significant amounts of manure are encountered on-site during earthwork, the project geotechnical engineer shall be consulted regarding removal of the material.  | Community Development Department  |            |
| Prior to the issuance of building permits.        | HM 5.6-3<br>Prior to the issuance of building permits, all exposed or buried trash, debris and waste materials, and the existing above ground storage tank, shall be disposed of off-site in accordance with current local, State and Federal disposal regulations.   | Community Development Department  |            |
| On-going during construction.                     | HM 5.6-4<br>Any materials containing petroleum residues that may be encountered during property improvements shall be evaluated prior to removal and disposed in accordance with current local, State and Federal disposal regulations.   | Community Development Department  |            |
| Prior to the issuance of building permits.        | HM 5.6-5<br>Prior to the issuance of building permits, any abandoned wells located in areas proposed for development shall be properly abandoned following State of California protocol, and evidence of proper abandonment shall be submitted to the Community Development Department.   | Community Development Department  |            |
| Prior to the issuance of building permits.        | HM 5.6-6<br>Prior to the issuance of building permits, any buried septic systems encountered during construction of the proposed project shall be properly removed or abandoned following health department guidelines. Evidence of proper removal or abandonment shall be submitted to the Community Development Department.   | Community Development Department  |            |
| Prior to the issuance of building permits.        | HM 5.6-7<br>Prior to issuance of building permits, the project proponent shall submit a fuel modification program to the Chino Valley Independent Fire District that complies with the District's Fuel Modification Guidelines. The project proponent shall provide evidence to the Community Development Department that the fuel modification program has been reviewed and approved by the Fire District.  | Chino Valley Independent Fire District/Community Development Department |            |
| Prior to the approval of final development plans. | HM 5.6-8<br>Prior to the approval of final development plans, the project proponent shall implement a Vegetation Management Plan that specifies measures ensuring proper vegetation modification on an ongoing basis on the proposed project site. The provisions of the Vegetation Management Plan shall be incorporated into the CC&Rs for the proposed project.  | Community Development Department  |            |
| Prior to the approval of final development plans. | HM 5.6-9<br>Prior to the approval of final development plans, the project proponent shall develop a plant palette for Fuel Modification Zones comprised of local, native plants as approved by fire agencies such as the California Department of Forestry and Fire Protection. The plant palette shall avoid including invasive exotic plants as identified by the California Exotic Pest Plant Council ( <a href="http://www.caleppc.org">www.caleppc.org</a> ). The plant palette shall be identified in the fuel modification program prescribed in Mitigation Measure 5.3-8. | Community Development Department  |            |

### 3. Mitigation Monitoring Requirements

| Table 3-1<br>Mitigation Measure  |  |  |            |
|--|--|--|------------|
| Timing   |  | Responsible for Monitoring             | Completion |
| Prior to the approval of final development plans.  | HM 5.6-10 Prior to the approval of final development plans, the project applicant shall develop and submit to the Chino Valley Independent Fire District for approval evacuation plans for all areas of the proposed project site that are proximate to natural areas.   | Chino Valley Independent Fire District |            |
| <b>HYDROLOGY AND WATER QUALITY</b>   |  |  |            |
| Prior to the issuance of building permits in the tract where the improvement is located. | H/WQ 5.7-1 A detention basin shall be constructed and designed to meet or exceed structural requirements for a 100-year storm event for storage volume and outflow capacity, to contain and slowly discharge runoff over a prescribed period of time. The detention basin shall be designed to address stormwater quantity and quality impacts of the proposed development. The detention basin shall be constructed with a minimum freeboard of two feet. Per the maintenance requirements, sediment removal shall take place when the basin is thoroughly dry. Disposal of debris, trash, sediment, and other waste material shall be done at suitable disposal/recycling sites and in compliance with all applicable local, state, and federal waste regulations. Design requirements for the detention basin shall be approved by the City of Chino Hills City Engineer prior to project implementation.   | Public Works Department                |            |
| <b>NOISE</b>   |  |  |            |
| Prior to the issuance of building permits.   | N 5.9-1 This subdivision includes lots or parcels that may be subject to noise impacts. Prior to the issuance of building permits for each structure other than a parking structure on such lots or parcels, the applicant shall submit a final acoustical report prepared to the satisfaction of the Director of Community Development. The report shall show that the development will be sound attenuated against present and projected noise levels, including roadway, aircraft, helicopter and railroad, to meet City interior and exterior noise standards. In order to demonstrate that all mitigation measures have been incorporated into the project, the report shall be accompanied by a list identifying the sheet(s) of the building plans that include the approved mitigation measures. Where practical, proposed residential units along perimeter roadways shall be placed no closer than those distances outlined in Table 5.9-6 for the 60 dBA CNEL (that includes cumulative impacts). | Community Development Department       |            |
| Prior to issuance of building permits.   | N 5.9-2 Where minimum distances are not feasible, property-specific sound walls or berms shall be erected to protect any exterior living areas (i.e., side or back yards) to an exterior level of no more than 60 dBA CNEL. The noise wall/berm shall be of sufficient height to interrupt the line-of-sight noise propagation from the roadway to the exterior living area. The ultimate size and placement of these walls/berms will vary with the actual placement of the perimeter structures as well as surrounding topography and must be evaluated on a case-by-case basis when final structure placement is determined.  | Community Development Department       |            |

### 3. Mitigation Monitoring Requirements

| Table 3-1<br>Mitigation Measure   |           |   | Responsible for<br>Monitoring          | Completion |
|---|-----------|---|--|------------|
| Timing  |           |   |  |            |
| Prior to issuance of certificate of occupancy.  | N 5.9-3   | If exterior living area noise levels cannot be reduced to 60 dBA CNEL, additional structural mitigation such as sound-rated windows, additional insulation, forced air ventilation, etc., shall be required such that interior levels do not exceed 45 dBA CNEL. However, in no case shall residents be exposed to exterior living area noise in excess of 65 dBA CNEL. | Community Development Department       |            |
| On-going during construction.   | N 5.9-4   | Construction shall be restricted to between the hours specified in the City Code. These days and hours shall also apply any servicing of equipment and to the delivery of materials to or from the site.  | Community Development Department       |            |
| On-going during construction.   | N 5.9-5   | All construction equipment shall be properly maintained and tuned to minimize noise emissions.  | Community Development Department       |            |
| On-going during construction  | N 5.9-6   | All equipment shall be fitted with properly operating mufflers, air intake silencers, and engine shrouds no less effective than as originally equipped.   | Community Development Department       |            |
| On-going during construction.   | N 5.9-7   | All stationary noise sources (e.g., generators and compressors) shall be located as far from residential receptor, receptors as is feasible.  | Community Development Department       |            |
| On-going during construction.   | N 5.9-8   | The construction contractor shall provide an on-site name and telephone number of a contact person.   | Community Development Department       |            |
| On-going during construction.   | N 5.9-9   | Construction shall be subject to any and all provisions set forth by the City of Chino Hills Community Development Department.  | Community Development Department       |            |
| <b>PUBLIC SERVICES</b>  |           |   |  |            |
| Prior to the issuance of building permits.  | PS 5.10-1 | Prior to issuance of building permits, the project applicant shall demonstrate compliance with all City of Chino Hills Fire Safety Overlay District (FR-1) requirements.  | Chino Valley Independent Fire District |            |
| Prior to the issuance of building permits.  | PS 5.10-2 | The project applicant shall pay additional fees of \$890 per Tentative Tract Map to be submitted to the Fire District with the application.   | Chino Valley Independent Fire District |            |
| <b>TRAFFIC AND CIRCULATION</b>  |           |   |  |            |
| Prior to issuance of certificate of occupancy in the tract in which the improvements are to be constructed. | T 5.12-1  | Construct Avenida de Portugal (EW) between Butterfield Ranch Road and Avenida de Portugal (NS) to its ultimate width as a 40-foot Public Collector Street in conjunction with development.  | Public Works Department                |            |



### 3. Mitigation Monitoring Requirements

| Table 3-1<br>Mitigation Measure   |  |                            |            |
|---|--|----------------------------|------------|
| Timing  |  | Responsible for Monitoring | Completion |
| Prior to issuance of certificate of occupancy in the tract in which the improvements are to be constructed. | T 5.12-2 Construct Avenida de Portugal North between Butterfield Ranch Road and Street "L" to its ultimate width as a 40-foot Public Collector Street in conjunction with development.                     | Public Works Department    |            |
| Prior to issuance of certificate of occupancy in the tract in which the improvements are to be constructed. | T 5.12-3 Construct Avenida de Portugal between Butterfield Ranch Road and Street "L" to its ultimate width as a 40-foot Public Collector Street in conjunction with development.                           | Public Works Department    |            |
| Prior to issuance of certificate of occupancy in the tract in which the improvements are to be constructed. | T 5.12-4 Construct Street "L" between Avenida de Portugal North and Avenida de Portugal to its ultimate width as a 40-foot Public Collector Street in conjunction with development.                        | Public Works Department    |            |
| Prior to issuance of certificate of occupancy in the tract in which the improvements are to be constructed. | T 5.12-5 Construct a median opening on Butterfield Ranch Road at Avenida de Portugal in conjunction with development.  | Public Works Department    |            |
| Prior to issuance of certificate of occupancy in the tract in which the improvements are to be constructed. | T 5.12-6 Construct a median opening on Butterfield Ranch Road at Avenida de Portugal South that allows left turns into the project but limits egress to right turns only, in conjunction with development. | Public Works Department    |            |
| Prior to issuance of certificate of occupancy in the tract in which the improvements are to be constructed. | T 5.12-7 Construct a traffic signal at the intersection of Butterfield Ranch Road and Avenida de Portugal.   | Public Works Department    |            |
| Prior to issuance of certificate of occupancy in the tract in which the improvements are to be constructed. | T 5.12-8 Provide one-way stop control on Street "L" at Avenida de Portugal North.  | Public Works Department    |            |

### 3. Mitigation Monitoring Requirements

| Table 3-1<br>Mitigation Measure   |  |                            |            |
|---|--|----------------------------|------------|
| Timing  |  | Responsible for Monitoring | Completion |
| Prior to issuance of certificate of occupancy in the tract in which the improvements are to be constructed. | T 5.12-9 Provide one-way stop control on Street "L" at Avenida de Portugal.  | Public Works Department    |            |
| Prior to issuance of certificate of occupancy in the tract in which the improvements are to be constructed. | T 5.12-10 Provide one-way stop control on Avenida de Portugal (EW) where it "Is" Into Avenida de Portugal (NS).  | Public Works Department    |            |
| Prior to issuance of certificate of occupancy in the tract in which the improvements are to be constructed. | T 5.12-11 Provide a two-way stop control on Avenida de Portugal at Avenida de Portugal South.  | Public Works Department    |            |
| Prior to issuance of certificate of occupancy in the tract in which the improvements are to be constructed. | T 5.12-12 Provide adequate sight distance at the project access points to meet the minimum City of Chino Hills/Caltrans requirements.  | Public Works Department    |            |
| Prior to issuance of certificate of occupancy in the tract in which the improvements are to be constructed. | T 5.12-13 Provide one-way stop controls on all project access points except Avenida de Portugal.   | Public Works Department    |            |
| Prior to approval of street improvement plans.  | T 5.12-14 To reduce the possibility that drivers may be prone to speed on the long segments of Avenida de Portugal North, Avenida de Portugal and Avenida de Portugal South, which are uninterrupted by traffic controls, the following traffic calming measures, subject to City of Chino Hills approval, shall be incorporated into the final design of these streets:<br>Chokers shall be added to reduce the roadway width, resulting in the natural motorist reaction of slowing down to negotiate the narrower lane. Chokers are illustrated on Figures 5.12-37 through 5.12-40. | Public Works Department    |            |
| Prior to the issuance of building permits.  | T 5.12-15 Prior to the issuance of building permits, the project applicant shall submit an emergency access plan to the San Bernardino County Fire Department for review and approval. This plan shall identify alternate routes for emergency access during construction activities, and shall demonstrate that fire protection facilities and emergency vehicle access to and through the project site would be adequate during all phases of the proposed project.  | Public Works Department    |            |

### 3. Mitigation Monitoring Requirements

| Table 3-1<br>Mitigation Measure                     |           |   |                                  |
|---|-----------|---|----------------------------------|
| Timing  |           | Responsible for Monitoring  | Completion                       |
| On-going during construction and post-construction. | T 5.12-16 | Sufficient accessibility for fire-fighting equipment shall be provided during all phases of construction and subsequent operation of the proposed project.  | Public Works Department          |
| <b>UTILITIES AND SERVICE SYSTEMS</b>                |           |   |                                  |
| Prior to the issuance of building permits.          | U 5.13-1  | Prior to the issuance of building permits, the project applicant shall show on the site the location of receptacle(s) to accumulate construction-generated solid waste for recycling purposes.  | Community Development Department |
| Prior to the issuance of building permits.          | U 5.13-2  | Prior to the issuance of building permits, the project applicant shall submit a post-construction recycling program for the proposed project site to the Director of the City of Chino Hills Community Development Department for approval. The plan shall specify how residential and commercial recycling would be encouraged and facilitated on the proposed project site. | Community Development Department |
| Prior to issuance of certificate of occupancy.      | U 5.13-3  | Prior to issuance of certificate of occupancy, the project applicant and/or Southern California Edison shall construct proposed overhead utility distribution lines in conformance with applicable City standards.  | Community Development Department |



## COUNCIL AGENDA STAFF REPORT



Meeting Date: April 25, 2006

Public Hearing: ☒  
Discussion Item: ☐  
Consent Item: ☐

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CHINO HILLS

APRIL 18, 2006

TO: THE HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: Environmental Impact Report (EIR) (SCH #2004081134), General Plan Amendment 03GPA01; Zone Change 03ZC02; Development Code Amendment 03DCA01; Tentative Tract Maps (TTM) 15989; 16413; 16338; 16414.

RECOMMENDATION

That the City Council adopt:

## 1) A Resolution entitled:

"An Environmental Impact Report (SCH #2004081134) and a Statement of Overriding considerations;

## 2) A Resolution entitled:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHINO HILLS, CALIFORNIA APPROVING GENERAL PLAN AMENDMENT 03GPA01, TENTATIVE TRACT MAP NO.'S (TTM) 15989; 16413; 16338; 16414"; and,

## 3) An Ordinance entitled:

"AN ORDINANCE OF THE CITY OF CHINO HILLS, CALIFORNIA ADOPTING ZONE CHANGE 03ZC02."

Based on the findings of facts as listed in the attached Resolution and subject to the Conditions of Approval.

EXECUTIVE SUMMARY

The applicant, Parentex Enterprises, proposes to develop a multi-tract community known as Vila Borba, which would consist of 631 single family homes on 336 acres with a significant portion of the project as dedicated Open Space. See Exhibit "A". The site is located west of the Chino Valley Freeway (SR#71), east and west of Butterfield Ranch Road, south of Pine Avenue and north of the Hunter's Hill development (see the

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vicinity map) and is described as Assessors Parcel Numbers: 1033-071-08, 09 & 1033-081-14 through -20.

With a Development Code Amendment and Zone Change, the applicant proposes lots that would average over 8,000 square feet in size, with a minimum lot size of 7,200 square feet. The overall density of the project is 1.9 dwelling units (du) per acre. These lots are anticipated to accommodate homes that range from 3,600 square feet to 4,500 square feet in size although no residential product is being proposed at this time.

Development is proposed to occur in four locations: 1) Tract 15989 (183 single family (sf) lots) is located on the west side of Butterfield Ranch Road; 2) Tract 16413 (19 sf lots), is also located on the west side of Butterfield Ranch Road, south of Tract 15989; 3) Tract 16338 (149 sf lots) is the only single family detached subdivision on the east side of Butterfield Ranch Road; and, 4) Tract 16414 (a maximum of 280 multi-family, attached dwelling units as well as five acres of commercial) is also located on the east side of Butterfield Ranch Road, and will be directly south of, and adjacent to, the Chino Hills Corporate Park on Pine Avenue. There are approximately 155 acres of natural Open Space within the property boundaries, and an additional 62 acres of open space including multi-purpose trails, manufactured slopes, parks, paseos and two proposed wetland areas for a total of approximately 218 acres of open space (See Exhibits "A").

Access is provided via Butterfield Ranch Road, a six-lane arterial. The applicant proposes to construct Avenida de Portugal as a public collector road within the project site from Butterfield Ranch Road up to the proposed entry into the multi-family home site. The road will then become privately maintained and continue through Tract 16338 and re-connect to Butterfield Ranch Road.

#### The Planning Commission,

The Planning Commission discussed the project and modified several conditions of approval to clarify intent, and to amend the timing of the signal installation at Butterfield Ranch Road and the new Avenida de Portugal. The Commission voted 5 to 0 in favor of recommending approval of the project to the City Council.

#### SITE DESCRIPTION

|                |   |
|----------------|---|
| Project Area:  | 336 Acres   |
| Lot Sizes:     | 7,200 sq. ft. minimum – 8,500 sq. ft. average.  |
| Land Use       | Vacant, undeveloped, cattle grazing   |
| General Plan   | Agriculture/Ranches. Low Density residential, Medium Density Residential, Commercial, Open Space.         |
| Zoning         | RS – Low Density Residential, RM1 – Medium Density Residential, CG – General Commercial, OS – Open space. |
| Sewer Service: | City of Chino Hills   |
| Water Service: | City of Chino Hills   |

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| LOCATION | GENERAL PLAN<br>LAND USE                    | ZONING  | EXISTING USES   |
|----------|---|---|---|
| Site     | Agriculture/Ranches<br>Low Density Res.     | RS - Low Density Res.<br>RM-1 - Medium Density Res.<br>CG - General Commercial<br>OS - Open Space | Vacant,<br>Undeveloped, cattle<br>grazing             |
| North    | Low Density Res.<br>Commercial              | Planned Development PD-57-171<br>(Low Density Residential)  | Single family<br>detached housing                     |
| South    | Agriculture/Ranches<br>Low Density Res.     | Planned Development PD-57-171<br>(Low Density Residential)  | Single family<br>detached housing,<br>Cattle grazing  |
| East     | Chino Valley<br>Freeway -SR #71             | State Property,<br>PD 57-171 (Open Space)   | Freeway & Open<br>Space                               |
| West     | Chino Hills St. Park<br>Agriculture/Ranches | Agriculture/Ranches,<br>State Property  | State Park, vacant,<br>undeveloped, cattle<br>grazing |

## BACKGROUND

The project site was initially considered by the County of San Bernardino and identified through the Chino Hills Specific Plan. The property was planned to include a mix of single-family and multi-family residential uses, a commercial area as well as a significant portion remaining as open space. At that time, the property was allocated a maximum unit yield of 835 units. In 1996, the owner proposed two tentative tract (TT) maps. One map, TT15696 was for a single family detached project which covered a portion of the site, while the other map, TT15710, was for conveyance purposes and covered the entire site. At that time staff required the applicant to identify specific land use designations for the property to help anticipate future development scenarios

A final map was never submitted for Tentative Tract Map 15696, therefore the map was never recorded and subsequently expired. During the interim, the applicant began processing applications for the entire 336 acres through various regulatory agencies including Fish & Game, the Fish and Wildlife Service and the Army Corp. of Engineers.

## PROPOSAL

To prepare four new Tentative Tract Maps for the 336.02-acre property, consisting of: TTM 15989 which contains 118.52 acres and proposes 183 Single-family homes, 5+ acres of public park, a water reservoir that will supply the project as well as other areas of the City; TTM 16413 which contains 107.37 acres and proposes 19 Single-family homes and natural open space; TTM 16338 which contains 86.40 acres and proposes 149 Single-family homes; TTM 16414 which contains 23.74 acres and proposes a maximum of 280 attached dwelling units, and five (5) acres of commercial. TTMs 15989, 16413 and 16338 are consistent with existing City General Plan and Zoning designations for the property. TTM 16414 proposes a General Plan Amendment and a rezoning for portions of the existing commercial land to a high-density multi-family zone (RM-2), which allows a density of up to 25 DU/AC. This proposed change would be

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accomplished by transferring permitted residential densities from TTMs 15989, 16413 and 16338 to TTM 16414. There is also a concurrent rezoning of the RM-1, medium density residential to OS, Open Space. The proposed project would permit a maximum of 631 dwelling units and 5 acres of commercial land. The project also includes a Development Code Amendment to refine the delineation of the Prominent Ridgelines within the property boundaries. Also included are extensive natural open space areas including multi-purpose trails.

## ANALYSIS

### General Plan Amendment / Zone Change

The request for a General Plan Amendment and Zone Change is for a portion of Planning Area 4, 10 of the 15 acres of the existing commercial land, to a high-density multi-family zone (RM-2), which allows a density of up to 25 DU/AC. This proposed change would be accomplished by transferring permitted residential densities from TTMs 15989, 16413 and 16338 to TTM 16414. As a result, a portion of the property in Planning Area 3 would be converted to Open Space from RM-1 (Medium Density), (See Exhibits "B thru D").

### Development Code Amendment

The applicant is requesting an amendment to the Development Code, specifically Chapter 16.08, Figure 15-1 (Ridgelines). There are four Prominent Ridgelines currently shown within the project. The amendment would modify the termination point of two of those ridgelines, and will be discussed in greater detail later in this report.

### Project Description

The applicant, Parentex Enterprises, proposes to develop "Vila Borba" which would consist of 631 single family homes on 336 acres (See Exhibit "A"). The project is proposed in four Planning Areas (PA), utilizing four tract maps. Table 1 illustrates the development scenario.

Table 1

| PLANNING AREA | TRACT NO. | UNIT QTY. | ACREAGE | OPEN SPACE |
|---------------|-----------|-----------|---------|------------|
| 1             | 15989     | 183       | 118.52  | 35.48      |
| 2             | 16413     | 19        | 107.37  | 96.45      |
| 3             | 16338     | 149       | 86.40   | 23.53      |
| 4             | 16414     | 280       | 23.74   | 0.00       |
| TOTAL         |           | 631       | 336.03  | 155.46     |

280 dwelling units is the maximum yield allowed for PA 4.

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### Tentative Tract 15989

Tentative Tract 15989 is within PA 1. It is located on the west side of Butterfield Ranch Road, south of and adjacent to the Pinehurst West residential development, east of the Chino Hills State Park and north of a 255' wide Edison easement. The tract contains 183 residential lots with the minimum lot size being 7,200 sq. ft, and the average lot size for this tract being approximately 8,600 sq. ft.. A five acre public park and a smaller pocket park with paseo are included within this tract, along with a small wet-lands mitigation area. It also provides a recycled water reservoir site.

### Tentative Tract 16413

Located west of and immediately adjacent to Butterfield Ranch Road, this residential tract is a minor portion of PA 2, with the majority (87.51 acres) remaining outside the actual tract boundary as Open Space. There are an additional 8.94 acres of Open Space within the tract which equates to a total of 96.45 acres of Open Space for PA2. The tract is proposed to provide 19 single family lots with a minimum lot size of 7,670 sq. ft. with the average lot being approximately 9,900 sq. ft.

### Tentative Tract 16338

Tract 16338, for 149 lots, is in PA 3 and is the only single family detached project on the east side of Butterfield Ranch Road. It is approximately 86 acres and located directly north of, and adjacent to, the Hunter's Hill development, west of the Chino Valley Freeway and south of the 255' Edison easement. This map includes the relocation of one of the Edison lines and easements. The tract provides a minimum lot size of 7,200 sq. ft. and an average of almost 8,800 sq. ft. This tract also includes a portion of the multi-purpose trail and the trail staging area. In addition, a large wet-lands mitigation area is included.

### Tentative Tract 16414

This tract, located in PA 4, includes the multi-family and commercial portion of the project. It is also located on the east side of Butterfield Ranch Road, south of the adjacent Pine Corporate Center, west of the Chino Valley Freeway and north of the proposed new road (Avenida de Portugal) and PA 3. The tract contains 23.74 acres and is proposed to support five (5) acres of commercial and approximately 16 acres of multi-family property with a maximum yield of 280 dwelling units.

The proposal includes a reduction in commercial acreage, from approximately 15 to 5 acres, primarily due to the location. In addition, the multi-family designation will be shifted to the north, across Avenida de Portugal, due to the instability of the land in the current location.

All proposed maps meet the minimum development standards required by the City relative to lot size and dimensions.

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The Commercial and multi-family portions of the project will be subject to site plan review at a future date.

A single Homeowner's Association will be formed to oversee the maintenance of open space, common areas (i.e., landscape), lighting, private street area, etc. for tracts 15898, 16413 and 16338. Tract 16414 will have a separate property owner's association and associated CC&R's. Furthermore, the project's conditions of approval will include requiring Codes, Covenants, and Restrictions (CC&Rs) to be submitted to the City for review and approval.

#### Edison Easement Relocation

There are a number of Edison easements that bisect the property (Exhibit "E"). The primary easement (255' wide) runs essentially west to east and will remain in place. There are two smaller easements (100' & 60') that run in a southwest to northeast direction. The 60' wide easement will be relocated from the current location to run parallel with the 100' easement. This will remove the Edison lines and easement from the behind existing residential lots in the Hunter's Hill Development.

#### Ridgelines

There are currently four Prominent Ridgelines within the project (Exhibit "F"). The amendment would modify the termination point of two of those ridgelines (Exhibits F1 & F2 - large maps).

The first ridgeline enters and terminates in the northwest corner of the project. The ridgeline has been degraded by the construction of two City water reservoirs and the development of the Pinehurst residential project to the north. The remaining portion of the ridgeline does not seem to maintain the visual prominence once anticipated.

The second ridgeline is bisected by Butterfield Ranch Road as it crosses the project in an east/west direction. It currently supports the 255' wide Edison easement and electrical towers and lines. Any continuity the original ridgeline may have held was severely diminished by the construction of Butterfield Ranch Road. The applicant is requesting that the portion on the west side of Butterfield Ranch Road be deleted from Figure 15-1; and, the eastern terminus be adjusted to between the 670' and 700' elevation contour (Exhibit F2).

#### Zone Change & Density Transfer

As part of the overall proposal a change of zone is being requested to relocate the multi-family land use designation to the north, changing, and thereby reducing a portion of the commercially designated property (Exhibits "C & D"). Based on the overall dwelling unit allocation assigned to the Vila Borba property, dwelling units from Planning Areas 1,2 and 3 will be transferred to the new multi-family portion of the project.

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Dwelling unit density from the existing medium density area is also being transferred to the new RM-2, High Density Residential property creating an overall maximum of 280 dwelling units (Exhibit "G").

Geological reports have indicated that the property currently identified as multi-family residential is unstable. Changing the land use and zoning designations allow this portion of the property to remain as Open Space and primarily undeveloped except for the multi-purpose trail and staging area.

### Commercial Development

The project currently contains approximately 15 acres of commercially designated land. The commercial site is located adjacent to the Pine Corporate Center, and extends from Butterfield Ranch Road to the freeway, bounded by the new Avenida de Portugal. The project proposes to reduce the commercial property from approximately fifteen acres to five acres fronting onto Butterfield Ranch Road. The five acre site would be a corner lot and also have access via the new collector road, Avenida de Portugal. The reduction of the rear, less viable portion of the commercial property allows for the relocation of the multi-family designation from across Avenida de Portugal.

### Circulation

Primary access for the project will be provided via Butterfield Ranch Road. The main access from Butterfield Ranch Road into the project will be via Avenida de Portugal, for Tract Maps 15989 and 16388. The proposed multi-family portion of the project will also be accessed from Avenida de Portugal. The commercial property is proposed to have access from Avenida de Portugal and from Butterfield Ranch Road. Tract 16413 will take access directly from Butterfield Ranch Road.

The project will be conditioned to install a traffic signal, with an equestrian button, at the intersection of Butterfield Ranch Road and the new Avenida de Portugal.

### Drainage

There are two drainage collection basins (wet-lands) located within the project area boundary. The largest basin is approximately four and one half acres, and is located in Tract 16338 - PA 3, adjacent to the Chino Valley Freeway (SR #71). The second basin, located in Tract 15989 - PA 1, and is approximately 1.3 acres. It is adjacent to Butterfield Ranch Road and north of the park site. Both basins are designated wetlands areas in the EIR, and so may not be maintained as storm drain detention/retention basins, but will remain "natural."

The project is designed to meet the storm water dissipation requirements by utilizing an existing drainage facility located directly south and east of the project, and west of and adjacent to Butterfield Ranch Road. The existing facility, with minor modifications, will adequately support the entire project area.

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### Open Space

The project retains a substantial portion of the property as Open Space, both natural and man-made. Of the total, approximately 155 acres, or 42% of the entire project is maintained as natural Open Space. In addition, there is an additional 62 acres of man-made, or modified Open Space, including parks, paseos, wetlands, manufactured open space and existing manufactured slopes creating a total of 218 acres (or approximately 65%).

The proposed project includes the construction of a multi-purpose trail beginning in the northwest corner of the project and continuing through the pocket park within PA 1, and then extending eastward to the five acre community park (Exhibit "H"). The trail would then cross Butterfield Ranch Road, and run along Avenida de Portugal at the base of the second prominent ridgeline and would extend to the Chino Valley Freeway (SR#71).

Improvements associated with the proposed trail will be implemented pursuant to the requirements of the Parks and Recreation Commission. As a condition of approval, the long-term maintenance of the open space, park and other selected amenities shall be handled by the Landscape and Lighting District formed as a result of the Vila Borba project (See Condition No. 12). Also as a condition of approval, the City shall be granted easement access to the proposed multi-use trail.

### Design Review/Affordable Housing

The present application request does not include the architectural review of the proposed single-family homes. As a condition of approval, the applicant shall be required to submit a Design Review application to the City for review and approval prior to the issuance of building permits (See Condition No. 168). Additionally, the applicant is aware that the City is in the process of developing an affordable housing program, which would apply to all new residential developments. As a condition of approval, the applicant shall participate in the City's affordable housing program prior to their final map recordation (See Condition No. 6).

### PUBLIC COMMENTS

As of the writing of this staff report, staff received letters and comments pertaining to the Environmental Impact Report (EIR). The City's consultant, The Planning Center helped prepare a response to comments packet, which addresses all letters and comments on the Vila Borba project, received by the City during the review period, which began The Draft EIR review period began June 1, 2005 and ended on July 15, 2005. Pursuant to Section 15088 of the California Environmental Quality Act guidelines, the comments along with responses and appropriate revisions, will be included in the Final EIR prior to certification.



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### ENVIRONMENTAL ASSESSMENT:

An Environmental Impact Report (EIR) was prepared for the project in accordance with the California Environmental Quality Act (CEQA) Guidelines and the City of Chino Hills Procedures for Implementing the CEQA Guidelines. The EIR has been prepared following an extensive environmental review, which consisted of the following primary components:

- Initial Study, which provided a preliminary environmental review of the project and concluded that an EIR should be prepared.
- Notice of Preparation (NOP), which notified interested public agencies and the general public of the EIR process, and was released for a 30-day public review period from December 10, 2004 to January 10, 2005.
- Scoping Meeting, conducted on August 30, 2004, to which the general public and public agencies were invited to hear a presentation regarding the environmental review process for the project and to provide input regarding the scope of the EIR.
- Draft EIR, which consists of two volumes. (Reference, Draft EIR, transmitted previously). Volume I contains the body of the environmental analysis of the project, focusing on thirteen environmental factors identified by CEQA:
  - (1) Aesthetics – including potential impacts of project lighting on adjacent uses and Chino Hills State Park; and the potential visual impacts of the water reservoir, if constructed, on adjacent prominent and exceptionally prominent ridgelines.
  - (2) Air Quality – including potential impacts from project grading and construction; and project operation including vehicular traffic traveling to and from the project land uses, and area source emissions generated by project heating and electrical systems.
  - (3) Biological Resources – including potential impacts to wetlands and protected and sensitive species, most notably the Least Bell's Vireo.
  - (4) Cultural Resources – including potential impacts on any archaeological or historical artifacts or Native American resources that may be present on the site.
  - (5) Geology/Soils – including potential impacts related to project soils and geologic hazards such as seismicity, landslides and liquefaction.
  - (6) Hazards & Hazardous Materials – including potential impacts from underground tanks, pesticides or refuse from past cattle ranching operations; and potential impacts related to fire safety and emergency access.
  - (7) Hydrology and Water Quality – including potential impacts related to on-site drainage detention.
  - (8) Land Use and Planning – including potential conflicts with existing land use plans and surrounding land uses.

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- (9) Noise – including potential noise impacts to adjacent land uses from project construction; and potential impacts to future project residents from roadway noise.
- (10) Public Services – including potential impacts related to fire protection, law enforcement, schools, and library services.
- (11) Recreation – including potential impacts to existing park and recreation facilities; and potential impacts from construction of proposed park and trail facilities.
- (12) Traffic – including potential impacts on existing and future traffic volumes.
- (13) Utilities and Service Systems – including potential impacts to water, wastewater and solid waste facilities.

Volume II of the Draft EIR contains the Appendices, including the Initial Study, NOP, responses to the NOP, and technical analyses of the following subjects: air quality, biological resources, soils and geology, hazardous materials, hydrology, water quality, noise, transportation and circulation, and water supply. As required by CEQA, the Draft EIR was distributed for public review for a 45-day period, which ended June 1, 2005.

- Final EIR (Reference, Final EIR, transmitted previously), which includes: the Comments and City Responses to Comments on the Draft EIR; Mitigation Monitoring Report that provides a methodology and schedule for implementing and monitoring the numerous mitigation measures identified through the Draft EIR for the project; Findings, which describe the City's findings relative to each significant environmental impact and project alternative identified in the Draft EIR; and the Statement of Overriding Considerations, which describe the City's reasons for approving a project which has environmental impacts that are not substantially mitigated (i.e., significant unavoidable impacts).

### Conclusions of the Draft EIR

The Draft EIR concludes that with inclusion of recommended mitigation measures and City conditions of approval, all adverse environmental impacts associated with the project, with one exception, would be reduced to less than significant levels. The exception is air quality.

According to the Draft EIR, project construction, operational and cumulative air quality impacts would exceed thresholds established by the Southern California Air Quality Management District (SCAQMD) despite recommended mitigation. Consequently, these air quality impacts would remain significant and unavoidable. These air quality impacts are largely due to the amount of grading and overall size of the project. Grading of the project is expected to exceed the SCAQMD threshold of 5,000 cubic yards of dirt three or more days in a single year. Size of the project would encompass 336 acres and contain 631 dwelling units and 5 acres of commercial uses.

### Project Alternatives

In accordance with CEQA, the Draft EIR evaluated four alternatives to the project, including:

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- (1) No-Project/No Development Alternative
- (2) No-Project/Existing General Plan Alternative
- (3) Reduced Density Alternative
- (4) Reduced Density and Development Area Alternative

The analysis concluded that although the reduced density alternatives would have some reduced environmental impacts relative to the proposed project, all the development alternatives would have significant unavoidable adverse impacts relative to air quality.

#### Public Comments to the Draft EIR

As required by CEQA, the Draft EIR for the project was distributed for public review for a 45-day period, which ended June 1, 2005. Comments were received on the Draft EIR from twelve public agencies, including:

- (1) California Regional Water Quality Board
- (2) Chino Valley Independent Fire District
- (3) City of Chino
- (4) Hills for Everyone
- (5) Monte Vista Water District
- (6) State of Calif. Department of Parks and Recreation
- (7) Department of Toxic Substance Control
- (8) State Clearinghouse and Planning Unit
- (9) Southern California Association of Governments
- (10) Southern California Edison
- (11) Southern California Gas
- (12) Wildlife Corridor Conservation Authority

These comments address a wide array of issues, including: protection of streams crossing the site; projection of natural open space adjacent to Chino Hills State Park; compliance with the Clean Water Act; project traffic volumes; protection of the existing Edison easements; landscape screening around the proposed water tank; mitigation of potential hazardous substances on the project site; the size of the proposed project commercial site.

Two issues were addressed by multiple commenters:

- Desire for the City to approve a reduced density alternative to increase the amount of open space on the project site.
- Desire for the City to dedicate an open space conservation easement in perpetuity to protect the natural open space to be retained on the project site.

As noted above, the Final EIR contains these Comments and the City's Responses to these Comments. The Responses explain where and how issues raised through the

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Comments are addressed within the EIR. Regarding the reduced density alternatives issue, the Responses explain how the City's review of the project and project alternatives must comply with Section 65589.5 of the Government Code, which limits the City's ability to disapprove or to approve at a reduced density a housing project that complies with applicable General Plan standards. As discussed in the EIR, the proposed project would be consistent with the General Plan.

Regarding the open space conservation easement issue, the Responses explain how the project approved Habitat Mitigation and Monitoring Program (HMMP), contained within Appendix D of the Draft EIR, already requires a conservation easement to protect natural open spaces on the project site. The HMMP has been reviewed and approved by the Army Corps of Engineers and the United States Fish and Wildlife Service. It describes measures that have been incorporated in the project to restore the 4.7 acres of Riversidean sage scrub that would be removed during project construction on a 2:1 basis, which would result in planting of 9.40 acres of Riversidean sage scrub in a conservation easement. The HMMP also describes measures to restore 4.89 acres of Riversidean sage scrub and coast live oak woodland; to create a protected open space corridor utilizing the land area outside the Edison easement and placing a conservation easement over it; and preserving as Open Space 1.9 acres of Waters of the United States, 1.66 acres of jurisdictional wetlands, and 2.08 acres of riparian habitat within the California Department of Fish and Game (CDFG) jurisdiction. These dedications of open space and conservation easements are required to be made in perpetuity.

None of the comments received provided significant new information, nor substantially alter the analyses or findings of the Draft EIR. Consequently, pursuant to Section 15088.5 of the CEQA Guidelines, recirculation of the EIR is not warranted.

#### Findings/Statement of Overriding Considerations

In accordance with Section 15091 of the CEQA Guidelines, if a public agency approves a project that has significant impacts, the agency must make written findings regarding each of those effects. This is termed "Findings" or "Findings of Fact", as noted above. In accordance with Section 15093 of the CEQA Guidelines, if a public agency approves a project that has significant unavoidable impacts, the agency must state in writing the specific reasons for approving the project. This is termed, as noted above, a "Statement of Overriding Considerations" (SOC).

Because of the significant impacts and significant unavoidable air quality impacts associated with the project, the City will need to approve Findings and a SOC before approving the project. When reviewing the project, the City Council will be asked to balance the economic, legal, social, technological, or other benefits of the project against its unavoidable environmental risks to air quality.

The draft Findings and SOC prepared as part of the Final EIR conclude that the Vila Borba Planned Community will result in a beneficial mix of residential, commercial, recreation and open space uses, including the construction and dedication of a five-acre

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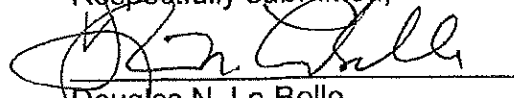
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park, providing significant housing, recreational, and public services benefits of local and regional significance, as well as various public infrastructure improvements, which outweigh the unavoidable environmental impacts. The Council will consider the Findings and SOC as part of its review of the project.

An Environmental Impact Report (EIR), referenced with State Clearing House #2004081134, has been prepared to evaluate the potential environmental impacts associated with this project in accordance with the California Environmental Regulations, Title 14, Section 15000 et seq, and the rules, regulations, and procedures for implementing the California Environmental Quality Act (CEQA) Guidelines as adopted by the City of Chino Hills.

Respectfully submitted,

  
Douglas N. La Belle,  
City Manager

Recommended by:

  
James DeStefano,  
Community Development Director

Attachments:

- Location Map
- Resolution - EIR
- Resolution
- Ordinance
- Conditions of Approval
- Tentative Tract Map No. 15989
- Tentative Tract Map No. 16338
- Tentative Tract Map No. 16413
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- Lot 6 – Tract Map 15710 - Existing
- Exhibit "A" – Planning Areas
- Exhibit "B" – Existing Land Use
- Exhibit "C" – Existing Zoning
- Exhibit "D" – Proposed Land Use and Zoning
- Exhibit "E" – Edison Easements
- Exhibit "F" – Ridgeline Maps
- Exhibit "G" – Land Use Density Transfer
- Exhibit "H" – Trail Exhibit
- Planning Commission Staff Report (without attachments)
- Preliminary Landscape Plans
- Findings and Statement of Overriding Considerations
- Final EIR - Response to Comments on the Draft Environmental Impact Report
- \*Draft Environmental Impact Report with appendices
- \*Draft Mitigation Monitoring Program
- (\* previously transmitted)

RESOLUTION NO. 06R-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHINO HILLS CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT, ADOPTING THE ENVIRONMENTAL FINDINGS, MITIGATION MEASURES AND STATEMENT OF OVERIDING CONSDIERATIONS; AND APPROVING THE MITIGATION MONITORING AND REPORTING PROGRAM.

THE CITY COUNCIL OF THE CITY OF CHINO HILLS DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council does hereby make the following findings of fact:

- A. An Environmental Impact Report (EIR) (SCH #2004081134) was prepared to assess the environmental impacts of the proposed Vila Borba Project (Project), including the General Plan Amendment 03GPA01; Zone Change 03ZC02; and Tentative Tract Map No's. 15989, 16338, 16413 and 16414.
- B. The Project, as referenced above, a copy of which is on file at the City Clerk's Office and incorporated herein by reference, is being considered for approval and the Environmental Impact Report must be certified prior to said approval.
- C. The City Council has reviewed the Final Environmental Impact Report (FEIR) (a copy of which is on file with the City Clerk's Office and incorporated herein by reference) and found that the FEIR meets all provisions of the California Environmental Quality Act and that the Environmental Impact Report reflects the independent judgment of the City Council.
- D. The FEIR adequately identifies all the environmental impacts of the proposed Projects. Potentially significant impacts have been identified and conditions of project approval have been included or changes or alterations have been required in, or incorporated into the Project which will mitigate impacts to a level which will not cause a significant impact on the environment, with the exception of those unmitigated, significant impacts included in the Statement of Overriding Considerations as described in SUBSECTION G below.
- E. Mitigation measures, which mitigate or avoid most of the significant environmental impacts of the Project, are identified in the FEIR. The findings to support this conclusion are attached as Exhibit A and are hereby incorporated by reference.



- F. Pursuant to section 21081.6 of the Public Resources Code, a Mitigation Monitoring and Reporting Program has been included to mitigate or avoid potential significant impacts on the environment. The Mitigation Monitoring and Reporting Program for the Project is attached as Exhibit B and is hereby incorporated by reference. The City Council approves and adopts the Mitigation Monitoring and Reporting Plan.
- G. The unmitigated significant impact is identified in the FEIR, and a Statement of Overriding Considerations adopted. There are economic, social and other benefits of the proposed Project, which outweigh the Project's unavoidable significant environmental impact. A description of the impact, the Project's benefits and the findings for a Statement of Overriding Considerations as required by the California Environmental Quality Act are attached to the FEIR and hereby incorporated by reference. The City Council approves and adopts the Statement of Overriding Considerations and all other findings and elements of the Project.

SECTION 2. The City Council of the City of Chino Hills does hereby certify the Final Environmental Impact Report SCH #2004081134, adopts the environmental Findings, Mitigation Measures and Statement of Overriding Considerations, and approves the Mitigation Monitoring and Reporting Program, incorporated herein by reference.

SECTION 3. The City Clerk shall certify as to the adoption of this resolution.

PASSED, APPROVED, AND ADOPTED this 25<sup>th</sup> day of April, 2006.

  
ED GRAHAM, MAYOR

ATTEST:

  
MARY M. MCDUFFEE, CITY CLERK

APPROVED AS TO FORM:

  
MARK D. HENSLEY, CITY ATTORNEY

STATE OF CALIFORNIA )  
COUNTY OF SAN BERNARDINO )  
CITY OF CHINO HILLS )

I, MARY M. McDUFFEE, City Clerk of the City of Chino Hills, DO HEREBY CERTIFY that the foregoing Resolution No. 06R-19 was duly passed and adopted by the City Council of the City of Chino Hills at their regular meeting held April 25, 2006, by the following roll call vote:

AYES: COUNCIL MEMBERS: GRAHAM, HAGMAN, AND KRUGER,  
NOES: COUNCIL MEMBERS: NONE  
ABSENT: COUNCIL MEMBERS: LARSON, NORTON-PERRY

  
MARY M. McDUFFEE, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 06R-19 duly passed and adopted by the Chino Hills City Council at their regular meeting held April 25, 2006.

  
MARY M. McDUFFEE, CITY CLERK

(SEAL)

RESOLUTION NO. 06R-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHINO HILLS RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT 03GPA01 AND APPROVAL OF TENTATIVE TRACT MAP NO'S. 15989, 16338, 16413 AND 16414.

THE CITY COUNCIL OF THE CITY OF CHINO HILLS DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council does hereby make the following findings of fact:

- a. The property owner, Parentex Enterprises, submitted multiple subdivision applications for approval of Tentative Tract Map No.'s: 15989; 16413; 16338; and, 16414. The project includes the subdivision of approximately 336 acres to allow up to 631 homes.
- b. Applications were also submitted for a General Plan Amendment, a Zone Change to revise the size and location of the Commercial and RM-1 land uses and a Development Code amendment to adjust the termination points of two of the four Prominent Ridgelines on the property.
- c. The site is located west of the Chino Valley Freeway (SR#71), east and west of Butterfield Ranch Road, south of Pine Avenue and north of the Hunter's Hill development. and legally described as a portion of Map Book 1033, page 071, parcels 08 & 09, page 081, parcels 14 - 20, as shown in the latest records of the San Bernardino County Tax Assessor.
- d. The General Plan currently designates the subject property as RS (Low Density Residential), RM-1 (Medium Density Residential), Commercial and Open Space with an overall maximum unit count of 835 dwelling units.
- e. An Environmental Impact Report (EIR), referenced with State Clearinghouse #2004081134, has been prepared to evaluate the potential environmental impacts associated with this project in accordance with the California Environmental Regulations, Title 14, Section 15000 et seq, and the rules, regulations, and procedures for implementing the California Environmental Quality Act (CEQA) Guidelines as adopted by the City of Chino Hills.
- f. The Planning Commission of the City of Chino Hills conducted a duly noticed public hearing on March 21, 2006, at which time all interested persons were given an opportunity to testify in support of, or in opposition to, the project.
- g. The City Council of the City of Chino Hills conducted a duly noticed public hearing on April 25, 2006, at which time all interested persons were given an opportunity to testify in support of, or in opposition to, the project.

SECTION 2. Based upon the testimony and other evidenced received at the public hearing, and upon studies and investigations made by the City Council and on its behalf, the City Council does further find as follows:

- a. **FINDING:** That the proposed subdivision, together with the provisions of its design and improvements is consistent with the General Plan and Zoning.

**FACT:** That the proposed subdivisions and proposed improvements are consistent with the General Plan and Zoning, or would be with the approval of the amendments as proposed for the multifamily site. Each parcel conforms to the development standards regarding lot size and dimension per the underlying zoning designation. The proposed development meets the minimum lot size and dimensions of the Development Code. The lot sizes for the project average 8,000 square feet, with a minimum lot size of 7,200 square feet.

- b. **FINDING:** The site is physically suitable for the type and proposed density of development.

**FACT:** The site is physically suitable at the current overall density of 1.9 dwelling units per acre for single-family homes in that each lot has adequate size and buildable area to meet the applicable standards set forth in the Development Code. The proposed lots that would average over 8,000 square feet in size, with a minimum lot size of 7,200 square feet.

- c. **FINDING:** The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially or avoidably injure fish or wildlife or their habitat.

**FACT:** The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially or avoidably injure fish or wildlife or their habitat in that an Environmental Impact Report was prepared and provides mitigation measures to reduce the potential impacts to below a significant level.

- d. **FINDING:** The design of the subdivision or the proposed improvements is not likely to cause serious public health problems.

**FACT:** The design of the subdivision or the proposed improvements is not likely to cause serious public health problems because the project is conditioned to ensure that the proposed design and improvements meet the City requirements for a subdivision.

- e. **FINDING:** The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- FACT:** The design of the subdivision and the type of improvement proposed will not conflict with the easements acquired by the public at large for access through or use of property within the proposed subdivision. The easements for the City's multi-purpose trail that is proposed within the project, including within the Edison easement are consistent with the City standards for trail width and would provide access/connection to the Citywide multi-purpose trails that are located in the vicinity.
- f. **FINDING:** The design of the subdivision provides to the extent feasible passive or natural heating and cooling opportunities.
- FACT:** Natural heating and cooling opportunities will be reviewed during construction plans review for the development of single-family homes within the Tentative Tract Maps, as well as the multi-family development to be designed and reviewed at a future date.
- g. **FINDING:** The proposed subdivision of land, its design, density and type of development and improvements conforms to the regulations of the Development Code and the regulations of any public agency having jurisdiction by law.
- FACT:** The proposed residential subdivisions are located within an RS, (Low Density Residential) zoning designation with a minimum required lot size of 7,200 square feet. The proposed subdivision complies with the regulations of the Chino Hills Development Code Section 16.20 (Planned Developments).
- h. **FINDING:** That if the proposed subdivision is a conversion of residential real property into a condominium project, a community apartment project or a stock cooperative project, the project must comply with the requirements of California Government Code Section 66427.1(a) and 66452.10 prior to approval of the proposed subdivision.
- FACT:** The proposed subdivision is not a conversion of residential real property into a condominium project, a community apartment project, or a stock cooperative project. The proposed subdivisions are land divisions creating 351 parcels for future development of single-family homes, and a single parcel for the development of up to 280 multi-family homes. The subdivision and any future development single-family homes on the

proposed parcels shall comply with the development standards as established in the Chino Hills Development Code.

- i. **FINDING:** That in the event that the land within the proposed subdivision is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (commencing with Section 51200 of Chapter 7 of Division 1 of Title 5 of the California Government Code), and the lot areas are less than that required subsection 83.040220(a)(2)(C), that
- (1) The lots created can sustain an agricultural use permitted under the contract, or are subject to a written agreement for joint management pursuant to California Government Code Section 51230.1, and the parcels which are jointly managed total at least ten (10) acres in size, in the case of prime agricultural land, or forty (40) acres in size, in the case of land which is not prime agricultural land; or
  - (2) One of the parcels contains a residence and is subject to Section 428 of the California Revenue and Taxation Code; the residence has existed on the property for at least five (5) years; the landowner has owned the parcels for at least ten (10) years; and the remaining parcels on the map are at least ten (10) acres in size if the land is a prime agricultural land; or at least forty (40) acres in size if the land is not prime agricultural land.

**FACT:** The land proposed for the subdivision as described herein is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (commencing with Section 51200 of Chapter 7 of Division 1 of Title 5 of the California Government Code) and is not an agricultural land. Therefore, it is not subject to the minimum lot size requirements for agricultural land.

**SECTION 3.** Based upon the testimony and other evidenced received at the public hearing, and upon studies and investigations made by the City Council and on its behalf, the City Council further makes the following finding on General Plan Amendment 03GPA01:

- a. **FINDING:** That the proposed amendment is in the public interest, and that there will be a community benefit resulting from the amendment

**FACT:** The proposed project includes the creation of a five acre community park for the benefit of the public at large. In addition, a multi-purpose trail, and staging area are also included.



- b. **FINDING:** That the proposed amendment is consistent with the goals, policies, and objectives of the General Plan
- FACT:** The project establishes development at densities appropriate for the location, creates outdoor recreational opportunities and allows the relocation of residentially designated land to a more geologically stable area.
- c. **FINDING:** That the proposed amendment will not conflict with provisions of the Development Code, subdivision regulations, or any applicable specific plan
- FACT:** The amendment is to relocate the multi-family residential designation to a different location due to geological instability, but will comply with the Development Code and subdivision regulations.
- d. **FINDING:** In the event that the proposed amendment is a change to the land use policy map, that the amendment will not adversely affect surrounding properties
- FACT:** The proposed amendment will not adversely affect surrounding properties in that an environmental impact report has been completed for the project and a mitigation program is included in the proposed project conditions of approval. In addition, The project site was originally slated for a more intense development, consisting of up to 835 dwelling units. It is anticipated that the proposed 631 single-family homes will not adversely affect surrounding properties because the proposed development standards are consistent with the current development code requirements and are more restrictive than the adjacent single-family residential development.
- e. **FINDING:** With respect to all applications which seek to increase density for single-family detached residential development projects, including residential developments in the planned development district or in a PD development, that a fiscal impact analysis has been prepared as required by the city and paid for by the applicant. Further, this report shall include an analysis of the project's effect on the city's revenues, expenditures, service levels, capital improvement needs and project's ability to generate tax revenue.
- FACT:** The applicant does not propose to increase density for this project. The potential maximum of 631 single family homes does not exceed the maximum number of units allowed under the General Plan and does not exceed the maximum number of units that were originally approved for the property. Therefore, a fiscal impact analysis was not required.

SECTION 4. The City Council of the City of Chino Hills does hereby approve General Plan Amendment 03GPA01, and Tentative Tract Map No's. 15989, 16338, 16413 And 16414, based on the findings included within this resolution and subject to the Conditions of Approval incorporated herein by reference.

SECTION 5. The City Clerk shall certify as to the adoption of this resolution.

PASSED, APPROVED, AND ADOPTED this 25<sup>th</sup> day of April, 2006.

  
ED GRAHAM, MAYOR

ATTEST:

  
MARY M. McDUFFEE, CITY CLERK

APPROVED AS TO FORM:

  
MARK D. HENSLEY, CITY ATTORNEY

STATE OF CALIFORNIA )  
COUNTY OF SAN BERNARDINO )  
CITY OF CHINO HILLS )

I, MARY M. McDUFFEE, City Clerk of the City of Chino Hills, DO HEREBY CERTIFY that the foregoing Resolution No. 06R-20 was duly passed and adopted by the City Council of the City of Chino Hills at their regular meeting held April 25, 2006, by the following roll call vote:

AYES: COUNCIL MEMBERS: GRAHAM, HAGMAN, AND KRUGER,

NOES: COUNCIL MEMBERS: NONE

ABSENT: COUNCIL MEMBERS: LARSON, NORTON-PERRY

  
MARY M. McDUFFEE, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 06R-20 duly passed and adopted by the Chino Hills City Council at their regular meeting held April 25, 2006.

  
MARY M. McDUFFEE, CITY CLERK

(SEAL)

ORDINANCE NO. 187

AN ORDINANCE OF THE CITY OF CHINO HILLS, CALIFORNIA AMENDING THE CHINO HILLS MUNICIPAL CODE BY ADOPTING ZONE CHANGE 03ZC02 TO AMEND SECTION 16.04.020 (ZONING MAP) CHANGING PROPERTY FROM RM-1, MEDIUM DENSITY RESIDENTIAL AND CG, GENERAL COMMERCIAL TO OS, OPEN SPACE, AND RM2, HIGH DENSITY RESIDENTIAL RESPECTIVELY, AND ADOPTING DEVELOPMENT CODE AMENDMENT 03DCA01 TO AMEND SECTION 16.08 (FIGURE 15-1) TO ADJUST TWO PROMINENT RIDGELINES.

THE CITY COUNCIL OF THE CITY OF CHINO HILLS DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council does hereby make the following findings of fact:

- a. The property owner, Parentex Enterprises, submitted multiple subdivision applications for approval of Tentative Tract Map No.'s: 15989; 16413; 16338; and, 16414. The project includes the subdivision of approximately 336 acres to allow up to 631 homes.
- b. Applications were also submitted for a General Plan Amendment, a Zone Change to revise the size and location of the Commercial and RM-1 land uses, and a Development Code Amendment to adjust the termination points of two of the four Prominent Ridgelines on the property.
- c. The site is located west of the Chino Valley Freeway (SR#71), east and west of Butterfield Ranch Road, south of Pine Avenue, and north of the Hunter's Hill development and legally described as a portion of Map Book 1033, page 071, parcels 08 & 09, page 081, parcels 14 - 20, as shown in the latest records of the San Bernardino County Tax Assessor.
- d. The General Plan currently designates the subject property as RS (Low Density Residential), RM-1 (Medium Density Residential), Commercial and Open Space with an overall maximum unit count of 835 dwelling units.
- e. An Environmental Impact Report (EIR), referenced with State Clearinghouse #2004081134, has been prepared to evaluate the potential environmental impacts associated with this project in accordance with the California Environmental Regulations, Title 14, Section 15000 et seq, and the rules, regulations, and procedures for implementing the California Environmental Quality Act (CEQA) Guidelines as adopted by the City of Chino Hills.

- f. The Planning Commission of the City of Chino Hills conducted a duly noticed public hearing on March 21, 2006, at which time all interested persons were given an opportunity to testify in support of, or in opposition to, the project.
- g. On February 21, 2006, the Planning Commission provided a recommendation to approve the aforementioned application requests by Parentex Enterprises.
- h. The City Council of the City of Chino Hills conducted a duly noticed public hearing on April 25, 2006, at which time all interested persons were given an opportunity to testify in support of, or in opposition to, the project.

SECTION 2. Based upon the testimony and other evidence received at the public hearing, and upon studies and investigations made by the City Council and on its behalf, the City Council does hereby make the following findings on Zone Change 03ZC02:

- a. FINDING: That the proposed zone change is consistent with the goals, policies, and objectives of the General Plan.

FACT: The proposed project meets General Plan Goal 1: Preserving the Rural Character by retaining approximately 155 acres for open space and incorporating a multi-use trail. The proposed project also meets General Plan Focused Goal 1-3: Establishment of land use densities appropriate to their location in the City since there are single family detached units directly adjacent to the project to the north and south.

- b. FINDING: That the proposed zone change will not adversely affect surrounding properties.

FACT: The project site was originally slated for a more intense development, consisting of up to a total of 835 dwelling units over the entire project site. It is anticipated that the proposed maximum of 280 multi-family homes will not adversely affect surrounding properties since the development area for the re-location of the multi-family designation is adjacent to commercially designated property, and the development standards will conform to the current City requirements.

SECTION 3. Based upon the testimony and other evidence received at the public hearing, and upon studies and investigations made by the Planning Commission and on its behalf, the Planning Commission further makes the following finding on Development Code Amendment 03DCA01:

- a. FINDING: That the proposed Development Code Amendment is consistent with the goals, policies, and objectives of the General Plan.

FACT: The proposed project meets General Plan Goal 1-1: Retention of important ridgelines and open space areas by retaining approximately 155 acres for open space including multi-use trails. The proposed project proposes to more accurately delineate the ridgeline locations.

- b. FINDING: That the proposed Development Code Amendment will not adversely affect surrounding properties.

FACT: The project proposes to revise the termination points of the prominent ridgelines to more accurately reflect the actual field conditions and will not negatively impact the surrounding properties

SECTION 4. The City Council does hereby Adopt Zone Change 03ZC02, and Development Code Amendment 03DCA01, based on the findings of fact included within this ordinance.

SECTION 5. The City Council hereby declares that the provisions of this Ordinance are severable and, if for any reason, a court of competent jurisdiction shall hold any sentence, paragraph, or section of this Ordinance to be invalid, such decision shall not affect the validity of the remaining parts of this Ordinance.

SECTION 6. The City Clerk shall certify as to the adoption of this Ordinance and shall cause a summary thereof to be published within fifteen (15) days of the adoption and shall post a certified copy of this Ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

PASSED, APPROVED, AND ADOPTED this 9th day of May 2006.

  
ED GRAHAM, MAYOR

ATTEST:

  
MARY M. McDUFFEE, CITY CLERK

APPROVED AS TO FORM:

  
MARK D. HENSLEY, CITY ATTORNEY



STATE OF CALIFORNIA  
COUNTY OF SAN BERNARDINO  
CITY OF CHINO HILLS

I, MARY M. McDUFFEE, City Clerk of the City of Chino Hills, DO HEREBY CERTIFY that Ordinance No. 187 was duly introduced at a regular meeting of the City Council held on the 25<sup>th</sup> day of April, 2006 and adopted at a regular meeting held on the 9<sup>th</sup> day of May, 2006, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS: GRAHAM, HAGMAN, KRUGER  
LARSON AND NORTON-PERRY

NOES: COUNCIL MEMBERS: NONE

ABSTAIN: COUNCIL MEMBERS: NONE

MARY M. McDUFFEE, CITY CLERK

(SEAL)

I hereby certify that the foregoing is the original of Ordinance No. 187 duly passed and adopted by the Chino Hills City Council at their regular meeting held on May 9, 2006 and that Summaries of the Ordinance were published on April 29, 2006 and May 13, 2006 in the Chino Hills Champion Newspaper.

MARY M. McDUFFEE, CITY CLERK

(SEAL)

## AFFIDAVIT OF MAILING

STATE OF CALIFORNIA                     )  
COUNTY OF SAN BERNARDINO         )     ss.  
CITY OF CHINO HILLS                   )

I, Kim Zuppiger, do hereby certify before the Planning Commission of the City of Chino Hills that a copy of the Public Meeting Notice for Extension of Time 16EXT01 for a two (2) year extension of time for Tentative Tract Map 16413 was mailed to each and every person set forth on the attached list on the 23<sup>rd</sup> of March 2016. A copy of said Notice is attached hereto. Mailing of this document was completed by placing a copy of said document in an envelope, with postage prepaid, and depositing same in the U.S. Mail at Chino Hills, California.

I declare under penalty of perjury that the foregoing is true and correct.

Dated at Chino Hills, California, this 23<sup>rd</sup> of March 2016.

  
\_\_\_\_\_  
Kim Zuppiger, Contract Planner

|                  |                                   |                   |             |    |       |
|------------------|-----------------------------------|-------------------|-------------|----|-------|
| 1033 361 02 0000 | Haygood Family Trust              | 17280 Rachels Way | Chino Hills | CA | 91709 |
| 1033 361 03 0000 | Macias Albert T                   | 17272 Rachels Way | Chino Hills | CA | 91709 |
| 1033 361 04 0000 | Kim Iljoong                       | 17264 Rachels Way | Chino Hills | CA | 91709 |
| 1033 361 05 0000 | Lee Sin Yee                       | 17256 Rachels Way | Chino Hills | CA | 91709 |
| 1033 361 06 0000 | Williams Thomas W                 | 17248 Rachels Way | Chino Hills | CA | 91709 |
| 1033 361 07 0000 | Turnbow Family Trust (2-5-05)     | 17240 Rachels Way | Chino Hills | CA | 91709 |
| 1033 361 08 0000 | Blanco Family Trust               | 17232 Rachels Way | Chino Hills | CA | 91709 |
| 1033 361 09 0000 | Chen Jack J                       | 17224 Rachels Way | Chino Hills | CA | 91709 |
| 1033 361 10 0000 | Kilver Kenneth R Jr               | 17216 Rachels Way | Chino Hills | CA | 91709 |
| 1033 361 11 0000 | Chung Philip                      | 8692 Watson St    | Cypress     | CA | 90630 |
| 1033 361 12 0000 | Johnson Rose M                    | 17193 Rachels Way | Chino Hills | CA | 91709 |
| 1033 361 27 0000 | Stewart S M & S F Fam Tr          | 6131 Geanie Ct    | Chino Hills | CA | 91709 |
| 1033 361 28 0000 | Cefala Edward A                   | 6134 Geanie Ct    | Chino Hills | CA | 91709 |
| 1033 361 29 0000 | Mc Guire Maria T                  | 6142 Geanie Ct    | Chino Hills | CA | 91709 |
| 1033 361 31 0000 | Stumpe Paul R                     | 17237 Rachels Way | Chino Hills | CA | 91709 |
| 1033 361 32 0000 | Palmquist David Alan Living Trust | 17245 Rachels Way | Chino Hills | CA | 91709 |
| 1033 361 33 0000 | Egan Joaquin Humberto             | 17253 Rachels Way | Chino Hills | CA | 91709 |
| 1033 361 34 0000 | Lopez Ted                         | 17261 Rachels Way | Chino Hills | CA | 91709 |
| 1033 361 35 0000 | Ezzeddine Barea Tr                | 16450 Denhaven Ct | Chino Hills | CA | 91709 |
| 1033 361 36 0000 | Gilman Family Trust 5-II-06       | 17277 Rachels Way | Chino Hills | CA | 91709 |
| 1033 361 37 0000 | Ge Kai                            | 15348 Central Ave | Chino       | CA | 91710 |

# PUBLIC HEARING NOTICE

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Chino Hills will hold a public hearing on Tuesday, April 5, 2016, at 7:00 p.m., in the Council Chambers of the City Hall, 14000 City Center Drive, Chino Hills, CA, to consider the following project.

**CASE NO.:** Extension of Time  
16EXT01

**APPLICANT:** CalAtlantic Group, Inc.

**PROPOSAL:** The applicant is requesting a two (2) year extension of time for Tentative Tract Map 16413, which was originally approved by the City Council on April 25, 2006. The approved tentative map would subdivide 19.86 acres of vacant land to create 19 single-family residential properties.

**LOCATION:** The project site is located southwest of Butterfield Ranch Road and Avenida De Portugal.

**A.P.N.:** 1033-071-09, 1033-081-20

**ENVIRONMENTAL REVIEW:** A determination has been made that the proposed project has incorporated adequate mitigation and will not have a significant impact on the environment. An environmental review was completed for the project and an Environmental Impact Report (EIR) and Mitigation Monitoring Program were adopted by the City Council on April 25, 2006 (SCH#200408134), pursuant to the California Environmental Quality Act (CEQA) Guidelines and the City of Chino Hills Local Procedures for Implementing CEQA. As the current application requests an extension of time for the project as it was approved, there is no potential for the application to cause a significant effect on the environment. Therefore, the proposed extension of time is exempt from CEQA pursuant to Section 15061(b)(3) Review for Exemption of the CEQA Guidelines. Additional information regarding this project is available for public review at the City of Chino Hills Community Development Department, 14000 City Center Drive, Chino Hills, CA 91709 during the following hours: Monday thru Thursday from 7:30 a.m. to 5:30 p.m. and Friday from 7:30 a.m. to 4:30 p.m.

**STAFF:** Kim Zuppiger, Contract Planner

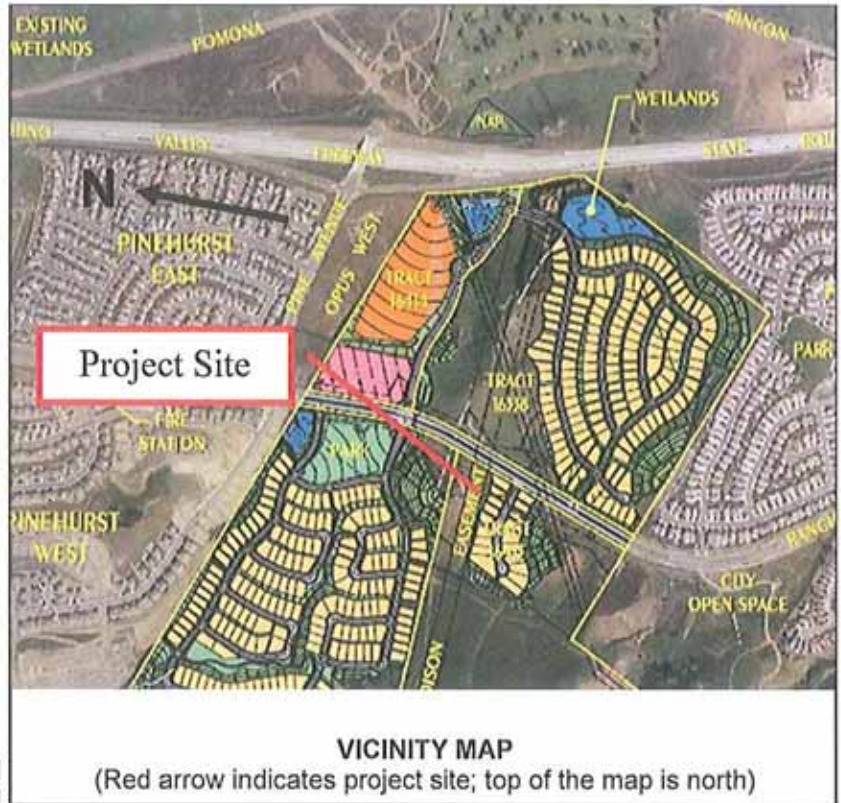
**NOTICE IS HEREBY FURTHER GIVEN** that if you challenge the above described project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing.

**ALL PERSONS INTERESTED** are invited to be present at the public hearing and encouraged to give testimony at the time and place indicated above. Additional information regarding this project may be obtained from Kim Zuppiger, Contract Planner with the Community Development Department, at [kzuppiger@chinohills.org](mailto:kzuppiger@chinohills.org) or (909) 364-2761.



Signature: Kim Zuppiger, Contract Planner

Date: March 23, 2016



## NOTICE OF PUBLIC HEARING

**DATE:** Tuesday, April 5, 2016,

**TIME:** 7:00 p.m.

**PLACE:** City of Chino Hills Council Chambers  
14000 City Center Drive  
Chino Hills, CA 91709

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Chino Hills will hold a public hearing at the time and place indicated above to consider Extension of Time 16EXT01.

**PROJECT DESCRIPTION:** The applicant, CalAtlantic Group, Inc., is requesting approval for a two (2) year extension of time for Tentative Tract Map 16413, which was originally approved by the City Council on April 25, 2006. The approved tentative map would subdivide 19.86 acres of vacant land to create 19 single-family residential properties.

**PROJECT LOCATION:** The project site is located southwest of Butterfield Ranch Road and Avenida De Portugal.

**NOTICE IS HEREBY FURTHER GIVEN** that a determination has been made that the proposed project has incorporated adequate mitigation and will not have a significant impact on the environment. An environmental review was completed for the project and an Environmental Impact Report (EIR) and Mitigation Monitoring Program were adopted by the City Council on April 25, 2006 (SCH#200408134), pursuant to the California Environmental Quality Act (CEQA) Guidelines and the City of Chino Hills Local Procedures for Implementing CEQA. As the current application requests an extension of time for the project as it was approved, there is no potential for the application to cause a significant effect on the environment. Therefore, the proposed extension of time is exempt from CEQA pursuant to Section 15061(b)(3) Review for Exemption of the CEQA Guidelines.

Additional information regarding this project is available for public review at the City of Chino Hills Community Development Department, 14000 City Center Drive, Chino Hills, CA 91709 during the following hours: Monday thru Thursday from 7:30 a.m. to 5:30 p.m. and Friday from 7:30 a.m. to 4:30 p.m.

**NOTICE IS HEREBY FURTHER GIVEN** that if you challenge the above described project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

**ALL PERSONS INTERESTED** are invited to be present at the public are invited to be present at the public hearing. All persons may give testimony at the time and place indicated above. Additional information regarding this project may be obtained from Kim Zuppiger, Contract Planner with the Community Development Department at (909) 364-2761 or [kzuppiger@chinohills.org](mailto:kzuppiger@chinohills.org).

**DATED:** March 23, 2016

S/ Kim Zuppiger,  
Contract Planner

**PUBLISH:** Chino Hills Champion  
Saturday, March 26, 2016



Item No.: C04  
**CM2016-026**



*City Manager*

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**MEMORANDUM**

DATE: April 7, 2016

TO: Honorable Mayor and City Council

FROM: Konradt Bartlam, City Manager 

**RE: PLANNING COMMISSION ACTION REGARDING AGENDA ITEM 7B - EXTENSION OF TIME NO. 16EXT01 FOR TENTATIVE TRACT MAP 16413 TO SUBDIVIDE 19.86 ACRES OF VACANT LAND TO CREATE 19 SINGLE-FAMILY RESIDENTIAL PROPERTIES (VILA BORBA) LOCATED SOUTHWEST OF BUTTERFIELD RANCH ROAD AND AVENIDA DE PORTUGAL**

**AGENDA ITEM 7C EXTENSION OF TIME NO. 16EXT02 FOR TENTATIVE TRACT MAP 16338 TO SUBDIVIDE 86.4 ACRES OF VACANT LAND TO CREATE 149 SINGLE-FAMILY RESIDENTIAL PROPERTIES (VILA BORBA) LOCATED SOUTHEAST OF BUTTERFIELD RANCH ROAD AND AVENIDA DE PORTUGAL**

**AGENDA ITEM 7D - EXTENSION OF TIME NO. 16EXT03 FOR TENTATIVE TRACT MAP 16414 TO SUBDIVIDE 23.74 ACRES OF VACANT LAND TO CREATE 280 MULTI-FAMILY ATTACHED DWELLING UNITS AND 5-ACRES OF COMMERCIAL (VILA BORBA) LOCATED NORTHEAST OF BUTTERFIELD RANCH ROAD AND AVENIDA DE PORTUGAL**

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At their meeting on April 5, 2016, the Planning Commission conducted a public hearing to consider a request from the applicant to grant a two-year extension of time for TTM 16413, 16338 and 16414 which were originally approved by the City Council on April 25, 2006.

The approved tentative map 16413 would subdivide 19.86 acres of vacant land to create 19 single-family residential properties. The approved tentative map 16338 would subdivide 86.4 acres of vacant land to create 149 single-family residential properties. The approved tentative map 16414 would subdivide 23.74 acres of vacant land to create 280 multi-family attached dwelling units and 5-acres of commercial land.



There were no public speakers for these items and the Planning Commission waived the staff presentation.

By unanimous vote, 4-0-1 (Commissioners Romero was absent), the Planning Commission adopted a resolutions approving the following: Extension of Time 16EXT01, granting a two-year extension for Tentative Tract Map 16338, Extension of Time 16EXT02, granting a two-year extension for Tentative Tract Map 16413 and Extension of Time 16EXT03, granting a two-year extension for Tentative Tract Map 16414.

KB:JL:RG:ssr



## PLANNING COMMISSION AGENDA STAFF REPORT

Meeting Date: April 5, 2016

Public Hearing: ☒  
Discussion Item: ☐  
Consent Item: ☐

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March 29, 2016

Agenda Item No.: 7c.

TO: CHAIRMAN AND PLANNING COMMISSIONERS

FROM: JOANN LOMBARDO, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: EXTENSION OF TIME NO. 16EXT02 FOR TENTATIVE TRACT MAP 16338 TO SUBDIVIDE 86.4 ACRES OF VACANT LAND TO CREATE 149 SINGLE-FAMILY RESIDENTIAL PROPERTIES (VILA BORBA PLANNING AREA 3) LOCATED SOUTHEAST OF BUTTERFIELD RANCH ROAD AND AVENIDA DE PORTUGAL.

### EXECUTIVE SUMMARY

The applicant, CalAtlantic, is requesting approval for a two (2) year extension of time for TTM 16338, which was originally approved by the City Council on April 25, 2006. The approved tentative map would subdivide 86.4 acres of vacant land to create 149 single-family residential properties.

The recommendation of approval for the extension is based on the provisions of Municipal Code Section 83.041105, which allows for an extension of time for tentative tract maps by mutual consent of the subdivider and the Planning Commission. Additionally, staff's recommendation is based upon a review of the applicant's circumstances and the Conditions of Approval implemented with the approval of TTM 16338.

### RECOMMENDATION

Staff recommends that the Planning Commission adopt the attached resolution approving Extension of Time No. 16EXT02 for Tentative Tract Map (TTM) 16338 which is consistent with previously approved environmental document SCH#2004081134, based on the findings of fact as listed in the attached Resolution and subject to the Conditions of Approval.

### PROJECT:

CASE NO.: Extension of Time No. 16EXT02 for Tentative Tract Map 16338

APPLICANT/ CalAtlantic

OWNER: 355 East Rincon Street, Suite 300  
Corona, California 92879

LOCATION: Butterfield Ranch Road and Avenida De Portugal  
Assessor's Parcel Number 1033-081-14, 1033-081-15 and 1033-081-16

**SITE DESCRIPTION**

Project Area: 86.4 acres  
 Terrain: Generally sloping north to south  
 Existing Land Use: Vacant  
 General Plan: Low Density Residential and Private Open Space  
 Zoning: Low Density Residential (R-S) and Private Open Space (OS-1)  
 Overlay District: Fire Hazard  
 Sewer Service: City of Chino Hills  
 Water Service: City of Chino Hills

**SURROUNDING LAND DESCRIPTION**

| LOCATION | EXISTING USE   | GENERAL PLAN LAND USE                          | ZONING  |
|----------|--|--|---|
| Site     | Vacant and undeveloped Vila Borba TTM 16338 approved for construction of 149 single family homes                               | Low Density Residential and Private Open Space | R-S (Low Density Residential) and OS-1 (Private Open Space) |
| North    | Vacant and undeveloped Vila Borba TTM 16414 approved for construction of 280 attached dwelling units and 5-acres of commercial | Commercial and High Density Residential        | C-G (Commercial General) and RM-2 High Density Residential) |
| South    | Hunter's Hill Residential Tract  | Low Density Residential                        | R-S (Low Density Residential)                               |
| East     | State Route 71 and Pine Corporate Center   | Freeway and Planned Development PD 50-167      | Freeway and Commercial                                      |
| West     | Vacant and undeveloped Vila Borba TTM 16413 approved for construction of 19 single family homes                                | Low Density Residential and Private Open Space | R-S (Low Density Residential) and OS-1 Private Open Space   |



## BACKGROUND

On April 25, 2006, the City Council approved TTM 16338 that subdivided the 86.4 acre property to create 149 single-family residential lots with a minimum lot size of 7,200 square feet and a minimum lot width of 50 feet. The lot sizes range from 7,200 square feet to 18,775 square feet with an average lot size of 8,798 square feet. The lot sizes and lot widths meet the minimum standards of the Development Code.

The original Condition of Approval No. 1 for TTM 16338 (Exhibit B) provides that the tentative tract map shall become null and void unless map recordation has taken place within thirty-six (36) months after its approval, or April 25, 2009. The Condition also provided that when circumstances beyond the control of the applicant cause delays, the Planning Commission may grant an extension of time for a period not to exceed an additional thirty-sixty (36) months. Further, Chino Hills Municipal Code Section 83.040220 (f) provides that extensions of time for a period or periods not exceeding a total of thirty-six (36) months may be approved. Any application of a subdivider for such extension of time shall be made in writing to the Planning Officer not less than thirty (30) days prior to the expiration date.



VICINITY MAP

Starting in about 2007, a downturn in the residential market occurred that delayed the final map and ultimate construction of the Vila Borba project. This downturn affected development throughout the state of California, causing the state legislature to adopt the following series of legislations that extended the expiration date of TTM 16338 to April 25, 2016:

- Senate Bill 1185 went into effect on July 15, 2008, extending the expiration date of existing tentative maps, vesting tentative maps, and tentative parcel maps for twelve (12) additional months beyond the original expiration dates. Specifically, the expiration date of all tentative maps set to expire between July 15, 2008, and January 1, 2011, were automatically extended by twelve (12) months. This legislation effectively extended the 60 month extension permitted under the Subdivision Map Act and Condition No. 1 for Tentative Tract Map 16338 to 72 months or 6 years.
- Assembly Bill 333 went into effect on July 15, 2009. It automatically extended the expiration date of existing tentative maps, vesting tentative maps, and tentative parcel maps by twenty-four (24) months past the expiration dates allowed by SB 1185. This means that the expiration date of all tentative maps that would expire between July 15, 2009, and January 1, 2012, were automatically extended by twenty-four (24) months.
- Assembly Bill No. 208 was approved by the governor on July 13, 2011. AB 208 provided an additional twenty-four (24) month extension of the expiration dates for any tentative map, tentative parcel map, or vesting tentative map that has not expired on or before the effective date of the legislation and that would have expired prior to January 1, 2014.
- Assembly Bill No. 116 was enacted on July 11, 2013. AB 116 extends the expiration date of any approved tentative map or vesting tentative map that was approved on or after January 1, 2000, and that has not expired as of the effective date of the legislation by twenty-four (24) months.

The following table summarizes how these legislative actions have extended TTM 16338.

| <b>Project Approval Date</b> | <b>Original Expiration Date</b> | <b>Expiration Date per SB 1185 (+1 year)</b> | <b>Expiration Date per AB 333 (+2 years)</b> | <b>Expiration Date Per AB 208 (+2 years)</b> | <b>Expiration Date per AB 116 (+2 years)</b> | <b>Possible 6 Year Extension per SB 1185</b> |
|------------------------------|---------------------------------|--|--|--|--|--|
| 4/25/06                      | 4/25/09                         | 4/25/10                                      | 4/25/12                                      | 4/25/14                                      | 4/25/16                                      | +6 years                                     |

The applicant has initiated the post entitlement process, and is requesting the additional two year extension to accommodate a recent change in ownership and completion of the grading plan. The applicant submitted the extension request on March 16, 2016, which is consistent with Government Code Section 66452.6.e that states:

- Prior to the expiration of an approved or conditionally approved tentative map, upon an application by the subdivider to extend that map, the map shall automatically be extended for 60 days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first.

### GENERAL PLAN CONSISTENCY

The project site is designated as Low Density Residential and Private on the General Plan Land Use Map and is zoned Low Density Residential (R-S) and Private Open Space (OS-1). The General Plan allows for a density of up to 6 dwelling units per acre in the Low Density Residential areas, and the proposed density for the project is 1.7 dwelling units per acre (du/ac). The project site is surrounded by urban residential uses, as designated on the General Plan Land Use Map, and the proposed new single-family residences are an appropriate use in the area.

### ENVIRONMENTAL ASSESSMENT:

An environmental review was completed for the project and an Environmental Impact Report ("EIR") and MMRP was adopted by the City Council on April 25, 2006, pursuant to the California Environmental Quality Act (CEQA) Guidelines and the City of Chino Hills Local Procedures for Implementing CEQA. The environmental effects of the subdivision, grading, and construction and occupancy of residences has already been reviewed in the approved environmental document (SCH#2004081134) prepared for the entire Vila Borba Project including Tract 16338, which includes the project site, and was approved by the City Council on April 25, 2006.

As the current application requests an extension of time for the project as it was approved, the prior EIR adequately addressed the effects of the proposed project. No substantial changes have been made in the project, no substantial changes in the circumstances under which the project is being undertaken and no new information of substantial importance to the project which was not known or could not have been known when the EIR was adopted have become known. Therefore, no further environmental review is required.

### PUBLIC COMMENTS

Staff published a public hearing notice in the Chino Hills Champion newspaper on March 23, 2016, and mailed public hearing notices to the surrounding property owners on March 23, 2016. As of the writing of this staff report, staff has not received any public comments concerning the proposed municipal code amendment.



Respectfully submitted,

Prepared by:



Joann Lombardo  
Community Development Director



Kim Zuppiger  
Contract Planner

Attachments: Resolution  
Exhibit "A" - Conditions of Approval  
Exhibit "B" - Original Conditions of Approval for Environmental Impact Report (SCH#2004081134) General Plan Amendment 03GPA01; Zone Change 03ZC02 Development Code Amendment 03DCA01 and Tentative Tract Maps (TTM) 15989, 16413: 16338 and 16414  
Exhibit "C" – Tentative Tract Map 16338  
Original Staff Report for Environmental Impact Report (SCH#2004081134) General Plan Amendment 03GPA01; Zone Change 03ZC02 Development Code Amendment 03DCA01 Tentative Tract Maps (TTM) 15989, 16413: 16338 and 16414  
Original Resolution No. 06R-19 for adoption of the Final Environmental Impact Report (SCH#2004081134), Mitigation Measures and Statement of Overriding Considerations and approving the Mitigation Monitoring and Reporting Program  
Original Resolution No. 06R-20 for General Plan Amendment 03GPA01 and Tentative Tract Maps (TTM) 15989, 16413: 16338 and 16414  
Original Ordinance No. 187 for Zone Change 03ZC02 and Development Code Amendment 03DCA01  
Affidavit of Mailing (Public Hearing Notice & Mailing Labels)

RESOLUTION NO. PC 2016 –

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO HILLS, CALIFORNIA APPROVING EXTENSION OF TIME 16EXT02 FOR TENTATIVE TRACT MAP 16338 TO SUBDIVIDE 86.4 ACRES OF VACANT LAND TO CREATE 149 RESIDENTIAL LOTS (VILA BORBA PLANNING AREA 3) LOCATED ON THE SOUTHEAST SIDE OF BUTTERFIELD RANCH ROAD AND AVENIDA DE PORTUGAL.

THE PLANNING COMMISSION OF THE CITY OF CHINO HILLS DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission does hereby make the following findings of fact:

- A. The applicant, CalAtlantic requested approval for a two (2) year extension of time for Tentative Tract Map (TTM) 16338, which was originally approved by the Planning Commission on April 25, 2006 subject to an original expiration date of April 25, 2009. The approved tentative map would subdivide 86.4 acres of vacant land to create 149 single family residences.
- B. The site is located on the southeast side of Butterfield Ranch Road and Avenida De Portugal, and is legally described as Assessor's Parcel Numbers 1033-081-14, 1033-081-15 and 1033-081-16 as shown in the latest records of the Office of the Tax Assessor of the County of San Bernardino.
- C. The property is zoned Low Density Residential (R-S) and Private Open Space (OS-1), and has a General Plan land use designation of Low Density Residential and Private Open Space.
- D. An environmental review was completed for the project and an Environmental Impact Report (EIR) and Mitigation Monitoring Program were adopted by the City Council on April 25, 2006 (SCH#200408134), pursuant to the California Environmental Quality Act (CEQA) Guidelines and the City of Chino Hills Local Procedures for Implementing CEQA. As the current application requests an extension of time for the project as it was approved, there is no potential for the application to cause a significant effect on the environment. Therefore, the proposed extension of time is exempt from CEQA pursuant to Section 15061(b)(3) Review for Exemption of the CEQA Guidelines. No substantial changes have been made in the project, no substantial changes in the circumstances under which the project is being undertaken and no new information of substantial importance to the project which was not known or could not have been known when the EIR was adopted have become known.

- E. Tentative Tract Map 16338 was approved by the City Council at a duly noticed public hearing on April 25, 2006.
- F. Starting in about 2007, a downturn in the residential market occurred that delayed the final map and ultimate construction of the Vila Borba project. This downturn affected development throughout the state of California, causing the state legislature to adopt the following series of legislations that extended the expiration date of TTM 16338 to April 25, 2016:
  - 1. Senate Bill 1185 extended TTM 16338 for twelve (12) months to April 25, 2010.
  - 2. Assembly Bill 333 extended TTM 16338 by twenty-four (24) months to April 25, 2012.
  - 3. Assembly Bill No. 208 extended TTM 16338 an additional twenty-four (24) months to April 25, 2014.
  - 4. Assembly Bill No. extended TTM 16338 as additional twenty-four (24) months to April 25, 2016.
- G. The applicant submitted the extension request on March 16, 2016, prior to the expiration of an approved or conditionally approved tentative map, so pursuant to Government Code Section 66452.6.e, TTM 16338 the map was automatically extended for 60 days, or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first.
- H. The Planning Commission of the City of Chino Hills held a duly noticed public hearing on April 5, 2016, to review and consider the staff report prepared for the project, receive public testimony, and review all correspondence received on the project.

SECTION 2. Based upon oral and written testimony and other evidence received at the public hearing held for the project, and upon studies and investigations made by the Planning Commission and on its behalf, the Planning Commission does hereby makes the following findings for Extension of Time 16EXT02 pursuant to Section 83.040110 (c) of the Development Code, as follows:

- A. FINDING: The proposed subdivision, together with the provisions for its design and conceptual improvements, is consistent with the General Plan.

FACT: The project site is designated as Low Density Residential and Private Open Space on the General Plan Map and is zoned Low Density Residential (R-S) and Private Open Space (OS-1). Approval of the

Tentative Tract Map for will provide for the development of 149 dwelling units. This is consistent with the General Plan, as it provides more opportunities to meet the diversified housing needs of the community.

- B. FINDING: The site is physically suitable for the type and proposed density of development.

FACT: The project site is steeply sloped from north to south. An initial geotechnical study for the site indicates that appropriate engineering standards can and will be used to mitigate those hazards to minimal. The proposed development will have a density of 1.7 dwelling units per acre, and the allowable density is up to 6 dwelling units per acre. As such, the site is suitable for the proposed development.

- C. FINDING: The design of the subdivision or the proposed conceptual improvements are not likely to cause substantial environmental damage or substantially or avoidably injure fish or wildlife or their habitat.

FACT: The proposed subdivision is located in an area that is fully developed with urban uses. The site has been maintained through discing in the past years. Development of the project, with incorporation of the mitigation measures referenced herein, will result in negligible changes to the existing environment.

- D. FINDING: The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

FACT: The design of the subdivision has considered all easements for the public at large for access through or use of the property. No easements are recorded on the property at the present time, and any future easements will be designed to be accessible as necessary.

- E. FINDING: The design of the subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities.

FACT: Natural heating and cooling opportunities were considered in the design of the site layout. The landscape plan incorporates extensive use of trees and vegetation on site, which will help to reduce the effects of urban heat on site.

- F. FINDING: The proposed subdivision of land, its design, density and type of development and improvements conform to the regulations of the Development Code and the regulations of any public agency having jurisdiction by law.

FACT: The proposed site is located in the R-S Low Density Residential

zone that allows a maximum density of 6 units per acre. The proposal is for 1.7 units per acre, which is below the allowable density in the zone. The proposed project meets all development code standards for the R-S zone, including setbacks, height limits, open space, parking, circulation and access, and landscaping. Best Management Practices are incorporated into the plans to comply with air and water quality requirements of various agencies in the region. Construction plans are required to comply with standard engineering practices and the Uniform Building Code.

SECTION 3. The Planning Commission of the City of Chino Hills does hereby approve Extension of Time 16EXT02 for Tentative Tract Map (TTM) 16338, pursuant to Development Code Section 83.040220 (f), based on the findings included within this resolution and subject to the Conditions of Approval incorporated herein by reference.

SECTION 4. The Planning Commission Secretary shall certify to the adoption of this resolution.

ADOPTED AND APPROVED this 5th day of April, 2015.

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GARY LARSON, CHAIRMAN

ATTEST:

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KAREN PULVERS  
PLANNING COMMISSION SECRETARY

APPROVED AS TO FORM:

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ELIZABETH M. CALCIANO  
ASSISTANT CITY ATTORNEY

STATE OF CALIFORNIA                    )  
COUNTY OF SAN BERNARDINO        )  
CITY OF CHINO HILLS                 )       ss.

I, KAREN PULVERS, Planning Commission Secretary of the City of Chino Hills, do hereby certify that the foregoing Resolution No. PC 2016-    was duly passed and adopted at a regular meeting of the Chino Hills Planning Commission held on the 5th day of April 2016, by the following roll call vote, to wit:

AYES:           COMMISSION MEMBERS:

NOES:           COMMISSION MEMBERS:

ABSENT:        COMMISSION MEMBERS:

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KAREN PULVERS  
PLANNING COMMISSION SECRETARY





**CITY OF CHINO HILLS  
Conditions of Approval  
Extension of Time 16EXT02  
Tentative Tract Map No. 16338**

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**ON GOING / INFORMATIONAL: Planning Division**

1. This Tentative Tract Map (Exhibit "C") shall become null and void:
  - A. Unless map recordation has taken place within twenty-four (24) months after the approval of said Tentative Tract Map 16338 Extension of Time 16EXT02.
  - B. Where circumstances beyond the control of the applicant cause delays which do not permit compliance with the time limitation established in this section, the Planning Commission may grant an extension of time for a period not to exceed an additional twenty-four (24) months or later than April 25, 2018. Applications for such extension of time must set forth in writing the reasons for this extension and shall be filed together with a fee as established by the City Council with the Planning Division thirty (30) calendar days before the expiration of the Map. The applicant will be responsible for initiating any extension request.
2. All conditions of the Original Conditions of Approval for T 16338 with the exception of Condition No.1 shall remain in effect and the original Mitigation Monitoring Requirements shall also remain in effect (Exhibit "B").

**END OF SEQUENTIAL CONDITIONS**

**Project Manager: Kim Zuppiger**



**CITY OF CHINO HILLS  
CONDITIONS OF APPROVAL**

Tentative Tract Map No's 15989, 16338, 16413, 16414

General Plan Amendment 03GPA01

Zone Change 03ZC02

Development Code Amendment 03DCA01

EIR - State Clearinghouse #2004081134

|                 |                    |
|-----------------|--------------------|
| <b>APPROVED</b> |                    |
| CHINO HILLS     |                    |
| SIGNATURE       | <i>[Signature]</i> |
|                 | City Council       |
| DATE            | 4/25/06            |

**VILA BORBA PROJECT**

**I. GENERAL / ONGOING**

**Planning Division**

1. These Tentative Tract Maps shall become null and void:
  - A. Unless map recordation has taken place within thirty-six (36) months after the approval of said Tentative Tracts.
  - B. Where circumstances beyond the control of the applicant cause delays which do not permit compliance with the time limitation established in this section, the Planning Commission may grant an extension of time for a period not to exceed an additional thirty-six (36) months. Applications for such extension of time must set forth in writing the reasons for this extension and shall be filed together with a fee as established by the City Council with the Planning Division thirty (30) calendar days before the expiration of the Map. The applicant will be responsible for initiating any extension request.
2. Approval of General Plan Amendment 03GPA01, Zone Change 03ZC02, Development Code Amendment 03DCA01, and EIR (State Clearinghouse #2004081134) shall be contingent upon approval of Tentative Tract Map No. 15989, 16338, 16413 and 16414.
3. The applicant and its successors in interest shall indemnify, protect, defend (with legal counsel reasonably acceptable to the City), and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees, and agents from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs, and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively "Claims") arising out of or in any way relating this project, any discretionary approvals granted by the City related to the

Exhibit B

000027 413/623

development of the project, or the environmental review conducted under California Environmental Quality Act, Public Resources Code Section 21000 et seq., for the project. If the City Attorney is required to enforce any conditions of approval, all costs, including attorney's fees, shall be paid for by the applicant.

4. The applicant shall prepare and submit to the Director of Community Development for review and approval updated Tentative Tract Maps (7 copies) for the Vila Borba project within 60 days of project approval. The updated documents shall reflect any modifications to the project made by the City Council during its review and determination of the project. The project shall be developed in conformance with the tentative tract maps.
5. The applicant shall comply with all required mitigation measures approved for the project as part of the project's Environmental Impact Report (State Clearinghouse #2004081134). The applicant shall deposit sufficient funds with the City to retain the services of a qualified consultant to administer and implement the Mitigation Monitoring Program.
6. The Applicant recognizes the City's mandate to comply with its Regional Housing Needs Assessment and the City's related General Plan and Zoning requirements. Therefore, The Applicant shall contribute \$1.00 per square foot of livable area for each new residential dwelling unit, not to exceed \$3,500 for new single-family residential units and not to exceed \$1,000 for new multi-family residential units. The applicant shall pay the dollar amount referenced above, or as stated in the City's adopted affordable housing program in place at the time of occupancy (whichever is less) towards the City's affordable housing program which is due prior to the occupancy of each unit.
7. Should Edison either abandon or relocate its existing easements that are adjacent to the Wildlife Corridor (open space linkage) as shown on the final HMMP, then the land previously within the easement area(s) shall become permanent protected open space and be added to the Wildlife Corridor.
8. The existing 12kv Edison easement that is adjacent to the Hunters Hill project shall be relocated based on the alignment shown on the tentative maps for Tract 16338 and Tract 16413. The relocation shall be complete prior to the occupancy of the first house in Tract 16338.
9. That portion of property zoned multifamily within Tract 16414 shall be allowed up to 280 units subject to meeting all development standards. The project will be subject to the City's Design Review and Site Plan Review approval process, which will determine the final design, site plan, and number of units.
10. Mandatory solid waste disposal services shall be provided by the City franchised waste hauler to all parcels/lots or uses affected by approval of this project.

11. A single Homeowner's Association (HOA) shall be formed for Tracts 15989, 16338, 16413. Tract 16414 will have separate property maintenance associations and CC&R's.
12. The following items shall be dedicated in fee to the City, as determined by the City, and be maintained by a landscape and lighting district:
  - a. All biologically sensitive areas, natural and/or re-naturalized vegetative open space lots; All park lettered lots; All multi-use trails All public street parkways and parkway easements.
  - b. Project related landscape improvements (including but not limited to monuments, signs, irrigation, lights, amenities, and related equipment) which are to be constructed within any public right-of-way located within or adjacent to the project area; stabilization structures and maintenance programs of all natural or re-created waterways (streambeds); components of the HMMP not dedicated to a conservation entity and otherwise funded by a conservation endowment; all park and trail facilities, improvements, and amenities.
13. Cost of installation of the following elements shall be funded by the developer, and cost of maintenance shall be funded by the HOA:
  - a. Private street maintenance; street sweeping and streetlights; all HOA slopes, lots, and easements; private street parkways and street trees.
  - b. All ornamental vegetative lots, fuel modification lots, interior slope lots, private street parkways, and sight triangle lots within the project shall be dedicated in fee to the Homeowner's Association (HOA) maintained by the HOA. If private residential lots have slopes over 30 feet, then an easement to the HOA shall be established for HOA maintenance purposes. All dedicated lots and easements are subject to City review and approval during final tract map approval
14. A Disclosure Statement shall be made available to all prospective buyers of homes for all tracts within this Project.
15. Prior to the first occupancy in the project the applicant, its successors in interest, a Homeowner's Association, or other maintenance authority acceptable to the City (and not the City, unless the City Council expressly accepts any or all of the following responsibilities) as determined by the City, shall be responsible for maintaining, or at the option of the City, funding the maintenance of all of the following improvements which are to be constructed within the project boundaries in perpetuity, including, but not limited to:
  - A. All recreational and other amenities located within the open space/ paseo areas with the exception of the multi-use trail & five acre public park, and those mitigation and open space areas covered by a conservation

- easement and perpetual maintenance endowment;
  - B. All project related landscape improvements, monuments, irrigation and related equipment, which are to be constructed on any common lots within the project area an/or which are to be constructed within any public right-of-way located within or adjacent to the project area;
  - C. Street maintenance, street sweeping and street lights (historically funded through assessments or maintenance districts).
  - D. Private infrastructure.
16. The applicant shall comply with the conditions in the transmittal from the Chino Valley Independent Fire District dated December 15<sup>th</sup> and 19<sup>th</sup>, 2005.
17. All Trust Deposit Accounts shall have no deficits.

#### Building Division

18. A portion of this development (Tracts 15989 and 16413) is located within the Fire Hazard Overlay District. It shall comply with the project design requirements of the Fire Hazard Overlay District.

#### Landscape

19. All landscape architecture documents and landscape construction shall comply with the *City of Chino Hills Landscaping and Lighting Manual 1992*.
20. All landscape architecture documents, used as part of the entitlement and landscape construction process, shall be designed by a registered landscape architect licensed by the State of California.
21. All future changes, to the landscape architecture documents after City approval, shall be reviewed by the City for conformance to all laws and regulations for governing the City. Minor changes may be outlined within the Applicant's memorandum of design alteration and then be accepted by the City. The Applicant shall resubmit working drawings and support documents for major changes for review and approval.
22. The Applicant or its successors agrees to maintain the landscape construction in accordance with the following:
- A. The landscape construction shall be neat and show good horticultural practice.
  - B. The landscape construction shall preserve the design intent in accordance with the approved landscape architecture documents.

- C. The landscape construction shall be maintained in accordance with the approved *Landscape Maintenance Guidelines* approved with the project.
  - D. The landscape maintenance shall be provided by the owner, Homeowner's Associates representatives, or by a qualified landscape maintenance contractor.
  - E. The landscape maintenance shall be maintained to the minimum standards of the following:
    - i) Chino Hills Municipal Code
    - ii) State of California's *Water Conservation in Landscaping Act*, Assembly Bill 325. (California Government Code Section 65591 – 65600 and Division 2 Title 23 California Code of Regulations Chapter 2.7 Sections 490-495.)
    - iii) Water Quality Management Plan that will be reviewed and approved by the City of Chino Hills.
23. Prior to the release of bonds, a Certificate of Substantial Completion package for the project's landscape development shall be submitted and reviewed by the Senior Landscape Planner. Once the final document package is accepted, a final walk, with the Senior Landscape Planner shall be scheduled to review and verify consistency with the accepted Certificate of Substantial Completion package documents.

## Engineering Department

### Grading

24. Any grading within the road right-of-way prior to the signing of the improvement plans shall be accomplished under the direction of a Soils Testing Engineer. Compaction tests of embankment construction, trench backfill, and all subgrades shall be performed at no cost to City of Chino Hills and a written report shall be submitted to the Engineering Division, prior to any placement of base material and/or paving.
25. Grading of the subject property shall be in accordance with California Building Code, City Grading Standards, and accepted grading practices. The final grading plan shall be in substantial conformance with the approved conceptual grading plan.
26. All cut and fill slopes shall:
- A. Not exceed a ratio of 2 horizontal to 1 vertical unless otherwise recommended by the engineering geologist and approved by the City Engineer and Building Official. Minimum setbacks from slopes shall conform to the Uniform Building Code.
  - B. Be contour graded to blend with existing natural contours.



- C. Be part of the downhill lot when within or between individual lots.
  - D. The toe and crest of all cut and fill slopes in excess of 5 feet vertical height, but not greater than 10 feet vertical height, shall be rounded with vertical curves.
  - E. The toe and crest of any slope in excess of 10 feet vertical height shall be rounded with curves of radii of no less than 5 feet and designed in proportion to the total height of the slope.
  - F. Comply with the slope undulation provisions of Chapter 16.50 of the Chino Hills Development Code.
  - G. Incorporate recommendations in the approved geology and soils report.
27. Any fill in excess of thirty (30') feet in thickness shall require a fill settlement-monitoring plan.
28. Erosion control devices shall be installed at all perimeter openings and slopes. No sediment shall leave the job site. All newly graded surfaces not immediately involved in construction shall have some method of erosion protection, i.e., mulching, fiber fabric, planting, or tackifier.
29. Water spraying or other approved methods shall be used during grading operations to control fugitive dust. Recycled water shall be used for grading operations whenever available.
30. In hillside areas, residential developments shall be graded and constructed consistent with the standards contained in the City of Chino Hills Development Code, Section 16.50.

### Dedications

31. Final Maps are required for the proposed divisions and shall be recorded with the County Recorder pursuant to the provisions of the Subdivision Map Act. These maps must be prepared by a licensed land surveyor or a registered civil engineer. The Final Map shall be prepared in accordance with the City of Chino Hills "Final Map Standards for Subdivisions, Parcel Map and Tract Map", latest edition. This includes submittal of digitized CAD file of final map prior to map recordation.
32. Rights-of-way and easements shall be dedicated to the city for all interior public streets, community trails and staging area, public paseos, public landscape areas, street trees, traffic signal encroachment and maintenance, and public drainage facilities as shown on the plans and/or tentative map. Private easements for non-public facilities (cross lot drainage, local feeder trails, etc.), paseos, private parks, shall be reserved as shown on the plans and/or tentative map.

33. The City will be provided easements for detention basin(s) for access and maintenance. Funding for maintenance shall be provided by the Developer / HOA and be approved by the City.
34. Detention basin(s) and drainage courses shall be covered by private easements. Instruments covering recordation and delineation of easements shall be shown on the tract map and CDP for approval.
35. Dedication shall be made of the following rights-of-way on the public perimeter streets (measured from street centerline):  
  
66 total feet on Avenida de Portugal (within Tract 16414). Varying width on Street 'H', Street 'O' & Avenida de Portugal (within Tract 15989) bounding the Public Park.
36. An irrevocable offer of dedication for roadway and utility purposes shall be made for the private streets.
37. Corner property line cutoffs shall be dedicated per City Standards.
38. Easements shall be dedicated to the City for clear area sight visibility purposes per Development Code Section 16.06.080.
39. Vehicular access rights shall be dedicated to the City for the following streets, except for approved openings: Butterfield Ranch Road, Avenida de Portugal (public section).
40. Slope easements shall be dedicated on the final map where necessary as determined by the City.
41. Easements for public sidewalks, community trail and staging area, street trees or public utility purposes outside of the public right-of-way shall be dedicated to the City on the final maps.
42. All improvements within public right-of-way or private right-of-way shall be built to City Standards and in accordance with the current edition "Standard Specification for Public Works Construction" and the City of Chino Hills Development Code. All improvements shall be bonded in accordance with "Subdivision Map Act" prior to recordation of Final Map if the improvements are not finished prior to the recordation of the final map. All improvements shall bond for 100% of approved cost estimate to construct improvements and in accordance with the "Subdivision Agreement and Improvement Securities Policy" adopted by the City of Chino Hills unless constructed and approved prior to recordation of Final Map. Prior to Bond Release and/or Bond Reduction of the improvements and prior to acceptance of

the improvements by the City, "As-Builts" for the improvements shall be submitted and approved by the City Engineer.

43. A thorough evaluation of any public street structural road section to include parkway improvements from a qualified soils engineer shall be submitted to the City Engineering Division for review during the construction of the public streets. This shall be submitted in a tabular form including street name, classification, and traffic index.
44. All public improvements (interior streets, drainage facilities, community trails, paseos, landscaped areas, etc.) shown on the plans and/or tentative map shall be constructed to City Standards. Interior improvements shall include, but are not limited to, curb & gutter, AC pavement, drive approaches, sidewalks, street lights and street trees.
45. Construct the following public perimeter street improvements including, but not limited to:

| Street Name          | Curb & Gutter | A.C. Pvmnt | Side-walk | Drive Appr. | Street Lights | Street Trees | Comm. Trail | Median Island | Bike Trail | Other |
|----------------------|---------------|------------|-----------|-------------|---------------|--------------|-------------|---------------|------------|-------|
| Butterfield Ranch Rd |               |            | X         |             |               |              | X           |               |            |       |
| Avenida de Portugal  | X             | X          | X         |             | X             | X            | X           |               | X          |       |
| Street 'H' (public)  | X             | X          | X         |             | X             | X            | X           |               |            |       |
| Street 'O' (public)  | X             | X          | X         |             | X             | X            | X           |               |            |       |

46. If Southern California Edison (SCE) will not concur with the alignment of Avenida de Portugal where it crosses the SCE facility, the developer shall revise the street alignment to include a traffic circle where Avenida de Portugal transitions from a public street to a private street. The new alignment requires the approval of the City Engineer.
47. The developer shall install a traffic signal at the intersection of Avenida de Portugal and Butterfield Ranch Road and shall include an equestrian button. The Developer shall also install traffic signal interconnect from the southern tract boundary to Pine Avenue. The traffic signal and interconnect is required to be operational by the 100th Building Permit of any/all of the tracts.
48. Street improvement plans, including street trees, street lights, and intersection safety lights on future signal poles, and traffic signal plans shall be prepared by a registered Civil Engineer and shall be submitted and approved by the City Engineer. Security shall be posted and an agreement executed to the satisfaction of the City Engineer and the City Attorney guaranteeing completion of the public and/or private street improvements, prior to final map approval or issuance of building permits, whichever occurs first.

49. Prior to any work being performed in public right-of-way, inspection fees shall be paid and an encroachment permit issued by the Engineering Department in addition to any other permits required.
50. Pavement striping, marking, traffic signing, street name signing, traffic signal conduit, and interconnect conduit shall be installed to the satisfaction of the City Engineer.
51. Handicap access ramps shall be installed on all corners of intersections per City Standards or as directed by the City Engineer.
52. Existing City roads requiring reconstruction shall remain open for traffic at all times, with adequate detours during construction unless otherwise approved by the City Engineer. Street or lane closure permits are required. A cash deposit or bond shall be provided to cover the cost of improvements within public right of wayright-of-way, which shall be refunded upon completion and acceptance of the construction by the City.
53. Concentrated drainage flows shall not cross sidewalks. Undersidewalk drains shall be installed per City Standards, except for single-family residential lots.
54. Street names shall be approved by the Community Development Department prior to the submittal of final mylars of the improvement plans and final maps.
55. Developer shall provide for installation of low intensity, energy efficient street lights, per City of Chino Hills standards regarding light pole spacing and location. A separate street light plan which schematically shows the proposed locations of all street lights shall be submitted for review and approval by the City. All streetlights along the private streets shall be maintained by the HOA.
56. A Registered Civil Engineer shall be retained to design the proposed road alignment to the approval of the Engineering Division. Roads within or bordering the tract shall be designed to City of Chino Hills Road Standards and the standards of the Chino Hills General Plan, Standard Specifications for Public Works Construction, and in accordance with the Circulation Element of the General Plan, with curb, gutter, and sidewalks.
57. Roads within the development shall not be entered into the City Maintained Road System with the exception of Avenida de Portugal (public portion) and public streets bounding the Public Park.
58. Multipurpose trail easements shall be dedicated to the City of Chino Hills and shall be shown on the final map and in accordance with the requirements of the City of Chino Hills. The applicant shall provide information sufficient to confirm to

- the City of Chino Hills that multi-purpose trails are terminated in a safe manner at the tract boundaries.
59. Final plans and profiles shall indicate the location of any existing utility facility, which would affect construction.
  60. Turn around at dead end streets shall be in accordance with the requirements of the City Engineering Division and the Chino Valley Independent Fire District.
  61. The applicant shall coordinate with affected utility companies and obtain any permits as necessary for the development of this project.
  62. Right-of-way improvements (including off-site) to transition traffic and drainage flows from proposed to existing, shall be required as necessary.
  63. Unless otherwise approved by the City, street improvements must be constructed by the Developer per the approved phasing map. The Developer must install street name signs as part of the improvements. Street names must be approved by the Community Development Department and must be installed per City Standards. Developer must install all necessary traffic regulatory, guide, and warning signs as required by the City Engineer. These signs shall be part of a signing and striping plan, which shall be submitted for review and approval.
  64. Street improvement plans per City Standards for all private streets shall be provided for review and approval by the City Engineer. Prior to any work being performed on the private streets, fees shall be paid and construction permits shall be obtained from the Engineering Department in addition to any other permits required.
  65. A permit shall be obtained from Caltrans for any work within the following right-of-way: HIGHWAY 71.

#### Traffic

66. The applicant shall be responsible for paying the in-lieu fees for the fair share contribution of the final mitigation as identified in the final traffic impact study approved by the City Engineer and identified in the Final Environmental Impact Report (EIR).
67. A separate signing and striping plan shall be provided to address traffic signals including but not limited to, on-site stop signs, no parking areas and red curb. The proposed signing and striping shall be reviewed and approved by the City Traffic Engineer.

68. Provide a separate plan showing the clear sight triangle areas. A clear sight triangle area must be clear of all fences, trees, entry sign structures, monuments, earth embankments and shrubs that grow taller than twenty-four inches (24"). All property within the clear sight distance triangle area shall be granted as an easement to the City. In addition, at controlled intersections the sight distance requirements must conform to Caltrans guidelines, as described in Topic 405 of the Caltrans Highway Design Manual.

### Drainage

69. A final drainage study shall be submitted and approved by the City Engineer prior to the final map approval and / or the issuance of building permits, whichever occurs first. Study shall address drainage patterns, proposed drainage facilities, mitigation measures proposed for first flush and detention facilities, etc.
70. Adequate City of Chino Hills drainage easements (minimum of 20-feet wide) shall be provided over the natural drainage courses and/or drainage facilities. The easements shall be designed to contain the 100-year frequency storm flow plus bulking and freeboard per City Standard Criteria.
71. Any post-development storm flows to be discharged into adjacent properties or into any city or county maintained storm drain system shall not exceed 100% of the unbulked undeveloped flows per the approved Master Plan of Drainage for Vila Borba.
72. The storm water detention facilities for the entire Villa Borba project are provided by one large offsite existing detention basin (located on adjacent City property). The detention basin improvements, unless the City Engineer approves other temporary detention facilities, shall be constructed with the commencement of site improvements of Tract No. 15989, 16338, 16413, or 16414.
73. Storm drain systems shall be designed to convey 100-year storm flows off the project site in a manner approved by the City Engineer.
74. Adequate provisions shall be made for acceptance and disposal of surface drainage entering the property from adjacent areas.
75. All post development drainage shall be conducted in non-erodible devices to an approved storm drain system or approved natural drainage course covered by a private easement.
76. In addition to the drainage requirements stated herein, other on-site or off-site improvements may be required which cannot be determined from tentative plans



at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.

77. Public storm drain easements shall be graded to convey overflows in the event of a blockage in a sump catch basin on the public street.

#### **Bonding**

78. All improvements shall bond for 100% of approved cost estimate to construct improvements and in accordance with the "Subdivision Agreement and Improvement Securities Policy" adopted by the City of Chino Hills unless constructed and approved prior to recordation of Final Map.
79. If the required public improvements are completed prior to recordation of the final map, a one (1) year warranty bond shall be posted in the amount of 25% of the approved engineer's cost estimate for all improvements.
80. Prior to Bond Release and/or Bond Reduction of the improvements and prior to acceptance of the improvements by the City, "As-Built" for the improvements shall be submitted and approved by the City Engineer.

#### **Utilities**

81. Provide separate utility services to each parcel or lot including: sewer; water; gas; electric power; including transformer; telephone; and, cable TV (all underground) in accordance with the utility provider standards. Easements will be provided where necessary.
82. The developer shall be responsible for the relocation of any existing utility necessary as a result of the development.
83. Existing utility poles shall be shown on the improvement plans and relocated, as necessary, without cost to the City.
84. Any wells on the property or similar structures that might result in contamination of underground waters shall be abandoned in a manner approved by the Department of Environmental Health Services (DEHS).

#### **Sewer - Domestic Water - Recycled Water**

85. Developer shall grade concurrently with the development grading a recycled reservoir pad at elevation 768 large enough for a 6MG reservoir; provide a paved access road to the reservoir; provide a twenty-four inch diameter supply line; install erosion control on the reservoirs graded slope; and dedicate the reservoir lot with the recordation of TTM 15989.

If the City elects to construct the reservoir prior to the development grading, the Developer will grant the City fee title for the reservoir parcel; and the Developer shall grant to the City an access and waterline easement in areas that will not be graded with the development. If the City elects this option the City will be responsible for all environmental permits and construction costs for the reservoir and associated improvements.

86. A 26-foot wide access easement and all weather access shall be provided to the City, from a public/private road to the reservoir site.
87. A preliminary geotechnical study for proposed pump station and water storage tanks sites must be submitted for review and approval by the Engineering Division.
88. Design, installation, materials and location of water and sewer improvements must meet the City's standard procedures and requirements, specifications, and AWWA guidelines for the design and construction of water, recycled water, and wastewater facilities.
89. All public easements for water/sewer mains or storm drains must have a minimum width of 20 feet unless otherwise approved by the City Engineer.
90. Water/sewer mains and storm drain lines within the single family residential areas of the project shall be owned and maintained by the City. Water/sewer mains and storm drain lines within the commercial or multi family residential areas of the project shall be owned and maintained by the HOA. Commercial and multi family residential shall be master metered water systems.
91. Water, recycled water, and sewer mains must have a minimum horizontal separation of 10 feet unless otherwise approved by the City Engineer.
92. Water, sewer and storm drain lines shall be located in the center of a given easement.
93. All water meters shall be located within the public rights-of way unless otherwise approved by the City. Public easements shall be required for any meter installed outside of public right-of-way. Recorded documents must be submitted to the City prior to occupancy release.
94. All fire hydrants shall be installed per City standards with location and fire flow requirements as determined by the Chino Valley Independent Fire District.
95. An application for recycled water service shall be submitted to the City for approval process with regulatory agencies.

96. Recycled water service shall have a separate meter from all other water systems.
97. No permanent structures shall be built within any easement unless otherwise approved. The owner shall be responsible for relocating or reconstructing the structures that are built within the easement should there be any damage that occurs during the operations and maintenance of the easement. Exact location of existing waterlines and associated easements will need to be verified and plotted on the on site plan prior to approval. Relocation of facilities may be required by the project.
98. All water and sewer plans must be reviewed and approved by the City. The City's review of plans and engineering data will cover only general conformity of the design with standards and specifications outlined in the City's design standards and specifications. The City's approval of plans and engineering data will not constitute a blanket approval of all dimensions, quantities, physical properties, material equipment, devices, or items shown. This does not relieve the design engineers from any responsibility for errors, deviations, or defects in design thereof.
99. A Geotechnical study may be required for the necessary remediation and recommendation for special materials and construction methods for the installation of water and sewer mains and appurtenances.
100. Sewage disposal system shall be connected to the City of Chino Hills public sewer system. Developer shall notify city staff two (2) working days prior to connection to public system and no connection shall be made without the presence of city staff.
101. A digitized drawing file of the improvement plans, in a City's compatible CAD system, shall be submitted along with original Mylars.

#### Landscape

102. Trees shall be prohibited within six (6) feet of the outside diameter of any public utility.
103. All walls on the perimeter and within the development shall be constructed of masonry or other City approved non-wood material and create a design hierarchy. All walls and fences shall be decorative. Pilasters will be required at all lot lines and at appropriate intervals, or as determined by the Community Development Director. Pilasters shall have decorative caps. Walls shall provide interest, texture, and have a decorative cap. Precision block shall not be allowed as a majority field.

104. All manufactured slopes' horizontal and down drains, including any splash walls, shall be colored to blend with the surrounding soil color.

## **Prior to the Issuance of Grading Permits**

### **Planning Division**

105. Plague has been shown to be endemic to the Chino Hills area. The disease is carried by fleas on wild rodents, including ground squirrels. It is known that ground squirrels are currently in the Chino Hills area; therefore, prior to any grading for land development, the following control measures shall be completed:
- A. A survey of the subject area by a qualified vector biologist or biologist for the presence of ectoparasites and ground squirrel numbers shall be completed and submitted to the San Bernardino County Vector Control.
  - B. Prior to grading, a control program to include ectoparasite suppression immediately followed by a rodent suppression program shall be performed.
107. The applicant shall provide evidence that a qualified archaeological/vertebrate paleontological monitor has been hired to review the project site. A qualified archaeological/vertebrate paleontological monitor shall be present during grading to salvage cultural (archaeological/paleontological) resources if any resources are found during earthmoving activities. Arrangements to monitor grading and salvage cultural resources shall be made at a pre-grade meeting between the monitor, grading contractor, Planning project manager, and Building Official. The monitor shall have the authority to halt and redirect grading activities to allow removal of specimens. The monitor shall be responsible for specimen preparation, curation, and a report of findings according to the standards of the County Museum Curator of Earth Sciences submitted to the County Museum and the City. This requirement may be waived if the Curator of Earth Sciences for the San Bernardino County Museum states in writing that such monitoring is not warranted, or if it can be proven to the satisfaction of the Community Development Director that the monitoring is not warranted.

### **Building and Safety Division**

108. Grading plans shall incorporate erosion and sediment control per the requirements of the Chino Hills Development Code and Appendix chapter 33 of the Uniform Building Code.
109. All lots should drain to the street. If any lots do not drain to streets, the cross-lot drainage shall be reviewed and approved by the Building Official under the provisions of appendix chapter 33 of the Uniform Building Code, and the City of

Chino Hills Development Code. Adequate private drainage easements shall be provided over lots where cross-lot drainage occurs and shall be recorded on the Composite Development Plan.

110. All post-development drainage shall be conducted in non erodible devices to a approved storm drain system or approved natural drainage course.
111. The applicant shall submit plans and obtain separate building permits for required walls that appear on the grading plans.
112. The applicant shall obtain a demolition permit for building(s) to be demolished. Underground structures must be broken in, back-filled, and inspected before covering.

#### Engineering Department

113. A grading plan with existing topography shown at one-foot contour intervals shall be prepared by a registered Civil Engineer and shall be submitted to and approved by the Engineering Division. Plan shall comply with the provisions of Appendix Chapter 33 UBC and Chino Hills Development Code and shall delineate the alignment and grade of the proposed roads designed to City Standards.
114. Developer shall provide a copy of the Notice of Intent (NOI) and the Storm Water Pollution Prevention Plan (SWPPP) filed with the State of California for the subject project prior to the issuance of any grading permit.
115. Developer shall submit for review and approval a Water Quality Management Plan (WQMP) as outlined by the State Water Resources Control Board regulations.
116. The developer shall hire a Quality Control Engineer prior to any land disturbance. The City Engineer shall approve the Quality Control Engineer. The initial deposit shall be \$50,000 as soon as he / she is hired by the developer, but prior to any land disturbance, or pregrade meeting.
117. An erosion and sediment control plan and permit complying with the UBC and City of Chino Hills Development Code shall be submitted to and approved by the Engineering Department prior to any land disturbance. Plans are to be submitted prior to or with the grading plans.
118. A soils report shall be prepared by a qualified engineer licensed by the State of California to perform such work. The Soils soils report shall be reviewed and approved by the City's Soils Consultant prior to issuance of grading permit.

119. A geological report shall be prepared by a qualified engineer or geologist and submitted at the time of application for grading plan check. The geological report shall be reviewed and approved by the City's Geological Consultant prior to issuance of grading permit.
120. A grading performance bond shall be required for this project. The amount of the performance bond shall not be less than one hundred percent (100%) of the total estimated cost of said grading work as determined by the Engineering Department. The City Attorney must approve the performance bond.
121. Any offsite grading shall be reviewed and approved by the City Engineer. Any offsite easements required for grading or drainage shall be acquired prior to issuance of any grading permit.

#### **Landscape Development**

122. All landscape architecture documents shall be submitted to the Landscape Development staff for review and approval.
123. A "Landscape Documentation Package" shall be prepared for the Landscape Development Division's review and approval. The "Package" shall comply with all applicable requirements of the State of California's *Water Conservation in Landscaping Act*, Assembly Bill 325. (California Government Code Section 65591 – 65600 and Division 2 Title 23 California Code of Regulations Chapter 2.7 Sections 490-495). The following Landscape Documentation Packages shall be prepared:
  - All landscape architecture within and adjacent to this tentative tract when the project has elements outside the tentative tract.
  - All publicly maintained hardscape, infrastructure (electrical, drainage, irrigation), and planting.
  - All home owner association hardscape, infrastructure (electrical, irrigation), and planting.
  - All privately maintained areas that have City of Chino Hills Municipal Code requirements.
  - All demolition areas (consistent with the approved rough and precise grading)
  - All mitigation areas (consistent with all technical and environmental documents)
  - All demolition and de-vegetated areas consistent with the approved limits of the rough and precise grading plans.
  - All parkways, street trees and water meters.
  - All multi-use trail alignment landscape architecture.
  - All barrier landscape architecture (fences, walls, retaining walls as referenced from the civil engineer's plans, pilasters, gates, monuments, edging, etc.).



- All access ways and associated details of landscape architecture (walks, crosswalks, decorative vehicular paving, maintenance driveways, bikeways, multi-use trails, etc.).
  - All wayfinding systems pertaining to bicycle and multi-use trails.
124. A separate plan must be submitted showing all sensitive areas and stands of trees that are to be protected during the grading operations. The plan must show, in detail, the method proposed to protect these areas. This separate plan shall be submitted to the Community Development Director for approval. This plan will be used by a Quality Control Engineer to assure protection of the above-state areas.
125. A tree removal plan, permit, and preconstruction inspection, in compliance with the City's Plant Protection and Management Ordinance or Riparian Plan Conservation (Appendix D, Sections 89.0501-0510) shall be approved prior to any land disturbance and/or removal of any trees or plants.
126. When any grading affects existing preserved tree drip lines, the following shall occur:
- a. The grading plan shall be adjusted to protect the trees to the maximum extent possible.
  - b. Grading plans shall be submitted to the Landscape Development Division.
  - c. Grading plans shall be reviewed by the Landscape Development Division for conformance with all Tree Program requirements established for the project.
  - d. All trees to be retained and/or destroyed shall be identified on the grading plans, and all respective mitigation measures related to tree retention shall be identified clearly and boldly.
  - e. Protection measures for tree retention shall be implemented before grading commences and is inspected by the City's Grading Inspector, Senior Landscape Planner, and Arborist.
127. All retaining walls' placement shall be shown on the rough grading plan. The retaining walls shown on the rough grading plan shall be consistently portrayed on the landscape architecture plan. The retaining walls' details and specifications shall be complete to the satisfaction of the City. Aesthetic descriptions of the materials, finishes, and textures, colors, manufacturers and model numbers shall be called out on the retaining wall plans.
128. All access ways to the open space areas that include a driveway shall have removable and lockable decorative bollards or other device acceptable to the City.
129. All landscape irrigation shall use recycled water, where available.

130. All vehicular sight line triangles (clear areas) shall be shown on the landscape construction hardscape and planting plans in accordance with Caltrans and the City of Chino Hills Municipal Code Section 16.06.080.
131. Multi-use trail easement shall be dedicated to the City of Chino Hills and shall be shown on the final map and in accordance with the requirements of the City of Chino Hills multi-use trail standards. The applicant shall provide information sufficient to confirm to the City of Chino Hills that multi-use trails are terminated in a safe manner at the tract boundaries. Road crossings for multi-use trails shall be shown per the recommended multi-use trail exhibit presented to the Park and Recreation Commission.
132. The applicant shall organize a pre-construction meeting with the City Senior Landscape Planner before landscape construction is installed.

### III. RECORDATION OF FINAL MAP

#### Community Development

##### Prior to Recordation – Community Development

133. All parcels within the development that is within an Assessment District must complete an *Application to Apportion Special Assessments* and submit a deposit to cover processing costs.

#### Planning Division

134. Prior to recordation of Tracts 15989, 16338, and 16413, the applicant shall have recorded a Covenant in a form approved by the City stating that the applicant shall establish a Homeowner's Association (HOA) and submit Codes, Conditions & Restrictions (CC&R's) for the project for review and approval by the City prior to issuance of the first building permit. The CC&R's shall include applicable items specified in these Conditions of Approval. The CC&R's shall include a provision requiring a Disclosure statement stating that: 1) Parents may be required to provide transportation to schools designated for this project area or closest bus pick-up area. This Disclosure Statement shall be made available to all prospective buyers of homes within this tract, notifying them of these restrictions and 2) Owners are advised to keep pets inside their residences during nighttime hours to protect pets from wildlife living in adjacent open space areas.
135. All Trust Deposit Accounts shall have no deficits.
136. All lots shall have met the minimum lot area, depth, and width requirements as described in the City Development Code.

137. An acoustical study shall be completed to assess noise levels at the development and shall be reviewed and approved by the City Engineer or designee. Detailed noise analysis and precise measures shall be submitted to the City for review and approval prior to recordation. A fee will be charged for review of the acoustical study and payment will be required prior to the issuance of an approval/denial letter.
138. For projects with hillside development, a building envelope, indicating maximum building height and the "no-build" zone dimensions, shall be indicated.

#### **Building and Safety Division**

139. Tracts 15989 and 16413 are located west of Butterfield Ranch Road and are within the Fire Hazard Overlay. Tracts 15989 and 16413 shall meet all requirements of Ordinance 172 & 173 including a minimum 30-foot separation requirement between structures on adjoining lots. Alternate measures that achieve the same level of protection as a thirty-foot separation shall be approved by the Chino Valley Independent Fire District and the Director of Community Development.
140. A Composite Development Plan prepared in accordance with Appendix D Article 5 of the City of Chino Hills Development Code shall be filed with, and approved by the City of Chino Hills Engineering Department and Community Development Department, delineating the minimum building setbacks and minimum separation between structures. All easements of record both public and private shall be delineated. A note shall be placed on the Composite Development Plan referencing the development standards and design guidelines.
141. A list of proposed street names and a list of alternate street names shall be submitted to the Community Development Department for approval. Approved street names shall appear on the Final Map.
142. All numbered lots shall have addresses assigned by the Building & Safety Division. All assigned addresses shall appear on the Composite Development Plan.

#### **Engineering Department**

143. A Monumentation cash deposit is required prior to recordation of the final map. The City Engineer will determine this deposit. The refundable deposit is to guarantee the installation of centerline ties and to ensure payment to the surveyor of record.

144. The Tract Maps shall be prepared in accordance with the City of Chino Hills "Final Map Standards for Subdivisions, Parcel Map and Tract Map", latest edition. This includes submittal of digitized CAD file of final map prior to map recordation.
145. Traffic Fair Share costs will be determined by the City's Traffic Engineer and will be due prior to recordation.
146. The developer shall submit "Non-interference" letters to the City, from any utility company that may have rights or easements within the property boundaries.
147. All improvements shall bond for 100% of approved cost estimate to construct improvements and in accordance with the "Subdivision Agreement and Improvement Securities Policy" adopted by the City of Chino Hills unless constructed and approved prior to recordation of Final Map.

#### Landscape

148. The applicant shall dedicate and finish grade a five-acre public park within Tract 15989.
149. The applicant shall construct the community park, including but not limited to, the parking lot, plant material and irrigation system installation, recreational equipment and installation. Park construction costs will be credited against park fees owed for all commercial and residential parcels. Park construction costs in excess of the amount of park fees will be borne by the applicant. If park construction costs a total less than the amount of fees owed for all commercial and residential parcels, the applicant will apply the difference between park construction costs and fees owed, up to the full amount of fees owed. Park construction must be substantially complete, as determined by the Community Development Director, prior to issuance of the 180<sup>th</sup> building permit for tract 15989.
150. All easements associated with landscape architecture development shall be shown prior to recordation of the Final Map and Composite Development Plan. These easements shall include, but not be limited to, landscape maintenance to the Homeowner's Association, exclusive easements to the City for clear areas as defined in the Municipal Code, exclusive easements to the City for multi-use trails, staging area, etc.
151. The multi-use trails and staging area shall be constructed by the applicant, as reviewed and agreed to by the Park and Recreation Commission, shall be part of an exclusive blanket easement to the City over all lots needed to construct and maintain the multi-use trails in perpetuity, unless lots are covered by the conditions of the HMMP or an environmental easement.

152. The Applicant shall establish a Landscape and Lighting Assessment District for all publicly held lots, easements, and facilities for their long-term maintenance and eventual replacement. The Applicant shall prepare all documents for the City's review and approval. All costs for Landscape and Lighting Assessment District establishment shall be borne by the Applicant or their successors in interest. The Community Development Director or his designee has the option to move the deadline date for Landscape and Lighting Assessment District establishment if it is necessary. The Landscape and Lighting Assessment District shall include, but not be limited to the following lands and facilities, as determined by the City.
- Natural, Native, and/or Re-established open space
  - Parks
  - Multi-Use Trails, Assess, Tunnels and Trailheads
  - Fire Safety Access and Facilities
  - Wetlands
  - Public Parkways and Medians, if not already in a district
153. The applicant shall prepare for the City's review a cost estimate of all landscape architecture improvements. The format shall be unitized and itemized showing subtotals and totals.
154. The applicant shall provide landscape development performance, labor and material, and maintenance bonds to the City. Open Space bonds shall be collected for natural open space areas not covered by a conservation easement or maintenance endowment. Public Area bond shall be collected for the multipurpose trail. Private Area bonds shall be collected for the Homeowner's Association areas, private slopes, and street trees.
155. An Open Space Performance Bond, in an amount per acre of open space as determined by the Community Development Director, shall be posted with the City in order to pay for the restoration of disturbed open spaces. The performance bond shall remain in place for one year after installation.
156. A Private Area Landscape Performance Bond, in the amount of one hundred percent of the City-approved cost estimate, shall be posted with the City in order to pay for the completion of the private areas. The performance bond shall remain in place for one year after installation.
157. A Private Area Landscape Labor and Materials Bond, in the amount of fifty percent of the City-approved cost estimate, shall be posted with the City in order to pay for the completion of the private areas.

158. A Private Area Landscape Maintenance Bond, in the amount of twenty-five percent of the City-approved cost estimate, shall be posted with the City and shall be held by the City for one year after the formal acceptance of the project by the City.

## **BUILDING PERMITS**

### **Ongoing**

#### **Community Development Department**

159. Projects subject to a building permit shall have all required on and off-site improvements, required for each phase, completed and approved prior to final inspection of any buildings or structures. The term "phase" as used here shall mean the following: "The block of building permits drawn on less than the whole project" or "A plan of building construction which indicates blocks of construction of less than the whole project". In each phase, the installation of any on off-site improvements shall be sufficiently completed so as to assure protection from storm or drainage run off, a safe and drivable access for fire and safety, and the ordinary and intended use of the buildings or structures. The Building Official, with the concurrence of the Engineering Division, may approve any plan or approve a change to an approved plan, which complies with the intent of this policy.
160. All recycled water service is subject to compliance with all rules, regulations, and conditions of all regulatory agencies and payment for all charges and fees in effect at the time service is applied for.
161. The developer shall submit an Acoustical Report to the Community Development Department for review and approval. The measures approved as part of the report shall be incorporated in the project design. Walls required for acoustical mitigation shall supersede, as necessary, landscape walls/fences.

### **Landscape**

162. All landscape inspections shall be requested at least two City business days in advance.
163. Landscape construction plans shall be approved and shall reflect all design concepts included within the proposed Landscape Master Plan. The landscape construction plans shall incorporate planting, slope treatments, irrigation methods, signage and fencing. A plan check deposit acceptable to the Community Development Director shall be paid at the time of submittal. Said landscape plans shall implement the development guidelines per the



Landscaping and Lighting Manual. Any revisions to the approved landscape plan shall be approved by the City.

### **Prior to Issuance of Building Permits**

#### **Community Development**

164. The development is required to comply with the Development Impact Fee ordinance, as amended or superseded prior to issuance of building permit.
165. All fees (capital connection, inspection, encroachment, meter, deposit, etc.) must be paid per the Development Impact Fee Ordinance.
166. Water and sewer accounts must be established with the City's Finance Department.

#### **Planning Division**

167. A report stating that the measures recommended in the acoustical report have been implemented shall be submitted to the Planning Division and the building plans shall be so certified by the acoustical engineer.
168. The developer shall complete the City's Design Review process.
169. The applicant shall provide a concrete slab three feet wide by eight feet long (3'X8') for each lot to provide a space for waste separation in compliance with Section 16.10.040 of the Development Code. The slab shall be located behind the required front yard setback and screened from view.
170. The developer shall provide certification from the appropriate school district as required by California Government Code Section 53080(b) that any fee, charge, dedication or other form or requirement levied by the governing board of the district pursuant to Government Code Section 53080(a) has been satisfied.

#### **Landscape**

170. Landscape plans for the model home complex(es) shall be provided for review and approval by the City's Landscape Division.
171. The landscape architecture documents shall be approved by the City Engineer for the purpose of design immunity for the following landscape improvements:
  - a. Parkways
  - b. Multipurpose trails

### **Building and Safety Division**

172. Two approved, signed and wet stamped as graded soils reports, shall be submitted at the time of plan check submittal.
173. Certification of Rough Grade shall be submitted on approved City form.
174. Upon completion of rough grading, all erosion control measures and devices shall be installed at all perimeter openings and slopes. No sediment is to leave the job site. All newly graded surfaces not immediately involved in construction shall have an approved method of erosion protection in place at all times. No building permits shall be issued until compliance with the above requirements has been demonstrated.
175. A precise grade plan, per City standard, shall be submitted and approved for each lot prior to issuance of a building permit for that lot.
176. Any portion of the site that fronts on a public street shall be fenced off with a temporary chain link fencing with a green fabric backing. The fencing shall remain in place and shall be maintained in good appearance until the project has been completed, or until such time as determined by the Building Official.
177. All residential structures shall be equipped with full gutters and downspouts. All downspouts shall be tied to an underground yard drain system that outlets at an approved location, unless the WQMP or ROWD require the need for side yard swales.
178. Applicant must submit water service sizing requirements, per the Uniform Plumbing Code.
179. Plans shall incorporate any/all water conservation requirements contained within the Uniform Plumbing Code.

### **Engineering Department**

180. The final grading, appropriate certifications and compaction reports shall be completed, submitted and approved by the Engineering Department prior to the issuance of building permits.
181. All public improvements necessary for that phase of construction shall be operationally complete prior to the issuance of building permits for that phase.

### **V. OCCUPANCY**

## **Requirements Prior to Occupancy**

### **Community Development**

182. The development is subject to all appropriate fees, charges, deposits for services to be rendered, and securities required pursuant to the adopted fee schedule, as amended or superseded prior to final inspection.

### **Planning Division**

183. All Trust Deposit Accounts shall have no deficits.

### **Building and Safety Division**

184. All required approvals from each Division/Department shall be obtained prior to final Building Inspection
185. All slopes shall be planted prior to occupancy of phase where slopes occur.

### **Landscape**

186. All slopes, walls, and fences shall be installed prior to occupancy of the house.
187. All open space lots not covered by a conservation easement must be in a state satisfactory to the City prior to open space acceptance by the City.
188. All slopes shall be planted prior to occupancy of phase where slopes occur.
189. Landscape construction shall be installed and deemed complete by the City Senior Landscape Planner.
190. A Recycled Water Operational Plan and Engineers report shall be submitted for review and approval by the City and Department of Environmental Health Services. The report shall be pursuant to the Department of Health Services, "Guidelines for the Preparation of an Engineering report for the Production, Distribution and Use of Recycled Water", dated September 1997.
191. The Applicant and/or Developer shall provide the City an Open Space Management Plan. The Plan shall show consistency and the interrelationship between different program goals and jurisdictional requirements. The Plan shall include, but not be limited to, the following:
- a. Open Space Maintenance

- b. Multi-Use Trail Maintenance
- c. Fuel Modification
- d. Wildlife Preservation
- e. Habitat Preservation
- f. Tree Preservation, Demolition, and Mitigation
- g. Riparian Setbacks and Preservation
- h. Environmental Compliance with Federal, State, and Local Issues

Further, the Applicant and/or Developer (not the eventual care taker, HOA, and/or City) shall provide the first year's maintenance. The first year's maintenance shall commence after there has been a Certificate of Substantial Completion accepted by Landscape Development and a Final Walk has been performed by the City. The Community Development Director and/or City Planner may accept an alternative time when the first year maintenance begins with a written request from the Applicant and/or Developer. The City Planner and/or Community Development Director may require additional open space bonds to fulfill the Open Space Management Plan.

#### Engineering Department

- 192. The Developer shall provide a video camera report of all sewer and storm drain mainline facilities prior to final acceptance by the City. Video report shall not be completed until all air and hydrostatic testing has been completed.
- 193. Prior to Bond Release and/or Bond Reduction of the improvements and prior to acceptance of the improvements by the City, the developer shall provide for City approval "Record Drawing" for all improvements.
- 194. Developer shall provide certifications for all public and private backflow devices installed as part of the development.

END OF STANDARD CONDITIONS

Project Manager: Jeffery S. Adams



## Chino Valley Independent Fire District

2005 Grand Avenue  
Chino Hills, CA 91709  
(909) 902-5260 Administration  
(909) 902-5280 Fire Prevention  
(909) 902-5250 Fax  
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Winn Williams

*Fire Chief*  
Paul L. Benson

December 19, 2005

### FIRE PROTECTION REQUIREMENTS

It is a recommendation of the Chino Valley Fire District that the developer of every new construction project facilitate a pre-construction meeting. The meeting is to be scheduled with the Deputy Fire Marshal, Adam Panos. Attendees of the meeting shall include a Fire District representative, the Developer, and the General Contractor.

The following are the Fire District conditions of this development. Questions regarding plan review fees, plan routing procedures, or the status of your plans can be answered by calling Alma Sandoval at (909) 902-5280, extension 225. Questions regarding these requirements can be answered by calling Deputy Fire Marshal Adam Panos at (909) 902-5280, extension 224.

Permit # 6039      Section 2-1050      Project Name VILA BORBA  
Building Address: BUTTERFIELD RANCH / PINE . .  
City #:      Type of Development: Residential  
County #:      TTM 16338  
Tract #:      MDS CONSULTING  
Applicant:      17320 REDHILL AVE. SUITE 350  
Address:      IRVINE, CA. 92614  
City, State, Zip:      (949) 251-8821  
Phone #:     

#### Design Engineer:

Address:  
City, State, Zip:  
Phone #:

Applicable Fire Protection Standards are:

101, 111, 122, 130, 131

Required Fire Flow for this project is:

G.P.M. @ 20 P.S.I. Residual Pressure,      2      Hour Duration.

December 19, 2005

Permit # 6039

**FIRE DISTRICT  
CONDITIONS OF APPROVAL**

The above-referenced project is in the jurisdiction of the Chino Valley Independent Fire District. Prior to any construction occurring on any parcel, the applicant shall contact the Fire District for verification of current fire protection development requirements.

Any modification, change of use, or tenant improvement to any occupancy shall be submitted to the Fire Prevention Division for approval prior to any work being done.

All new construction shall comply with the Uniform Fire Code, 2000 Edition, and the California Fire Code, 2001 Edition (as adopted by the Chino Valley Independent Fire District); and all applicable statutes, codes, ordinances and Fire District Standards.

All required permits shall be obtained and fees paid as specified in the Uniform Fire Code, Section 105 and the current Fire District Fee Schedule Ordinance.

**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 Prevention Division for approval. Fire access roads shall be provided with an all weather surface and a minimum unobstructed paved width of 26 feet (26'). 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 one-hundred, fifty feet (150') in length. Cul-de-sac length shall not exceed 600'. Fire District Standard No. 111 shall be complied with.
- 1.3** The development and each phase shall have two (2) points of vehicular access. Fire District Standard No. 111 shall be complied with.
- 1.4** Water systems shall be designed to meet the required fire flow of this development and be approved by the Fire Prevention 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 Fire Prevention 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 the water purveyor prior to recordation. The required fire flow shall be determined by using the Uniform Fire Code, current adopted edition. In areas without water-serving utilities, fire protection water systems shall be based on NFPA Pamphlet 1231. Fire District Standard Nos. 101, 102, and 103 shall be complied with. For water connections and work conducted in the public right of way, please refer to separate plans reviewed and approved by the water purveyor.
- 1.6** 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. The hydrant type shall be approved by the Fire Prevention Division. All fire hydrants shall be spaced three hundred feet (300') apart maximum. Single family resident hydrant spacing is six hundred feet (600') apart maximum. 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.



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- 1.8 A fuel modification zone plan shall be required. Requirements will be site specific to the proposed project. The applicant shall submit the fuel modification plan to the fire department for review and approval. Fire District Standard No. 130 shall be complied with.
- 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 Fire Prevention 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 Fire Prevention Division.
- 2.4 An approved fuel modification zone shall be constructed. Fire District Standard No. 130 shall be complied with.
- 2.5 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.
- 2.7 The Developer shall submit a CAD-drawing of the 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
- 3.0 THE ITEMS BELOW ARE CONDITIONS OF APPROVAL AND ARE TO BE COMPLETED PRIOR TO OCCUPANCY:
- 3.10 Smoke detectors are required to be installed per Section 310.9 of the California Building Code, current adopted edition.
- 3.16 Residential street addresses shall be posted with a minimum of four inch (4") numbers, visible from the street and during the hours of darkness the numbers shall be electrically (12 volt power source only) illuminated by internal means only. Posted numbers shall contrast with the background used and be legible from the street in accordance with the Uniform Fire Code, current adopted edition. Where building set back exceeds 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. Fire District Standard No. 122 shall be complied with.
- 3.18 Every chimney used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel is used shall be maintained with an approved spark arrestor, visible from the ground, as identified in the Uniform Fire Code, current adopted edition. Fire District Standard No. 131 shall be complied with.

December 19, 2005  
Permit: 6039

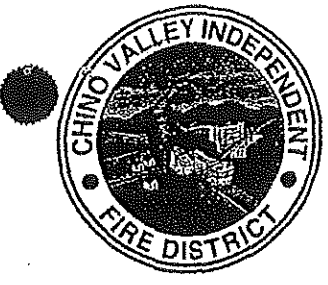
4.0 SPECIAL CONDITIONS FOR THIS PROJECT ARE:

1.) A separate application and plans shall be submitted for each of the following listed items to the Fire District for review, approval and permit. Approved plans must be maintained at the worksite during construction. Fees are due at the time of submittal.

a.) Building construction. This submittal is concurrent with the application to the City's Building Department for any building permits. The following information must be submitted along with application to the Fire District:

- 1.) Fire flow Availability Form (tested and completed by the City's Public Works Dept. or witnessed by the Fire District Inspector.)
- 2.) Complete list of addresses for all phases of the development, all structures included.
- 3.) A CAD file in .dwg format, with the correct data, for the tract(s)
- 4.) A Fuel Modification Zone Plan and/or Vegetation Management Plan

FIRE



# Chino Valley Independent Fire District

2005 Grand Avenue  
Chino Hills, CA 91709  
(909) 902-5260 Administration  
(909) 902-5280 Fire Prevention  
(909) 902-5250 Fax  
<http://cvifd.org>

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Winn Williams  
  
**Fire Chief**  
Paul L. Benson

December 15, 2005

## FIRE PROTECTION REQUIREMENTS

It is a recommendation of the Chino Valley Fire District that the developer of every new construction project facilitate a pre-construction meeting. The meeting is to be scheduled with the Deputy Fire Marshal, Adam Panos. Attendees of the meeting shall include a Fire District representative, the Developer, and the General Contractor.

The following are the Fire District conditions of this development. Questions regarding plan review fees, plan routing procedures, or the status of your plans can be answered by calling Alma Sandoval at (909) 902-5280, extension 225. Questions regarding these requirements can be answered by calling Deputy Fire Marshal Adam Panos at (909) 902-5280, extension 224.

Permit # 6040      Section 2-1050      Project Name VILA BORBA  
Building Address: BUTTERFIELD RANCH / PINE ..  
City #:      Type of Development: Residential  
County #:  
Tract #: TTM 16414  
Applicant: MDS CONSULTING  
Address: 17320 REDHILL AVE. SUITE 350  
City, State, Zip: IRVINE, CA. 92614  
Phone #: (949) 251-8821  
  
Design Engineer:  
Address:  
City, State, Zip:  
Phone #:

Applicable Fire Protection Standards are:

Required Fire Flow for this project is: G.P.M. @ 20 P.S.I. Residual Pressure, 2 Hour Duration.

December 15, 2005

Permit # 6040

**FIRE DISTRICT  
CONDITIONS OF APPROVAL**

The above-referenced project is in the jurisdiction of the Chino Valley Independent Fire District. Prior to any construction occurring on any parcel, the applicant shall contact the Fire District for verification of current fire protection development requirements.

Any modification, change of use, or tenant improvement to any occupancy shall be submitted to the Fire Prevention Division for approval prior to any work being done.

All new construction shall comply with the Uniform Fire Code, 2000 Edition, and the California Fire Code, 2001 Edition (as adopted by the Chino Valley Independent Fire District); and all applicable statutes, codes, ordinances and Fire District Standards.

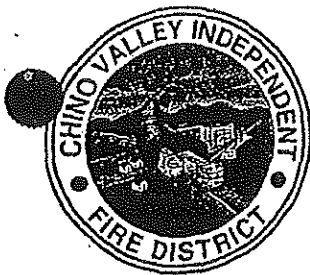
All required permits shall be obtained and fees paid as specified in the Uniform Fire Code, Section 105 and the current Fire District Fee Schedule Ordinance.

**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 Prevention Division for approval. Fire access roads shall be provided with an all weather surface and a minimum unobstructed paved width of 26 feet (26'). 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 one-hundred, fifty feet (150') in length. Cul-de-sac length shall not exceed 600'. Fire District Standard No. 111 shall be complied with.
- 1.2** 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.
- 1.3** The development and each phase shall have two (2) points of vehicular access. Fire District Standard No. 111 shall be complied with.
- 1.4** Water systems shall be designed to meet the required fire flow of this development and be approved by the Fire Prevention 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 Fire Prevention 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 the water purveyor prior to recordation. The required fire flow shall be determined by using the Uniform Fire Code, current adopted edition. In areas without water-serving utilities, fire protection water systems shall be based on NFPA Pamphlet 1231. Fire District Standard Nos. 101, 102, and 103 shall be complied with. For water connections and work conducted in the public right of way, please refer to separate plans reviewed and approved by the water purveyor.

December 15, 2005  
Permit: 6040

- 1.5 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 independent fire District. Copies of the recorded documents shall be provided at the time of Fire District plan review.
- 1.6 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. The hydrant type shall be approved by the Fire Prevention Division. All fire hydrants shall be spaced three hundred feet (300') apart maximum. Single family resident hydrant spacing is six hundred feet (600') apart maximum. 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.
- 1.7 This development shall comply with the Fire Safety Review Overlay Requirements. This development is located in Fire Review Area 1.
- 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 Fire Prevention 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 Fire Prevention Division.
  - 2.5 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.
  - 2.6 A detailed site plan of the development is required. For commercial and industrial projects, Fire District Standard No. 143 shall be complied with.
  - 2.7 The Developer shall submit a CAD-drawing of the 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
- 4.0 SPECIAL CONDITIONS FOR THIS PROJECT ARE:
  - 1.) None at this time.



## Chino Valley Independent Fire District

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### FIRE PROTECTION REQUIREMENTS

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The following are the Fire District conditions of this development. Questions regarding plan review fees, plan routing procedures, or the status of your plans can be answered by calling Alma Sandoval at (909) 902-5280, extension 225. Questions regarding these requirements can be answered by calling Deputy Fire Marshal Adam Panos at (909) 902-5280, extension 224.

Plot # 6041      Section 2-1050      Project Name VILA BORBA  
Building Address: BUTTERFIELD RANCH / PINE ..  
City #:      Type of Development: Residential  
County #:      TTM 16413  
Tract #:      TTM 16413  
Applicant: MDS CONSULTING  
Address: 17320 REDHILL AVE. SUITE 350  
City, State, Zip: IRVINE, CA. 92614  
Phone #: (949) 251-8821

#### Design Engineer:

Address:  
City, State, Zip:  
Phone #:

Applicable Fire Protection Standards are:

101, 111, 122, 126, 130, 131

Required Fire Flow for this project is:

G.P.M. @ 20 P.S.I. Residual Pressure,    2    Hour Duration.



December 15, 2005

Permit # 6041

**FIRE DISTRICT  
CONDITIONS OF APPROVAL**

The above-referenced project is in the jurisdiction of the Chino Valley Independent Fire District. Prior to any construction occurring on any parcel, the applicant shall contact the Fire District for verification of current fire protection development requirements.

Any modification, change of use, or tenant improvement to any occupancy shall be submitted to the Fire Prevention Division for approval prior to any work being done.

All new construction shall comply with the Uniform Fire Code, 2000 Edition, and the California Fire Code, 2001 Edition (as adopted by the Chino Valley Independent Fire District); and all applicable statutes, codes, ordinances and Fire District Standards.

All required permits shall be obtained and fees paid as specified in the Uniform Fire Code, Section 105 and the current Fire District Fee Schedule Ordinance.

**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 Prevention Division for approval. Fire access roads shall be provided with an all weather surface and a minimum unobstructed paved width of 26 feet (26'). 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 one-hundred, fifty feet (150') in length. Cul-de-sac length shall not exceed 600'. Fire District Standard No. 111 shall be complied with.
- 1.3** The development and each phase shall have two (2) points of vehicular access. Fire District Standard No. 111 shall be complied with.
- 1.4** Water systems shall be designed to meet the required fire flow of this development and be approved by the Fire Prevention 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 Fire Prevention 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 the water purveyor prior to recordation. The required fire flow shall be determined by using the Uniform Fire Code, current adopted edition. In areas without water-serving utilities, fire protection water systems shall be based on NFPA Pamphlet 1231. Fire District Standard Nos. 101, 102, and 103 shall be complied with. For water connections and work conducted in the public right of way, please refer to separate plans reviewed and approved by the water purveyor.
- 1.6** 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. The hydrant type shall be approved by the Fire Prevention Division. All fire hydrants shall be spaced three hundred feet (300') apart maximum. Single family resident hydrant spacing is six hundred feet (600') apart maximum. 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.

December 15, 2005  
Permit: 6041

- 1.7 This development shall comply with the Fire Safety Review Overlay Requirements. This development is located in Fire Review Area 1.
- 1.8 A fuel modification zone plan shall be required. Requirements will be site specific to the proposed project. The applicant shall submit the fuel modification plan to the fire department for review and approval. Fire District Standard No. 130 shall be complied with.
- 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 Fire Prevention 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 Fire Prevention Division.
- 2.4 An approved fuel modification zone shall be constructed. Fire District Standard No. 130 shall be complied with.
- 2.5 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.
- 2.7 The Developer shall submit a CAD-drawing of the 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
- 3.0 THE ITEMS BELOW ARE CONDITIONS OF APPROVAL AND ARE TO BE COMPLETED PRIOR TO OCCUPANCY:
- 3.2 An automatic life safety/property protection fire sprinkler system is required. The developer shall submit three (3) sets of detailed plans and hydraulic calculations to the Fire Prevention Division for approval. Minimum water supply shall be a one inch (1") meter. The system shall be installed, tested and approved prior to occupancy. The system shall meet the standards of NFPA 13D and Fire District Standard No. 126. Dwellings in excess of 5,000 square feet shall be designed to 13R Standards. Calculation of the (4) four most remote heads is required.
- 3.10 Smoke detectors are required to be installed per Section 310.9 of the California Building Code, current adopted edition.

December 15, 2005  
Permit: 6041

3.16 Residential street addresses shall be posted with a minimum of four inch (4") numbers, visible from the street and during the hours of darkness the numbers shall be electrically (12 volt power source only) illuminated by internal means only. Posted numbers shall contrast with the background used and be legible from the street in accordance with the Uniform Fire Code, current adopted edition. Where building set back exceeds 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. Fire District Standard No. 122 shall be complied with.

3.18 Every chimney used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel is used shall be maintained with an approved spark arrestor, visible from the ground, as identified in the Uniform Fire Code, current adopted edition. Fire District Standard No. 131 shall be complied with.

4.0 **SPECIAL CONDITIONS FOR THIS PROJECT ARE:**

1.) A separate application and plans shall be submitted for each of the following listed items to the Fire District for review, approval and permit. Approved plans must be maintained at the worksite during construction. Fees are due at the time of submittal.

a.) Building construction. This submittal is concurrent with the application to the City's Building Department for any building permits. The following information must be submitted along with application to the Fire District:

- 1.) Fire flow Availability Form (tested and completed by the City's Public Works Dept. or witnessed by the Fire District Inspector.)
- 2.) Complete list of addresses for all phases of the development, all structures included.
- 3.) A CAD file in .dwg format, with the correct data, for the tract(s)
- 4.) A Fuel Modification Zone Plan and/or Vegetation Management Plan

b.) Residential fire sprinkler systems. A separate application must be made for each phase of the development. Systems must designed and installed by a licensed C-16 contractor.



## Chino Valley Independent Fire District

2005 Grand Avenue  
Chino Hills, CA 91709  
(909) 902-5260 Administration  
(909) 902-5280 Fire Prevention  
(909) 902-5250 Fax  
<http://cvifd.org>

*Board of Directors*  
Ed Gray,  
President  
Jim S. Espinosa,  
Vice President  
Tina Revane  
Ronald D. Watson  
Winn Williams

*Fire Chief*  
Paul L. Benson

December 15, 2005

### FIRE PROTECTION REQUIREMENTS

It is a recommendation of the Chino Valley Fire District that the developer of every new construction project facilitate a pre-construction meeting. The meeting is to be scheduled with the Deputy Fire Marshal, Adam Panos. Attendees of the meeting shall include a Fire District representative, the Developer, and the General Contractor.

The following are the Fire District conditions of this development. Questions regarding plan review fees, plan routing procedures, or the status of your plans can be answered by calling Alma Sandoval at (909) 902-5280, extension 225. Questions regarding these requirements can be answered by calling Deputy Fire Marshal Adam Panos at (909) 902-5280, extension 224.

Permit # 6042      Section 2-1050      Project Name VILA BORBA  
Building Address: . BUTTERFIELD RANCH / PINE .  
City #:      Type of Development: Residential  
County #:      TTM 15989  
Tract #:      MDS CONSULTING  
Applicant:      17320 REDHILL AVE. SUITE 350  
Address:      IRVINE, CA. 92614  
City, State, Zip:      (949) 251-8821  
Phone #:      Design Engineer:  
Address:  
City, State, Zip:  
Phone #:

Applicable Fire Protection Standards are:

101, 111, 122, 126, 130, 131

Required Fire Flow for this project is:

G.P.M. @ 20 P.S.I. Residual Pressure, 2 Hour Duration.

December 15, 2005

Permit # 6042

**FIRE DISTRICT  
CONDITIONS OF APPROVAL**

The above-referenced project is in the jurisdiction of the Chino Valley Independent Fire District. Prior to any construction occurring on any parcel, the applicant shall contact the Fire District for verification of current fire protection development requirements.

Any modification, change of use, or tenant improvement to any occupancy shall be submitted to the Fire Prevention Division for approval prior to any work being done.

All new construction shall comply with the Uniform Fire Code, 2000 Edition, and the California Fire Code, 2001 Edition (as adopted by the Chino Valley Independent Fire District); and all applicable statutes, codes, ordinances and Fire District Standards.

All required permits shall be obtained and fees paid as specified in the Uniform Fire Code, Section 105 and the current Fire District Fee Schedule Ordinance.

**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 Prevention Division for approval. Fire access roads shall be provided with an all weather surface and a minimum unobstructed paved width of 26 feet (26'). 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 one-hundred, fifty feet (150') in length. Cul-de-sac length shall not exceed 600'. Fire District Standard No. 111 shall be complied with.
- 1.3** The development and each phase shall have two (2) points of vehicular access. Fire District Standard No. 111 shall be complied with.
- 1.4** Water systems shall be designed to meet the required fire flow of this development and be approved by the Fire Prevention 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 Fire Prevention 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 the water purveyor prior to recordation. The required fire flow shall be determined by using the Uniform Fire Code, current adopted edition. In areas without water-serving utilities, fire protection water systems shall be based on NFPA Pamphlet 1231. Fire District Standard Nos. 101, 102, and 103 shall be complied with. For water connections and work conducted in the public right of way, please refer to separate plans reviewed and approved by the water purveyor.
- 1.6** 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. The hydrant type shall be approved by the Fire Prevention Division. All fire hydrants shall be spaced three hundred feet (300') apart maximum. Single family resident hydrant spacing is six hundred feet (600') apart maximum. 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.

December 15, 2005  
Permit: 6042

- 1.7 This development shall comply with the Fire Safety Review Overlay Requirements. This development is located in Fire Review Area 1.
- 1.8 A fuel modification zone plan shall be required. Requirements will be site specific to the proposed project. The applicant shall submit the fuel modification plan to the fire department for review and approval. Fire District Standard No. 130 shall be complied with.
- 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 Fire Prevention 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 Fire Prevention Division.
- 2.4 An approved fuel modification zone shall be constructed. Fire District Standard No. 130 shall be complied with.
- 2.5 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.
- 2.7 The Developer shall submit a CAD-drawing of the 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
- 3.0 THE ITEMS BELOW ARE CONDITIONS OF APPROVAL AND ARE TO BE COMPLETED PRIOR TO OCCUPANCY:
- 3.2 An automatic life safety/property protection fire sprinkler system is required. The developer shall submit three (3) sets of detailed plans and hydraulic calculations to the Fire Prevention Division for approval. Minimum water supply shall be a one inch (1") meter. The system shall be installed, tested and approved prior to occupancy. The system shall meet the standards of NFPA 13D and Fire District Standard No. 126. Dwellings in excess of 5,000 square feet shall be designed to 13R Standards. Calculation of the (4) four most remote heads is required.
- 3.10 Smoke detectors are required to be installed per Section 310.9 of the California Building Code, current adopted edition.



December 15, 2005  
Permit: 6042

3.16 Residential street addresses shall be posted with a minimum of four inch (4") numbers, visible from the street and during the hours of darkness the numbers shall be electrically (12 volt power source only) illuminated by internal means only. Posted numbers shall contrast with the background used and be legible from the street in accordance with the Uniform Fire Code, current adopted edition. Where building set back exceeds 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. Fire District Standard No. 122 shall be complied with.

3.18 Every chimney used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel is used shall be maintained with an approved spark arrestor, visible from the ground, as identified in the Uniform Fire Code, current adopted edition. Fire District Standard No. 131 shall be complied with.

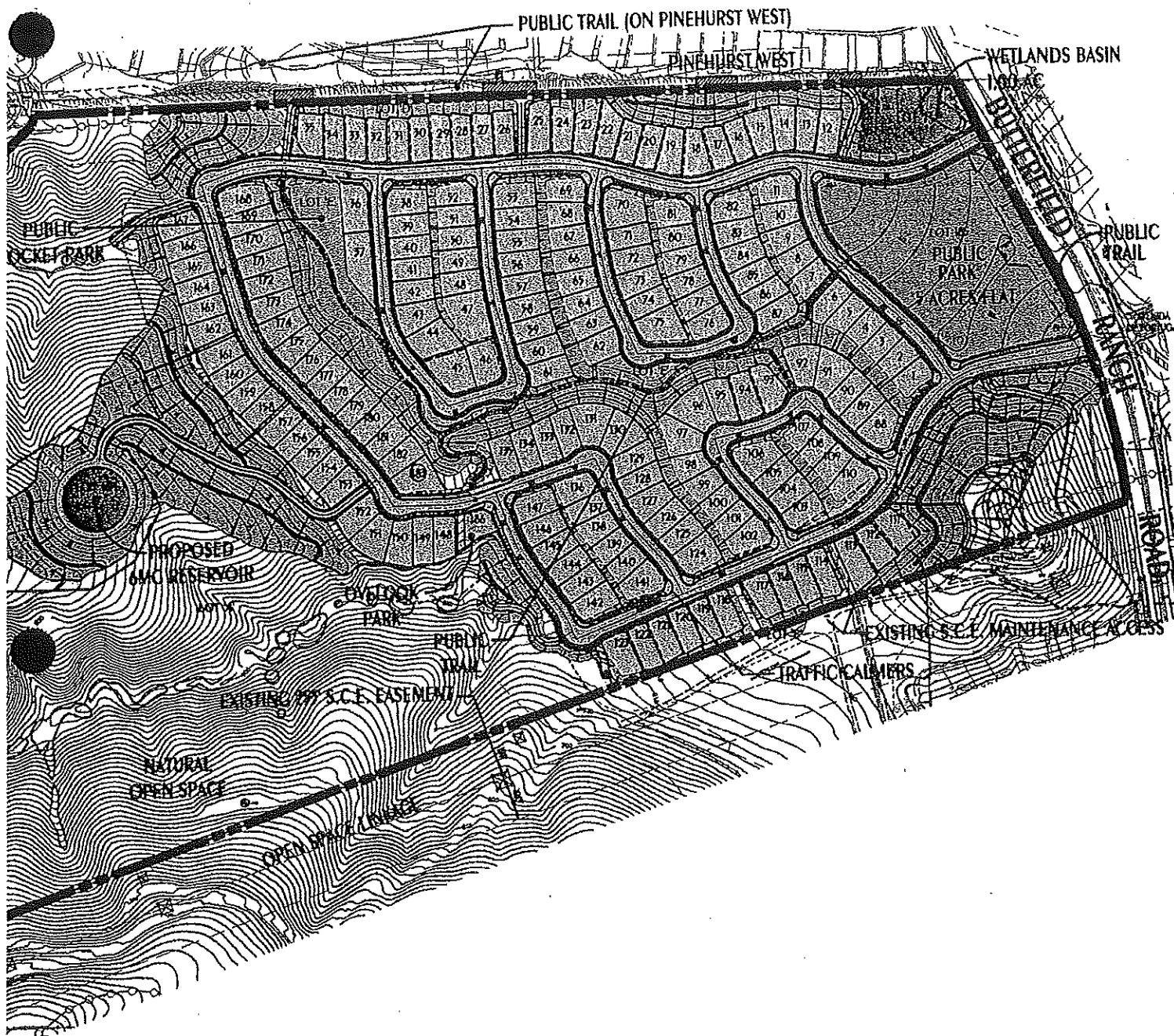
4.0 SPECIAL CONDITIONS FOR THIS PROJECT ARE:

1.) A separate application and plans shall be submitted for each of the following listed items to the Fire District for review, approval and permit. Approved plans must be maintained at the worksite during construction. Fees are due at the time of submittal.

a.) Building construction. This submittal is concurrent with the application to the City's Building Department for any building permits. The following information must be submitted along with application to the Fire District:

- 1.) Fire flow Availability Form (tested and completed by the City's Public Works Dept. or witnessed by the Fire District Inspector.)
- 2.) Complete list of addresses for all phases of the development, all structures included.
- 3.) A CAD file in .dwg format, with the correct data, for the tract(s)
- 4.) A Fuel Modification Zone Plan and/or Vegetation Management Plan

b.) Residential fire sprinkler systems. A separate application must be made for each phase of the development. Systems must designed and installed by a licensed C-16 contractor.



- 183 SFD LOTS
- 8,594 SF AVERAGE LOT SIZE
- 66.75 OPEN SPACE ACRES
- 56.3% OPEN SPACE
- 5 ACRE (FLAT) PUBLIC PARK
- 2.4 ACRE PUBLIC POCKET PARK
- INTERNAL PUBLIC TRAIL
- CITY RESERVOIR SITE



PREPARED FOR:

**PARENTEX**  
8359 EDISON AVE. CHINO, CA 91710  
(909) 685-6639

PREPARED BY:

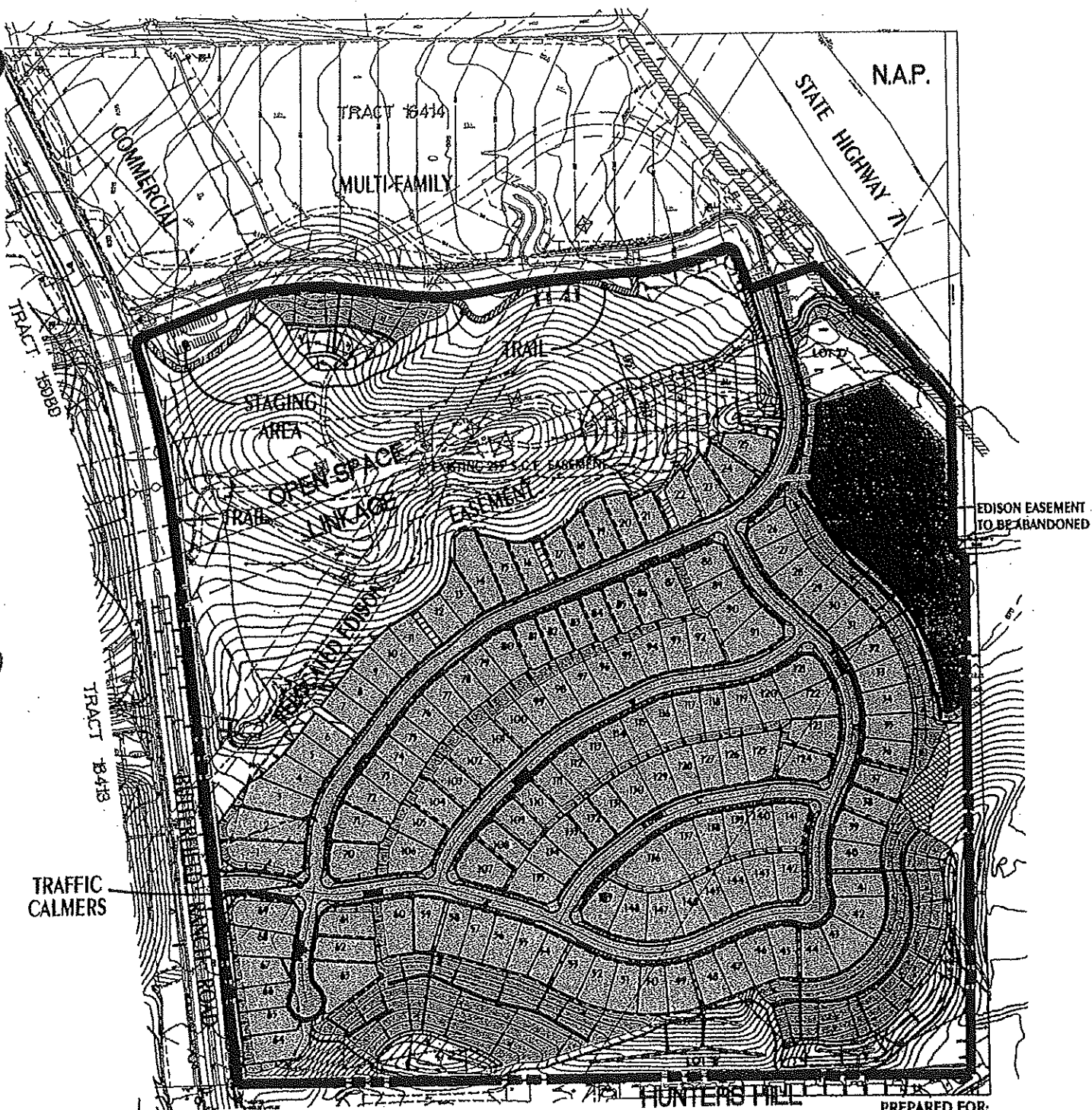


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VILA BORBA  
PLANNING AREA 1

**TENTATIVE TRACT No. 15989**

CITY OF CHINO HILLS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



- 149 SFD LOTS
- 8,784 SF AVERAGE LOT SIZE
- 45.86 OPEN SPACE ACRES
- 53.1% OPEN SPACE
- OPEN SPACE LINKAGE
- MULTI PURPOSE TRAIL
- STAGING AREA
- WETLANDS BASIN
- RELOCATED EDISON EASEMENT

SCALE 1"=350'

PREPARED FOR:

**PARENTEX**  
8539 EDISON AVE. CHINO, CA. 91710  
(909) 686-6659

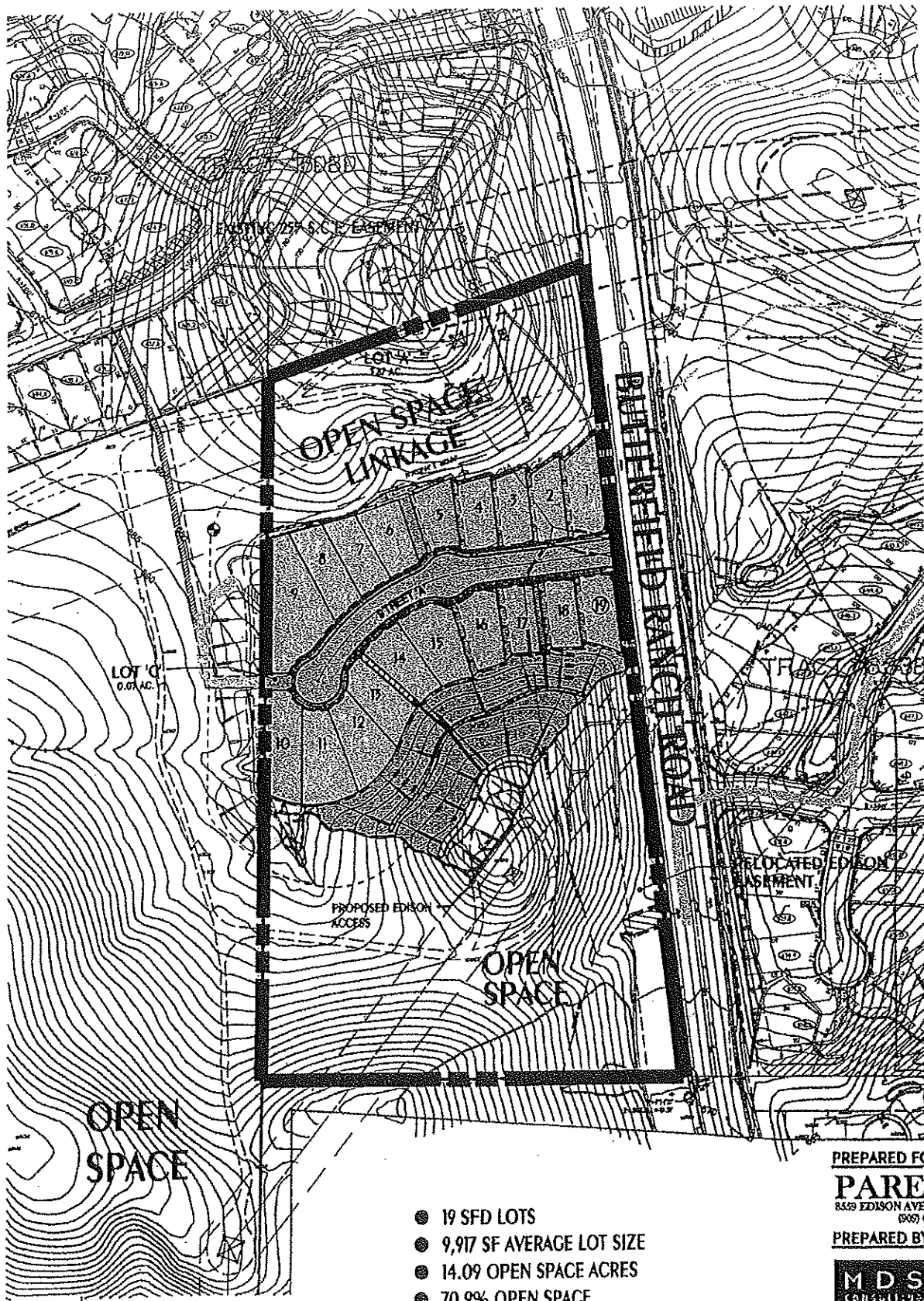
PREPARED BY:

**MDS**  
CONSULTING  
PLANNERS ENGINEERS SURVEYORS  
17200 172nd Ave.  
Suite 200  
Chino, CA 91710  
Phone (909) 686-6659  
Fax (909) 686-6659

VILA BORBA  
PLANNING AREA 3

**TENTATIVE TRACT No. 16338**

CITY OF CHINO HILLS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



- 19 SFD LOTS
- 9,917 SF AVERAGE LOT SIZE
- 14.09 OPEN SPACE ACRES
- 70.9% OPEN SPACE

PREPARED FOR:  
**PARENTEX**  
 8359 EDISON AVE. CHINO, CA. 91710  
 (909) 686-0639

PREPARED BY:

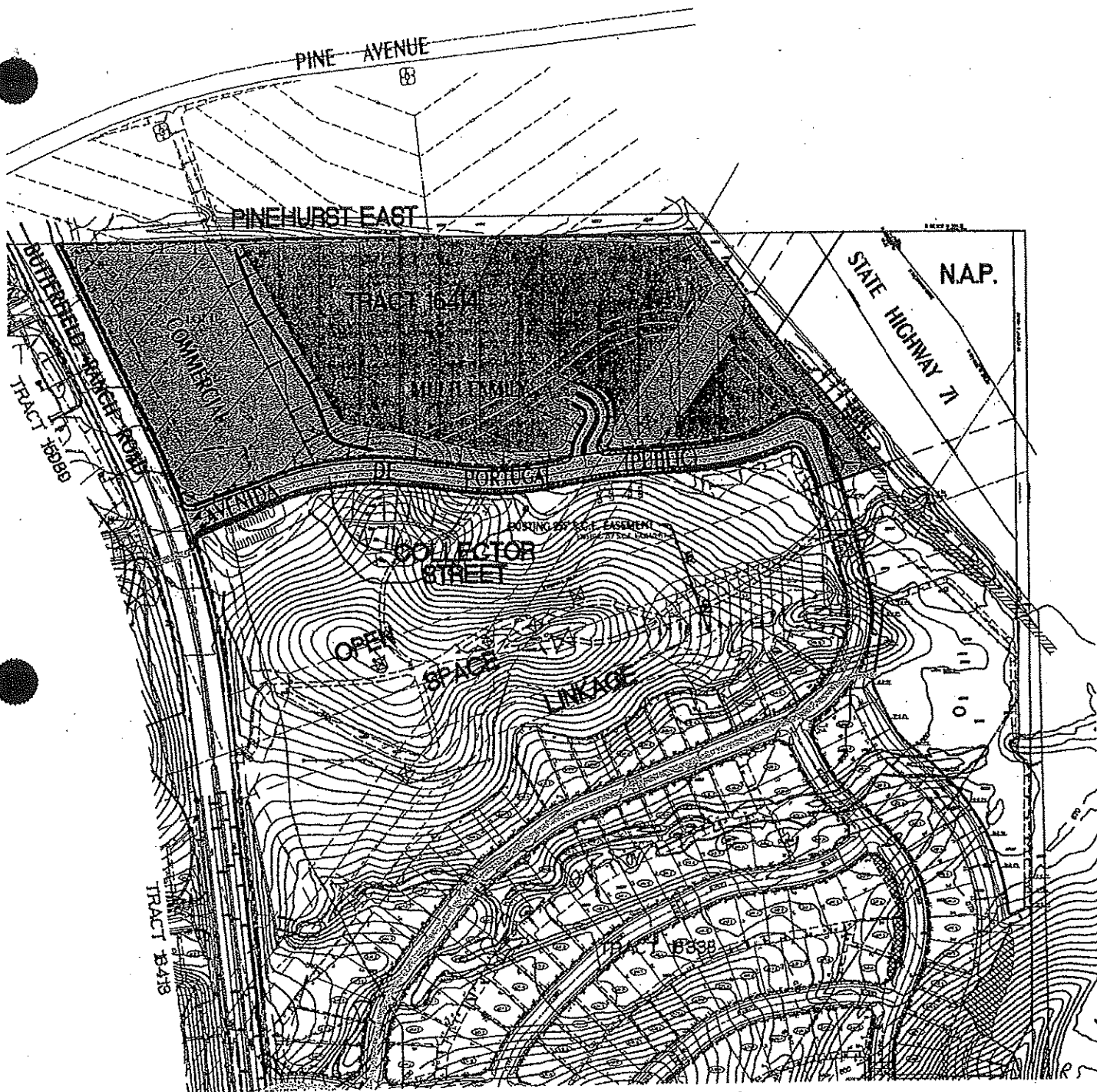


000001  
**VILA BORBA**  
**PLANNING AREA 2**

**TENTATIVE TRACT No. 16413**

CITY OF CHINO HILLS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

1/20/94



SCALE 1"=350'

- 5 ACRES COMMERCIAL
- 16 ACRES MF RESIDENTIAL
- 280 UNIT MAXIMUM

PREPARED FOR:  
**PARENTEX**  
 8359 EDISON AVE. CHINO, CA. 91710  
 (909) 686-9639

PREPARED BY:

|   |          |  |
|---|----------|--|
| <b>MDS</b><br>CONSULTANTS<br>PLANNERS ENGINEERS SURVEYORS | OWNER    | 17200 Buell Ave.<br>Buena Vista            |
|   | DESIGNER | Chino, CA 91710                            |
|   | SURVEYOR | Phone (909) 686-9639<br>Fax (909) 686-9639 |

000072

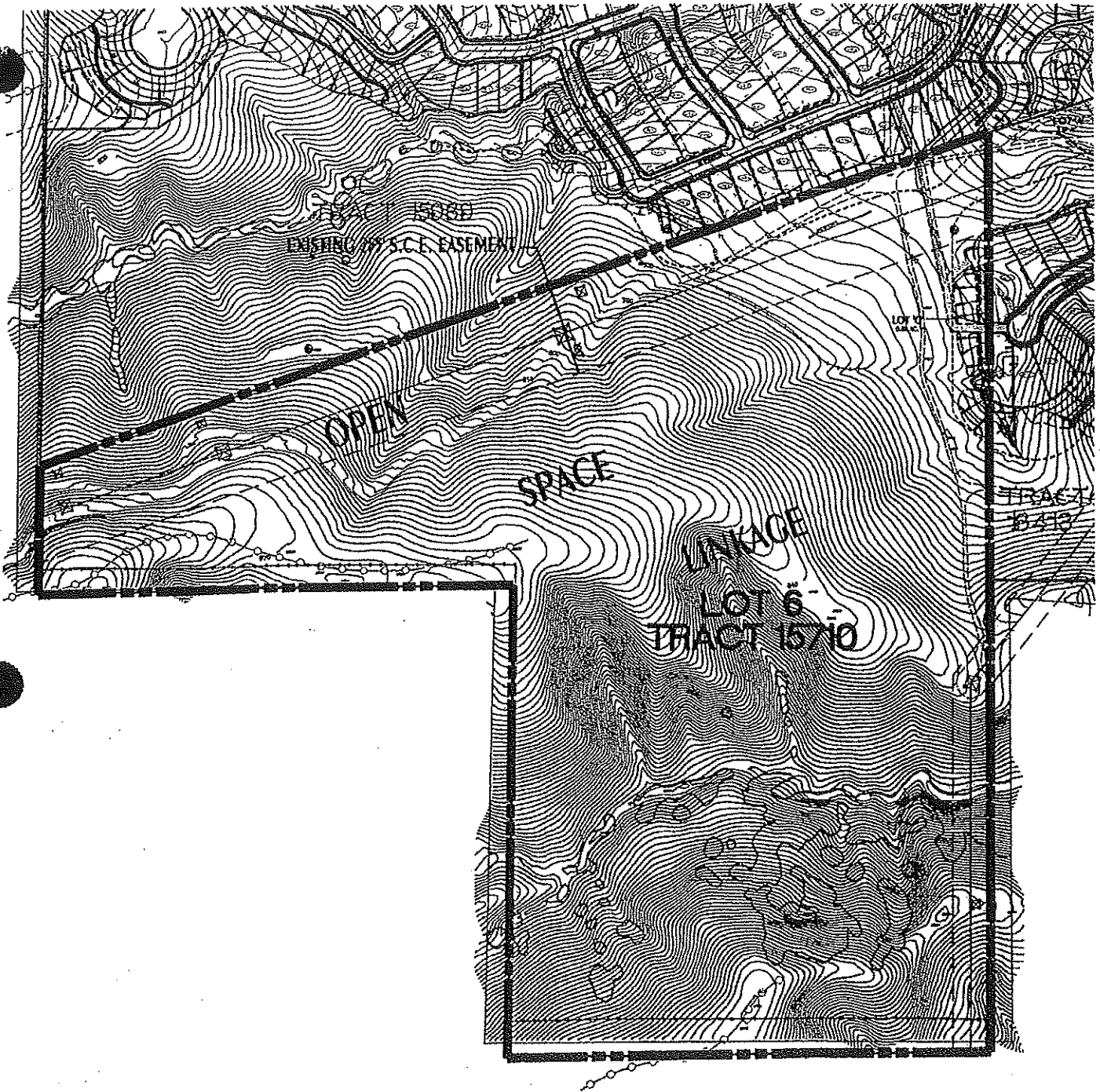
**VILA BORBA**  
**PLANNING AREA 4**

**TENTATIVE TRACT No. 16414**

CITY OF CHINO HILLS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

1/14/72 2/20/72 3/17/72 4/14/72 5/12/72 6/9/72 7/7/72 8/4/72 9/1/72 10/29/72





SCALE 1"=400'

● 87.51 OPEN SPACE ACRES

PREPARED FOR:

**PARENTEX**  
8339 EDISON AVE. CHINO, CA. 91710  
(909) 686-9659

PREPARED BY:



000073

VILA BORBA  
PLANNING AREA 2

**LOT 6, TRACT No. 15710**

CITY OF CHINO HILLS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



### 3. Mitigation Monitoring Requirements

| Timing   |         | Table 3-1<br>Mitigation Measure   | Responsible for<br>Monitoring | Completion |
|--|---------|---|-------------------------------|------------|
| <b>AESTHETICS</b>  |         |   |                               |            |
| Prior to issuance of grading permit for the water tank.                        | A 5.1-1 | The finish grade elevation of the water reservoir pad proposed within Planning Area 1 shall be constructed below an elevation of 800 feet.  | Public Works Department       |            |
| Review landscape plans prior to issuance of grading permit for the water tank. | A 5.1-2 | The water reservoir tank shall be screened from view from the East Fence Line Trail and all prominent or exceptionally prominent ridgelines by the installation of landscaping. Landscaped areas shall be planted with drought-tolerant native vegetation.  | Public Works Department       |            |
| Prior to issuance of building permit.  | A 5.1-3 | Prior to the issuance of building permits, the project applicant shall demonstrate through the submittal of an electrical engineer's photometric survey to the City of Chino Hills that nighttime lighting spillover from the proposed project site would not exceed 0.2 foot-candles within Chino Hills State Park.  | Public Works Department       |            |
| Prior to issuance of building permit.  | A 5.1-4 | Prior to the issuance of building permits, the project applicant shall submit a street lighting plan for review and approval by the Director of the City of Chino Hills Department of Public Works. The plan shall include the amount, location, height and intensity of internal and loop street lighting limited to the minimum necessary for public safety in order to maintain the hillside character of the community and reduce nighttime light and glare.  | Public Works Department       |            |
| Prior to issuance of building permit.  | A 5.1-5 | Prior to the issuance of building permits for private park facilities and trails on the proposed project site, the project applicant shall submit a lighting plan for review and approval by the Director of Community Services for the City of Chino Hills. The plan shall include the amount, location, height and intensity of internal and loop street lighting limited to the minimum necessary for public safety in order to maintain the hillside character of the community and reduce nighttime light and glare. | Community Services Department |            |

### 3. Mitigation Monitoring Requirements

| Timing   | Mitigation Measure  | Responsible for Monitoring | Completion |
|--|---|----------------------------|------------|
| <b>AIR QUALITY</b>   |   |                            |            |
| Prior to issuance of grading permit.   | <p>Prior to issuance of any grading permit, the project applicant shall include a note on all grading plans, which requires the construction contractor to implement the following measures during grading. These measures shall also be discussed at the pre-grade conference.</p> <p><i>Reduction of exhaust emissions:</i></p> <ul style="list-style-type: none"> <li>a. Heavy equipment shall be tuned up and maintained in accordance with manufacturer's specifications. Equipment logs demonstrating proper maintenance shall be maintained at the site during construction activities.</li> <li>b. Heavy equipment shall not be allowed to remain idling for more than five minutes duration.</li> <li>c. Trucks shall not be allowed to remain idling for more than two minutes duration.</li> <li>d. Electric power shall be used to the exclusion of gasoline or diesel generators and compressors whenever feasible.</li> <li>e. Construction activities shall minimize obstruction of through traffic lanes adjacent to the site and, if necessary, a flag-person shall be retained to maintain safety adjacent to existing roadways.</li> </ul> <p><i>Reduction of soil disturbance of PM<sub>10</sub>:</i></p> <ul style="list-style-type: none"> <li>a. All active areas shall be watered a minimum of three times daily (as opposed to twice used in the analysis).</li> <li>b. Vehicles shall be restricted to no more than 15 mph while traveling over any unpaved surfaces.</li> <li>c. Application of solid stabilizers to inactive areas.</li> <li>d. Replace ground cover in disturbed areas quickly.</li> <li>e. All stock piles should be covered with tarps.</li> <li>f. Water all haul roads three times daily.</li> </ul> | Public Works Department    |            |
| Prior to issuance of certificate of occupancy for the tract in which the improvement is located. | AQ 5.2-2 The project applicant shall be required to implement traffic lane improvements and signalization as outlined in the traffic study, which will improve local traffic flow thereby reducing emissions created in the project area.   | Public Works Department    |            |
| Show on street improvement plans prior to recordation of the Final Map.                          | AQ 5.2-3 To encourage the use of mass transportation, the project applicant shall place bus stop shelters at any bus stops situated or to be situated along any site frontage routes.   | Public Works Department    |            |

### 3. Mitigation Monitoring Requirements

| Table 3-1<br>Mitigation Measure   |          |                                  |            |
|---|----------|----------------------------------|------------|
| Timing  |          | Responsible for Monitoring       | Completion |
| Show on street improvement plans prior to recordation of the Final Map.                   | AQ 5.2-4 | Public Works Department          |            |
| Prior to issuance of building permits   | AQ 5.2-5 | Public Works Department          |            |
| <b>BIOLOGICAL RESOURCES</b>   |          |                                  |            |
| Prior to issuance of certificate of occupancy in the tract where restoration is to occur. | B 5.3-1  | Community Development Department |            |
| Prior to issuance of certificate of occupancy in the tract where restoration is to occur. | B 5.3-2  | Community Development Department |            |

### 3. Mitigation Monitoring Requirements

| Timing                                | Table 3-1<br>Mitigation Measure  | Responsible for Monitoring  | Completion |
|---------------------------------------|--|---|------------|
| Prior to issuance of grading permits. | <p><b>B 5.3-3:</b> Prior to issuance of grading permits, the project applicant shall assure avoidance for minimization in consultation with USFWS and CDFG of impacts to occupied least Bell's vireo habitat. Accordingly, the project applicant shall undertake annual surveys (commencing with the next breeding season following certification of this EIR) to determine presence or absence of least Bell's vireo (LBV) within identified occupied and potential LBV habitat in the development areas. Such surveys shall be submitted to CDFG and USFWS, and landowner or subsequent project applicant shall review the surveys with those agencies if any significant changes occur in LBV presence or absence as documented by the applicant. Prior to grading for any project that would impact identified occupied or potential LBV habitat, the project applicant shall consult with CDFG and USFWS regarding any potential impacts to LBV of the proposed project by the grading plan in accordance with the provisions of the approved Habitat Mitigation and Monitoring Program (HMMP). Pursuant to such review, the project applicant shall, in accordance with the HMMP, obtain from USFWS and CDFG a determination regarding any long-term conservation value of LBV habitat and appropriate avoidance measures. Prior to the issuance of a grading permit, the project applicant shall: 1) provide evidence to the City of Chino Hills Community Development Director that (a) all necessary permits or authorizations for impacts to LBV have been obtained from the State Department of Fish and Game USFWS under the HMMP; or (b) that no such permits or authorizations are required, and 2) provide evidence to the City of Chino Hills Community Development Director that the project and the LBV avoidance measures have been coordinated with USFWS and CDFG. Prior to issuance of a grading permit for any area containing occupied LBV habitat, detailed avoidance measures shall be developed in coordination with USFWS and CDFG and in accordance with the HMMP, and such measures shall, at a minimum, address the following items:</p> <ul style="list-style-type: none"> <li>a. <i>Fencing.</i> When construction activity occurs in the vicinity of LBV habitat to be preserved, such habitat shall be fenced prior to commencement of construction, and all construction personnel shall strictly limit their activities and vehicles to assure that the fenced areas are not disturbed. Staging and storage areas shall be at least 150 feet away from all such fenced habitat. A contractor education program shall be prepared and implemented to apprise all construction personnel working in the vicinity of protected habitat of the occurrence of sensitive species in the area, the sensitivity of the species to human activities, the legal protection afforded to these species, and the penalties for violations of these legal protections, and the roles and authority of monitoring biologists.</li> <li>b. <i>Biological Monitor.</i> A biological monitor shall be on-site, to monitor construction activities adjacent to LBV habitat and buffer areas to be preserved to assure that the habitat is preserved, and all minimization measures are followed. The biological monitor shall have the authority to temporarily halt activities that are disturbing the listed species and to implement minimization measures specified in the avoidance program.</li> </ul> | California Department of Fish and Game/United States Fish and Wildlife Service/Chino Hills Community Development Department |            |

### 3. Mitigation Monitoring Requirements

| Timing | Table 3-1<br>Mitigation Measure   | Responsible for<br>Monitoring | Completion |
|--------|---|-------------------------------|------------|
|        | <p>c. <i>Construction Noise.</i> Removal of occupied LBV habitat shall occur outside of the breeding season (March 15 to Sept. 15). If construction will occur adjacent to occupied LBV habitat during the breeding season, surveys shall be conducted prior to construction activity occurring within 500 feet of occupied LBV habitat to determine the location of any nesting LBV. During construction, no activity will occur within 500 feet of active nesting territories of LBV, unless measures are implemented to minimize noise and other disturbance to those adjacent birds. These measures shall include sound walls and/or other measures that assure that sound levels reaching vireo nesting areas do not exceed 60 dBA, taking into account, however the noise levels preceding construction activity at the nesting location which may be high due to proximity of nesting sites to Portola.</p> <p>d. <i>Shield Lighting.</i> To reduce the potential of indirect impacts to conserved LBV habitat, public lighting installed in conjunction with proposed development in proximity to the conserved habitat shall be shielded so that the light is directed away from the conserved habitat.</p> <p>e. <i>Discourage Human Entry.</i> Post-construction signage, fencing, vegetative barriers or other effective measures shall be taken to discourage human entry associated with project development into conserved LBV habitat areas located adjacent to habitat areas in parks, or community areas where human activity is planned.</p> <p>f. <i>Cowbird Control.</i> If significant areas of turf are to be installed as a part of proposed development in proximity to the conserved LBV habitat, post-construction cowbird control measures shall be implemented for at least 5 years. After the five year monitoring period, a biologist shall evaluate the potential for long-term threat and determine if continued post-construction monitoring is necessary.</p> <p>g. <i>Resident/Recreational User Education.</i> A post-construction education program shall be developed to advise residents living in proximity to conserved LBV habitat of the potential impacts to listed species from human activities and the potential penalties for taking such species. The program shall include, but not be limited to, information pamphlets and education displays at commercial or recreation centers. Pamphlets shall be distributed to all residences in areas adjacent to conserved LBV habitat. At a minimum, the program shall include the following topics: occurrence of the listed and sensitive species in the area, their general ecology, sensitivity of the species to human activities, impacts from free-roaming pets (particularly domestic and feral cats), legal protection afforded these species, penalties for violation of the Federal and State laws, report requirements, and project features designed to reduce impacts to these species.</p> |                               |            |

### 3. Mitigation Monitoring Requirements

| Table 3-1<br>Mitigation Measure                                     |   |                                  |            |
|---|---|----------------------------------|------------|
| Timing  |   | Responsible for Monitoring       | Completion |
| On-going during construction.                                       | <p>B 5.3-4 In addition to the avoidance of construction activities during the least Bell's vireo nesting season March 15 and September 15, construction activities shall avoid the remainder of the bird nesting season, approximately February through August, to avoid violations of the Migratory Bird Treaty Act and related provisions of the California Fish and Game Code. Thus, portions of project area where construction is scheduled to begin between February 1 and September 15 shall be grubbed and graded prior to January 31 to remove potential nesting habitat for birds.</p> <p>Alternatively, if grubbing and grading activities cannot avoid the bird breeding season, a qualified ornithologist shall survey the construction zone. The ornithological survey may require two to four days to complete, depending upon the extent of the project area scheduled for near-future grubbing, grading or other construction activities. The survey shall occur not more than one week prior to the initiation of those construction activities to minimize the potential that bird nests are not initiated after the survey and prior to construction. If the ornithologist detects any occupied nests of native birds within the construction zone, area(s) supporting bird nests shall be flagged and fenced, providing a minimum buffer of 100 feet between the nest and limits of construction. The construction crew shall be instructed to avoid any activities in this zone until the bird nest(s) is/are no longer occupied, per a subsequent survey by the ornithologist.</p> | Community Development Department |            |
| Prior to issuance of building permits.                              | B 5.3-5 Prior to issuance of building permits, the project applicant shall submit, and the Director of Community Development shall have approved, a wildlife interface brochure to educate homeowners of the responsibilities associated with living at the wildlife interface. The approved wildlife interface brochure, along with its attachments, shall be included as part of the rental/lease agreements and as part of the sales literature for the project. The brochure shall address relevant issues, including the role of natural predators in the wildlands and how to minimize impacts of humans and domestic pets on native communities and their inhabitants.   | Community Development Department |            |
| Include in the CC&Rs prior to issuance of certificate of occupancy. | B 5.3-6 Per the Terms and Conditions specified in the USFWS Biological Opinion (USFWS 2001a) as amended, all dedicated lands including the wildlife corridor shall not be used for any purpose that would change or otherwise interfere with their value as wildlife habitat or a wildlife corridor. The project applicant shall not 1) erect any permanent or temporary structure in habitat; 2) allow these areas to be lighted without the expressed consent of ACOE and USFWS; or 3) enable or facilitate the ingress of domestic animals, exotic animals or non-native plants into corridor areas.   | Community Development Department |            |
| Prior to issuance of certificate of occupancy                       | B 5.3-7 The project applicant shall comply with the approved HMMP which requires the planting of over 150 Coast Live Oaks and Western Sycamores and over 950 Willows. In addition, the project applicant shall comply with the provisions of the tree permit to be issued by the City of Chino Hills, which will specify planting locations, site preparation, planting methods, maintenance, monitoring and reporting.   | Community Development Department |            |



### 3. Mitigation Monitoring Requirements

| Timing                                | Mitigation Measure   | Responsible for Monitoring       | Completion |
|---------------------------------------|--|----------------------------------|------------|
| <b>CULTURAL RESOURCES</b>             |  |                                  |            |
| Prior to issuance of grading permits. | <p>CR 5.4-1 Prior to issuance of grading permits, a cultural resources mitigation monitoring and treatment plan will be prepared by the project applicant and submitted to the Director of Community Development for review and approval. The plan will include additional background research to determine whether Criterion A or B is pertinent. In addition, this research will permit interpretation of subsurface resources encountered. The plan will detail monitoring of all revegetation activities, demolition and grading to a depth of five feet to achieve observation of subsurface resources. The plan will establish criteria for testing and data recovery of potentially significant subsurface resources discovered during monitoring. The treatment plan and the final report will be submitted to the South Central Coast Information Center (SCCIC), and other agencies, as appropriate. Any archaeological or historical artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Director of Community Development where they would be afforded long term preservation to allow future scientific study.</p> | Community Development Department |            |
| Prior to issuance of grading permits. | <p>CR 5.4-2 Prior to issuance of grading permits, a cultural resources mitigation monitoring and treatment plan will be prepared by the project applicant and submitted to the Director of Community Development for review and approval. The plan will detail monitoring of all revegetation activities, demolition and grading to a depth of five feet to achieve observation of subsurface resources. The plan will establish criteria for testing and data recovery of potentially significant subsurface resources discovered during monitoring. The plan will include presence of a Native American monitor during work on the prehistoric site. The treatment plan and the final report will be submitted to the South Central Coast Information Center (SCCIC), and other agencies, as appropriate. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Director of Community Development where they would be afforded long term preservation to allow future scientific study.</p>  | Community Development Department |            |
| Prior to issuance of grading permits. | <p>CR 5.4-3 Prior to issuance of grading permits, a cultural resources mitigation monitoring and treatment plan will be prepared by the project applicant and submitted to the Director of Community Development for review and approval. The plan will include a sensitivity map showing areas to be monitored for paleontologic resources. In those areas, the plan will call for monitoring of all revegetation activities, demolition and grading to achieve observation of subsurface resources. The plan will establish criteria for evaluation and recovery of potentially significant fossil resources discovered during monitoring. The treatment plan and final report should accompany recovered fossils to the designated repository. Any fossils recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Director of Community Development where they would be afforded long term preservation to allow future scientific study.</p>   | Community Development Department |            |

### 3. Mitigation Monitoring Requirements

| Table 3-1<br>Mitigation Measure                   |          |   | Responsible for Monitoring  | Completion |
|---|----------|---|---|------------|
| Timing  |          |   |   |            |
| <b>HAZARDOUS AND HAZARDOUS MATERIALS</b>          |          |   |   |            |
| On-going during construction.                     | HM 5.6-1 | The possibility that buried, concealed or hidden tanks, both below and above ground, may have existed or do exist shall be considered during project feasibility planning. If any such tanks are encountered during any implementation phase of the proposed project, they shall be removed and disposed in accordance with health department guidelines.   | Community Development Department  |            |
| On-going during construction.                     | HM 5.6-2 | If significant amounts of manure are encountered on-site during earthwork, the project geotechnical engineer shall be consulted regarding removal of the material.  | Community Development Department  |            |
| Prior to the issuance of building permits.        | HM 5.6-3 | Prior to the issuance of building permits, all exposed or buried trash, debris and waste materials, and the existing above ground storage tank, shall be disposed of off-site in accordance with current local, State and Federal disposal regulations.   | Community Development Department  |            |
| On-going during construction.                     | HM 5.6-4 | Any materials containing petroleum residues that may be encountered during property improvements shall be evaluated prior to removal and disposed in accordance with current local, State and Federal disposal regulations.   | Community Development Department  |            |
| Prior to the issuance of building permits.        | HM 5.6-5 | Prior to the issuance of building permits, any abandoned wells located in areas proposed for development shall be properly abandoned following State of California protocol, and evidence of proper abandonment shall be submitted to the Community Development Department.   | Community Development Department  |            |
| Prior to the issuance of building permits.        | HM 5.6-6 | Prior to the issuance of building permits, any buried septic systems encountered during construction of the proposed project shall be properly removed or abandoned following health department guidelines. Evidence of proper removal or abandonment shall be submitted to the Community Development Department.   | Community Development Department  |            |
| Prior to the issuance of building permits.        | HM 5.6-7 | Prior to issuance of building permits, the project proponent shall submit a fuel modification program to the Chino Valley Independent Fire District that complies with the District's Fuel Modification Guidelines. The project proponent shall provide evidence to the Community Development Department that the fuel modification program has been reviewed and approved by the Fire District.  | Chino Valley Independent Fire District/Community Development Department |            |
| Prior to the approval of final development plans. | HM 5.6-8 | Prior to the approval of final development plans, the project proponent shall implement a Vegetation Management Plan that specifies measures ensuring proper vegetation modification on an ongoing basis on the proposed project site. The provisions of the Vegetation Management Plan shall be incorporated into the CC&Rs for the proposed project.  | Community Development Department  |            |
| Prior to the approval of final development plans. | HM 5.6-9 | Prior to the approval of final development plans, the project proponent shall develop a plant palette for Fuel Modification Zones comprised of local, native plants as approved by fire agencies such as the California Department of Forestry and Fire Protection. The plant palette shall avoid including invasive exotic plants as identified by the California Exotic Pest Plant Council ( <a href="http://www.caleppc.org">www.caleppc.org</a> ). The plant palette shall be identified in the fuel modification program prescribed in Mitigation Measure 5.3-8. | Community Development Department  |            |

### 3. Mitigation Monitoring Requirements

| Table 3-1<br>Mitigation Measure  |  |  |            |
|--|--|--|------------|
| Timing   |  | Responsible for Monitoring             | Completion |
| Prior to the approval of final development plans.  | HM 5.6-10 Prior to the approval of final development plans, the project applicant shall develop and submit to the Chino Valley Independent Fire District for approval evacuation plans for all areas of the proposed project site that are proximate to natural areas.   | Chino Valley Independent Fire District |            |
| <b>HYDROLOGY AND WATER QUALITY</b>   |  |  |            |
| Prior to the issuance of building permits in the tract where the improvement is located. | H/WQ 5.7-1 A detention basin shall be constructed and designed to meet or exceed structural requirements for a 100-year storm event for storage volume and outflow capacity, to contain and slowly discharge runoff over a prescribed period of time. The detention basin shall be designed to address stormwater quantity and quality impacts of the proposed development. The detention basin shall be constructed with a minimum freeboard of two feet. Per the maintenance requirements, sediment removal shall take place when the basin is thoroughly dry. Disposal of debris, trash, sediment, and other waste material shall be done at suitable disposal/recycling sites and in compliance with all applicable local, state, and federal waste regulations. Design requirements for the detention basin shall be approved by the City of Chino Hills City Engineer prior to project implementation.   | Public Works Department                |            |
| <b>NOISE</b>   |  |  |            |
| Prior to the issuance of building permits.   | N 5.9-1 This subdivision includes lots or parcels that may be subject to noise impacts. Prior to the issuance of building permits for each structure other than a parking structure on such lots or parcels, the applicant shall submit a final acoustical report prepared to the satisfaction of the Director of Community Development. The report shall show that the development will be sound attenuated against present and projected noise levels, including roadway, aircraft, helicopter and railroad, to meet City Interior and exterior noise standards. In order to demonstrate that all mitigation measures have been incorporated into the project, the report shall be accompanied by a list identifying the sheet(s) of the building plans that include the approved mitigation measures. Where practical, proposed residential units along perimeter roadways shall be placed no closer than those distances outlined in Table 5.9-6 for the 60 dBA CNEL (that includes cumulative impacts). | Community Development Department       |            |
| Prior to issuance of building permits.   | N 5.9-2 Where minimum distances are not feasible, property-specific sound walls or berms shall be erected to protect any exterior living areas (i.e., side or back yards) to an exterior level of no more than 60 dBA CNEL. The noise wall/berm shall be of sufficient height to interrupt the line-of-sight noise propagation from the roadway to the exterior living area. The ultimate size and placement of these walls/berms will vary with the actual placement of the perimeter structures as well as surrounding topography and must be evaluated on a case-by-case basis when final structure placement is determined.  | Community Development Department       |            |

### 3. Mitigation Monitoring Requirements.

| Table 3-1<br>Mitigation Measure   |   |  |            |
|---|---|--|------------|
| Timing  |   | Responsible for Monitoring             | Completion |
| Prior to issuance of certificate of occupancy.  | N 5.9-3 If exterior living area noise levels cannot be reduced to 60 dBA CNEL, additional structural mitigation such as sound-rated windows, additional insulation, forced air ventilation, etc., shall be required such that interior levels do not exceed 45 dBA CNEL. However, in no case shall residents be exposed to exterior living area noise in excess of 65 dBA CNEL. | Community Development Department       |            |
| On-going during construction.   | N 5.9-4 Construction shall be restricted to between the hours specified in the City Code. These days and hours shall also apply any servicing of equipment and to the delivery of materials to or from the site.  | Community Development Department       |            |
| On-going during construction.   | N 5.9-5 All construction equipment shall be properly maintained and tuned to minimize noise emissions.  | Community Development Department       |            |
| On-going during construction  | N 5.9-6 All equipment shall be fitted with properly operating mufflers, air intake silencers, and engine shrouds no less effective than as originally equipped.   | Community Development Department       |            |
| On-going during construction.   | N 5.9-7 All stationary noise sources (e.g., generators and compressors) shall be located as far from residential receptor, receptors as is feasible.  | Community Development Department       |            |
| On-going during construction.   | N 5.9-8 The construction contractor shall provide an on-site name and telephone number of a contact person.   | Community Development Department       |            |
| On-going during construction.   | N 5.9-9 Construction shall be subject to any and all provisions set forth by the City of Chino Hills Community Development Department.  | Community Development Department       |            |
| <b>PUBLIC SERVICES</b>  |   |  |            |
| Prior to the issuance of building permits.  | PS 5.10-1 Prior to issuance of building permits, the project applicant shall demonstrate compliance with all City of Chino Hills Fire Safety Overlay District (FR-1) requirements.  | Chino Valley Independent Fire District |            |
| Prior to the issuance of building permits.  | PS 5.10-2 The project applicant shall pay additional fees of \$890 per Tentative Tract Map to be submitted to the Fire District with the application.   | Chino Valley Independent Fire District |            |
| <b>TRAFFIC AND CIRCULATION</b>  |   |  |            |
| Prior to issuance of certificate of occupancy in the tract in which the improvements are to be constructed. | T 5.12-1 Construct Avenida de Portugal (EW) between Butterfield Ranch Road and Avenida de Portugal (NS) to its ultimate width as a 40-foot Public Collector Street in conjunction with development.   | Public Works Department                |            |

### 3. Mitigation Monitoring Requirements

| Table 3-1<br>Mitigation Measure   |  |                            |            |
|---|--|----------------------------|------------|
| Timing  |  | Responsible for Monitoring | Completion |
| Prior to issuance of certificate of occupancy in the tract in which the improvements are to be constructed. | T 5.12-2 Construct Avenida de Portugal North between Butterfield Ranch Road and Street "L" to its ultimate width as a 40-foot Public Collector Street in conjunction with development.                     | Public Works Department    |            |
| Prior to issuance of certificate of occupancy in the tract in which the improvements are to be constructed. | T 5.12-3 Construct Avenida de Portugal between Butterfield Ranch Road and Street "L" to its ultimate width as a 40-foot Public Collector Street in conjunction with development.                           | Public Works Department    |            |
| Prior to issuance of certificate of occupancy in the tract in which the improvements are to be constructed. | T 5.12-4 Construct Street "L" between Avenida de Portugal North and Avenida de Portugal to its ultimate width as a 40-foot Public Collector Street in conjunction with development.                        | Public Works Department    |            |
| Prior to issuance of certificate of occupancy in the tract in which the improvements are to be constructed. | T 5.12-5 Construct a median opening on Butterfield Ranch Road at Avenida de Portugal in conjunction with development.  | Public Works Department    |            |
| Prior to issuance of certificate of occupancy in the tract in which the improvements are to be constructed. | T 5.12-6 Construct a median opening on Butterfield Ranch Road at Avenida de Portugal South that allows left turns into the project but limits egress to right turns only, in conjunction with development. | Public Works Department    |            |
| Prior to issuance of certificate of occupancy in the tract in which the improvements are to be constructed. | T 5.12-7 Construct a traffic signal at the intersection of Butterfield Ranch Road and Avenida de Portugal.   | Public Works Department    |            |
| Prior to issuance of certificate of occupancy in the tract in which the improvements are to be constructed. | T 5.12-8 Provide one-way stop control on Street "L" at Avenida de Portugal North.  | Public Works Department    |            |

### 3. Mitigation Monitoring Requirements

| Table 3-1<br>Mitigation Measure   |  |                            |            |
|---|--|----------------------------|------------|
| Timing  | Mitigation Measure   | Responsible for Monitoring | Completion |
| Prior to issuance of certificate of occupancy in the tract in which the improvements are to be constructed. | T 5.12-9 Provide one-way stop control on Street "L" at Avenida de Portugal.  | Public Works Department    |            |
| Prior to issuance of certificate of occupancy in the tract in which the improvements are to be constructed. | T 5.12-10 Provide one-way stop control on Avenida de Portugal (EW) where it "Ts" Into Avenida de Portugal (NS).  | Public Works Department    |            |
| Prior to issuance of certificate of occupancy in the tract in which the improvements are to be constructed. | T 5.12-11 Provide a two-way stop control on Avenida de Portugal at Avenida de Portugal South.  | Public Works Department    |            |
| Prior to issuance of certificate of occupancy in the tract in which the improvements are to be constructed. | T 5.12-12 Provide adequate sight distance at the project access points to meet the minimum City of Chino Hills/Caltrans requirements.  | Public Works Department    |            |
| Prior to issuance of certificate of occupancy in the tract in which the improvements are to be constructed. | T 5.12-13 Provide one-way stop controls on all project access points except Avenida de Portugal.   | Public Works Department    |            |
| Prior to approval of street improvement plans.  | T 5.12-14 To reduce the possibility that drivers may be prone to speed on the long segments of Avenida de Portugal North, Avenida de Portugal and Avenida de Portugal South, which are uninterrupted by traffic controls, the following traffic calming measures, subject to City of Chino Hills approval, shall be incorporated into the final design of these streets:<br>Chokers shall be added to reduce the roadway width, resulting in the natural motorist reaction of slowing down to negotiate the narrower lane. Chokers are illustrated on Figures 5.12-37 through 5.12-40. | Public Works Department    |            |
| Prior to the issuance of building permits.  | T 5.12-15 Prior to the issuance of building permits, the project applicant shall submit an emergency access plan to the San Bernardino County Fire Department for review and approval. This plan shall identify alternate routes for emergency access during construction activities, and shall demonstrate that fire protection facilities and emergency vehicle access to and through the project site would be adequate during all phases of the proposed project.  | Public Works Department    |            |



### 3. Mitigation Monitoring Requirements

| Table 3-1<br>Mitigation Measure                     |           |   |                                  |
|---|-----------|---|----------------------------------|
| Timing  |           | Responsible for Monitoring  | Completion                       |
| On-going during construction and post-construction. | T 5.12-16 | Sufficient accessibility for fire-fighting equipment shall be provided during all phases of construction and subsequent operation of the proposed project.  | Public Works Department          |
| <b>UTILITIES AND SERVICES SYSTEMS</b>               |           |   |                                  |
| Prior to the issuance of building permits.          | U 5.13-1  | Prior to the issuance of building permits, the project applicant shall show on the site the location of receptacle(s) to accumulate construction-generated solid waste for recycling purposes.  | Community Development Department |
| Prior to the issuance of building permits.          | U 5.13-2  | Prior to the issuance of building permits, the project applicant shall submit a post-construction recycling program for the proposed project site to the Director of the City of Chino Hills Community Development Department for approval. The plan shall specify how residential and commercial recycling would be encouraged and facilitated on the proposed project site. | Community Development Department |
| Prior to issuance of certificate of occupancy.      | U 5.13-3  | Prior to issuance of certificate of occupancy, the project applicant and/or Southern California Edison shall construct proposed overhead utility distribution lines in conformance with applicable City standards.  | Community Development Department |



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## COUNCIL AGENDA STAFF REPORT



Meeting Date: April 25, 2006

Public Hearing: ☒  
Discussion Item: ☐  
Consent Item: ☐

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OFFICE OF CITY CLERK  
CHINO HILLS

APRIL 18, 2006

TO: THE HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: Environmental Impact Report (EIR) (SCH #2004081134), General Plan Amendment 03GPA01; Zone Change 03ZC02; Development Code Amendment 03DCA01; Tentative Tract Maps (TTM) 15989; 16413; 16338; 16414.

### RECOMMENDATION

That the City Council adopt:

1) A Resolution entitled:

"An Environmental Impact Report (SCH #2004081134) and a Statement of Overriding considerations;

2) A Resolution entitled:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHINO HILLS, CALIFORNIA APPROVING GENERAL PLAN AMENDMENT 03GPA01, TENTATIVE TRACT MAP NO.'S (TTM) 15989; 16413; 16338; 16414"; and,

3) An Ordinance entitled:

"AN ORDINANCE OF THE CITY OF CHINO HILLS, CALIFORNIA ADOPTING ZONE CHANGE 03ZC02."

Based on the findings of facts as listed in the attached Resolution and subject to the Conditions of Approval.

### EXECUTIVE SUMMARY

The applicant, Parentex Enterprises, proposes to develop a multi-tract community known as Vila Borba, which would consist of 631 single family homes on 336 acres with a significant portion of the project as dedicated Open Space. See Exhibit "A". The site is located west of the Chino Valley Freeway (SR#71), east and west of Butterfield Ranch Road, south of Pine Avenue and north of the Hunter's Hill development (see the

000001

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SUBJECT: Environmental Impact Report, General Plan Amendment 03GPA01, Zone Change 03ZC02, Development Code Amendment 03DCA01, and Tentative Tract Map No's. 15989, 16338, 16413 and 16414

vicinity map) and is described as Assessors Parcel Numbers: 1033-071-08, 09 & 1033-081-14 through -20.

With a Development Code Amendment and Zone Change, the applicant proposes lots that would average over 8,000 square feet in size, with a minimum lot size of 7,200 square feet. The overall density of the project is 1.9 dwelling units (du) per acre. These lots are anticipated to accommodate homes that range from 3,600 square feet to 4,500 square feet in size although no residential product is being proposed at this time.

Development is proposed to occur in four locations: 1) Tract 15989 (183 single family (sf) lots) is located on the west side of Butterfield Ranch Road; 2) Tract 16413 (19 sf lots), is also located on the west side of Butterfield Ranch Road, south of Tract 15989; 3) Tract 16338 (149 sf lots) is the only single family detached subdivision on the east side of Butterfield Ranch Road; and, 4) Tract 16414 (a maximum of 280 multi-family, attached dwelling units as well as five acres of commercial) is also located on the east side of Butterfield Ranch Road, and will be directly south of, and adjacent to, the Chino Hills Corporate Park on Pine Avenue. There are approximately 155 acres of natural Open Space within the property boundaries, and an additional 62 acres of open space including multi-purpose trails, manufactured slopes, parks, paseos and two proposed wetland areas for a total of approximately 218 acres of open space (See Exhibits "A").

Access is provided via Butterfield Ranch Road, a six-lane arterial. The applicant proposes to construct Avenida de Portugal as a public collector road within the project site from Butterfield Ranch Road up to the proposed entry into the multi-family home site. The road will then become privately maintained and continue through Tract 16338 and re-connect to Butterfield Ranch Road.

#### The Planning Commission.

The Planning Commission discussed the project and modified several conditions of approval to clarify intent, and to amend the timing of the signal installation at Butterfield Ranch Road and the new Avenida de Portugal. The Commission voted 5 to 0 in favor of recommending approval of the project to the City Council.

#### SITE DESCRIPTION

|                |   |
|----------------|---|
| Project Area:  | 336 Acres   |
| Lot Sizes:     | 7,200 sq. ft. minimum – 8,500 sq. ft. average.  |
| Land Use       | Vacant, undeveloped, cattle grazing   |
| General Plan   | Agriculture/Ranches. Low Density residential, Medium Density Residential, Commercial, Open Space.         |
| Zoning         | RS – Low Density Residential, RM1 – Medium Density Residential, CG – General Commercial, OS – Open space. |
| Sewer Service: | City of Chino Hills   |
| Water Service: | City of Chino Hills   |

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| LOCATION | GENERAL PLAN<br>LAND USE                    | ZONING  | EXISTING USES   |
|----------|---|---|---|
| Site     | Agriculture/Ranches<br>Low Density Res.     | RS - Low Density Res.<br>RM-1 - Medium Density Res.<br>CG - General Commercial<br>OS - Open Space | Vacant,<br>Undeveloped, cattle<br>grazing             |
| North    | Low Density Res.<br>Commercial              | Planned Development PD-57-171<br>(Low Density Residential)  | Single family<br>detached housing                     |
| South    | Agriculture/Ranches<br>Low Density Res.     | Planned Development PD-57-171<br>(Low Density Residential)  | Single family<br>detached housing,<br>Cattle grazing  |
| East     | Chino Valley<br>Freeway -SR #71             | State Property,<br>PD 57-171 (Open Space)   | Freeway & Open<br>Space                               |
| West     | Chino Hills St. Park<br>Agriculture/Ranches | Agriculture/Ranches,<br>State Property  | State Park, vacant,<br>undeveloped, cattle<br>grazing |

## BACKGROUND

The project site was initially considered by the County of San Bernardino and identified through the Chino Hills Specific Plan. The property was planned to include a mix of single-family and multi-family residential uses, a commercial area as well as a significant portion remaining as open space. At that time, the property was allocated a maximum unit yield of 835 units. In 1996, the owner proposed two tentative tract (TT) maps. One map, TT15696 was for a single family detached project which covered a portion of the site, while the other map, TT15710, was for conveyance purposes and covered the entire site. At that time staff required the applicant to identify specific land use designations for the property to help anticipate future development scenarios

A final map was never submitted for Tentative Tract Map 15696, therefore the map was never recorded and subsequently expired. During the interim, the applicant began processing applications for the entire 336 acres through various regulatory agencies including Fish & Game, the Fish and Wildlife Service and the Army Corp. of Engineers.

## PROPOSAL

To prepare four new Tentative Tract Maps for the 336.02-acre property, consisting of: TTM 15989 which contains 118.52 acres and proposes 183 Single-family homes, 5+ acres of public park, a water reservoir that will supply the project as well as other areas of the City; TTM 16413 which contains 107.37 acres and proposes 19 Single-family homes and natural open space; TTM 16338 which contains 86.40 acres and proposes 149 Single-family homes; TTM 16414 which contains 23.74 acres and proposes a maximum of 280 attached dwelling units, and five (5) acres of commercial. TTMs 15989, 16413 and 16338 are consistent with existing City General Plan and Zoning designations for the property. TTM 16414 proposes a General Plan Amendment and a rezoning for portions of the existing commercial land to a high-density multi-family zone (RM-2), which allows a density of up to 25 DU/AC. This proposed change would be

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accomplished by transferring permitted residential densities from TTMs 15989, 16413 and 16338 to TTM 16414. There is also a concurrent rezoning of the RM-1, medium density residential to OS, Open Space. The proposed project would permit a maximum of 631 dwelling units and 5 acres of commercial land. The project also includes a Development Code Amendment to refine the delineation of the Prominent Ridgelines within the property boundaries. Also included are extensive natural open space areas including multi-purpose trails.

## ANALYSIS

### General Plan Amendment / Zone Change

The request for a General Plan Amendment and Zone Change is for a portion of Planning Area 4, 10 of the 15 acres of the existing commercial land, to a high-density multi-family zone (RM-2), which allows a density of up to 25 DU/AC. This proposed change would be accomplished by transferring permitted residential densities from TTMs 15989, 16413 and 16338 to TTM 16414. As a result, a portion of the property in Planning Area 3 would be converted to Open Space from RM-1 (Medium Density), (See Exhibits "B thru D").

### Development Code Amendment

The applicant is requesting an amendment to the Development Code, specifically Chapter 16.08, Figure 15-1 (Ridgelines). There are four Prominent Ridgelines currently shown within the project. The amendment would modify the termination point of two of those ridgelines, and will be discussed in greater detail later in this report.

### Project Description

The applicant, Parentex Enterprises, proposes to develop "Vila Borba" which would consist of 631 single family homes on 336 acres (See Exhibit "A"). The project is proposed in four Planning Areas (PA), utilizing four tract maps. Table 1 illustrates the development scenario.

Table 1

| PLANNING AREA | TRACT NO. | UNIT QTY. | ACREAGE | OPEN SPACE |
|---------------|-----------|-----------|---------|------------|
| 1             | 15989     | 183       | 118.52  | 35.48      |
| 2             | 16413     | 19        | 107.37  | 96.45      |
| 3             | 16338     | 149       | 86.40   | 23.53      |
| 4             | 16414     | 280       | 23.74   | 0.00       |
| TOTAL         |           | 631       | 336.03  | 155.46     |

280 dwelling units is the maximum yield allowed for PA 4.

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#### Tentative Tract 15989

Tentative Tract 15989 is within PA 1. It is located on the west side of Butterfield Ranch Road, south of and adjacent to the Pinehurst West residential development, east of the Chino Hills State Park and north of a 255' wide Edison easement. The tract contains 183 residential lots with the minimum lot size being 7,200 sq. ft, and the average lot size for this tract being approximately 8,600 sq. ft.. A five acre public park and a smaller pocket park with paseo are included within this tract, along with a small wet-lands mitigation area. It also provides a recycled water reservoir site.

#### Tentative Tract 16413

Located west of and immediately adjacent to Butterfield Ranch Road, this residential tract is a minor portion of PA 2, with the majority (87.51 acres) remaining outside the actual tract boundary as Open Space. There are an additional 8.94 acres of Open Space within the tract which equates to a total of 96.45 acres of Open Space for PA2. The tract is proposed to provide 19 single family lots with a minimum lot size of 7,670 sq. ft. with the average lot being approximately 9,900 sq. ft.

#### Tentative Tract 16338

Tract 16338, for 149 lots, is in PA 3 and is the only single family detached project on the east side of Butterfield Ranch Road. It is approximately 86 acres and located directly north of, and adjacent to, the Hunter's Hill development, west of the Chino Valley Freeway and south of the 255' Edison easement. This map includes the relocation of one of the Edison lines and easements. The tract provides a minimum lot size of 7,200 sq. ft. and an average of almost 8,800 sq. ft. This tract also includes a portion of the multi-purpose trail and the trail staging area. In addition, a large wet-lands mitigation area is included.

#### Tentative Tract 16414

This tract, located in PA 4, includes the multi-family and commercial portion of the project. It is also located on the east side of Butterfield Ranch Road, south of the adjacent Pine Corporate Center, west of the Chino Valley Freeway and north of the proposed new road (Avenida de Portugal) and PA 3. The tract contains 23.74 acres and is proposed to support five (5) acres of commercial and approximately 16 acres of multi-family property with a maximum yield of 280 dwelling units.

The proposal includes a reduction in commercial acreage, from approximately 15 to 5 acres, primarily due to the location. In addition, the multi-family designation will be shifted to the north, across Avenida de Portugal, due to the instability of the land in the current location.

All proposed maps meet the minimum development standards required by the City relative to lot size and dimensions.



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The Commercial and multi-family portions of the project will be subject to site plan review at a future date.

A single Homeowner's Association will be formed to oversee the maintenance of open space, common areas (i.e., landscape), lighting, private street area, etc. for tracts 15898, 16413 and 16338. Tract 16414 will have a separate property owner's association and associated CC&R's. Furthermore, the project's conditions of approval will include requiring Codes, Covenants, and Restrictions (CC&Rs) to be submitted to the City for review and approval.

#### Edison Easement Relocation

There are a number of Edison easements that bisect the property (Exhibit "E"). The primary easement (255' wide) runs essentially west to east and will remain in place. There are two smaller easements (100' & 60') that run in a southwest to northeast direction. The 60' wide easement will be relocated from the current location to run parallel with the 100' easement. This will remove the Edison lines and easement from the behind existing residential lots in the Hunter's Hill Development.

#### Ridgelines

There are currently four Prominent Ridgelines within the project (Exhibit "F"). The amendment would modify the termination point of two of those ridgelines (Exhibits F1 & F2 - large maps).

The first ridgeline enters and terminates in the northwest corner of the project. The ridgeline has been degraded by the construction of two City water reservoirs and the development of the Pinehurst residential project to the north. The remaining portion of the ridgeline does not seem to maintain the visual prominence once anticipated.

The second ridgeline is bisected by Butterfield Ranch Road as it crosses the project in an east/west direction. It currently supports the 255' wide Edison easement and electrical towers and lines. Any continuity the original ridgeline may have held was severely diminished by the construction of Butterfield Ranch Road. The applicant is requesting that the portion on the west side of Butterfield Ranch Road be deleted from Figure 15-1; and, the eastern terminus be adjusted to between the 670' and 700' elevation contour (Exhibit F2).

#### Zone Change & Density Transfer

As part of the overall proposal a change of zone is being requested to relocate the multi-family land use designation to the north, changing, and thereby reducing a portion of the commercially designated property (Exhibits "C & D"). Based on the overall dwelling unit allocation assigned to the Vila Borba property, dwelling units from Planning Areas 1,2 and 3 will be transferred to the new multi-family portion of the project.

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Dwelling unit density from the existing medium density area is also being transferred to the new RM-2, High Density Residential property creating an overall maximum of 280 dwelling units (Exhibit "G").

Geological reports have indicated that the property currently identified as multi-family residential is unstable. Changing the land use and zoning designations allow this portion of the property to remain as Open Space and primarily undeveloped except for the multi-purpose trail and staging area.

### Commercial Development

The project currently contains approximately 15 acres of commercially designated land. The commercial site is located adjacent to the Pine Corporate Center, and extends from Butterfield Ranch Road to the freeway, bounded by the new Avenida de Portugal. The project proposes to reduce the commercial property from approximately fifteen acres to five acres fronting onto Butterfield Ranch Road. The five acre site would be a corner lot and also have access via the new collector road, Avenida de Portugal. The reduction of the rear, less viable portion of the commercial property allows for the relocation of the multi-family designation from across Avenida de Portugal.

### Circulation

Primary access for the project will be provided via Butterfield Ranch Road. The main access from Butterfield Ranch Road into the project will be via Avenida de Portugal, for Tract Maps 15989 and 16388. The proposed multi-family portion of the project will also be accessed from Avenida de Portugal. The commercial property is proposed to have access from Avenida de Portugal and from Butterfield Ranch Road. Tract 16413 will take access directly from Butterfield Ranch Road.

The project will be conditioned to install a traffic signal, with an equestrian button, at the intersection of Butterfield Ranch Road and the new Avenida de Portugal.

### Drainage

There are two drainage collection basins (wet-lands) located within the project area boundary. The largest basin is approximately four and one half acres, and is located in Tract 16338 - PA 3, adjacent to the Chino Valley Freeway (SR #71). The second basin, located in Tract 15989 - PA 1, and is approximately 1.3 acres. It is adjacent to Butterfield Ranch Road and north of the park site. Both basins are designated wetlands areas in the EIR, and so may not be maintained as storm drain detention/retention basins, but will remain "natural."

The project is designed to meet the storm water dissipation requirements by utilizing an existing drainage facility located directly south and east of the project, and west of and adjacent to Butterfield Ranch Road. The existing facility, with minor modifications, will adequately support the entire project area.

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### Open Space

The project retains a substantial portion of the property as Open Space, both natural and man-made. Of the total, approximately 155 acres, or 42% of the entire project is maintained as natural Open Space. In addition, there is an additional 62 acres of man-made, or modified Open Space, including parks, paseos, wetlands, manufactured open space and existing manufactured slopes creating a total of 218 acres (or approximately 65%).

The proposed project includes the construction of a multi-purpose trail beginning in the northwest corner of the project and continuing through the pocket park within PA 1, and then extending eastward to the five acre community park (Exhibit "H"). The trail would then cross Butterfield Ranch Road, and run along Avenida de Portugal at the base of the second prominent ridgeline and would extend to the Chino Valley Freeway (SR#71).

Improvements associated with the proposed trail will be implemented pursuant to the requirements of the Parks and Recreation Commission. As a condition of approval, the long-term maintenance of the open space, park and other selected amenities shall be handled by the Landscape and Lighting District formed as a result of the Vila Borba project (See Condition No. 12). Also as a condition of approval, the City shall be granted easement access to the proposed multi-use trail.

### Design Review/Affordable Housing

The present application request does not include the architectural review of the proposed single-family homes. As a condition of approval, the applicant shall be required to submit a Design Review application to the City for review and approval prior to the issuance of building permits (See Condition No. 168). Additionally, the applicant is aware that the City is in the process of developing an affordable housing program, which would apply to all new residential developments. As a condition of approval, the applicant shall participate in the City's affordable housing program prior to their final map recordation (See Condition No. 6).

### PUBLIC COMMENTS

As of the writing of this staff report, staff received letters and comments pertaining to the Environmental Impact Report (EIR). The City's consultant, The Planning Center helped prepare a response to comments packet, which addresses all letters and comments on the Vila Borba project, received by the City during the review period, which began The Draft EIR review period began June 1, 2005 and ended on July 15, 2005. Pursuant to Section 15088 of the California Environmental Quality Act guidelines, the comments along with responses and appropriate revisions, will be included in the Final EIR prior to certification.

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### ENVIRONMENTAL ASSESSMENT:

An Environmental Impact Report (EIR) was prepared for the project in accordance with the California Environmental Quality Act (CEQA) Guidelines and the City of Chino Hills Procedures for Implementing the CEQA Guidelines. The EIR has been prepared following an extensive environmental review, which consisted of the following primary components:

- Initial Study, which provided a preliminary environmental review of the project and concluded that an EIR should be prepared.
- Notice of Preparation (NOP), which notified interested public agencies and the general public of the EIR process, and was released for a 30-day public review period from December 10, 2004 to January 10, 2005.
- Scoping Meeting, conducted on August 30, 2004, to which the general public and public agencies were invited to hear a presentation regarding the environmental review process for the project and to provide input regarding the scope of the EIR.
- Draft EIR, which consists of two volumes. (Reference, Draft EIR, transmitted previously). Volume I contains the body of the environmental analysis of the project, focusing on thirteen environmental factors identified by CEQA:
  - (1) Aesthetics – including potential impacts of project lighting on adjacent uses and Chino Hills State Park; and the potential visual impacts of the water reservoir, if constructed, on adjacent prominent and exceptionally prominent ridgelines.
  - (2) Air Quality – including potential impacts from project grading and construction; and project operation including vehicular traffic traveling to and from the project land uses, and area source emissions generated by project heating and electrical systems.
  - (3) Biological Resources – including potential impacts to wetlands and protected and sensitive species, most notably the Least Bell's Vireo.
  - (4) Cultural Resources – including potential impacts on any archaeological or historical artifacts or Native American resources that may be present on the site.
  - (5) Geology/Soils – including potential impacts related to project soils and geologic hazards such as seismicity, landslides and liquefaction.
  - (6) Hazards & Hazardous Materials – including potential impacts from underground tanks, pesticides or refuse from past cattle ranching operations; and potential impacts related to fire safety and emergency access.
  - (7) Hydrology and Water Quality – including potential impacts related to on-site drainage detention.
  - (8) Land Use and Planning – including potential conflicts with existing land use plans and surrounding land uses.

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- (9) Noise – including potential noise impacts to adjacent land uses from project construction; and potential impacts to future project residents from roadway noise.
- (10) Public Services – including potential impacts related to fire protection, law enforcement, schools, and library services.
- (11) Recreation – including potential impacts to existing park and recreation facilities; and potential impacts from construction of proposed park and trail facilities.
- (12) Traffic – including potential impacts on existing and future traffic volumes.
- (13) Utilities and Service Systems – including potential impacts to water, wastewater and solid waste facilities.

Volume II of the Draft EIR contains the Appendices, including the Initial Study, NOP, responses to the NOP, and technical analyses of the following subjects: air quality, biological resources, soils and geology, hazardous materials, hydrology, water quality, noise, transportation and circulation, and water supply. As required by CEQA, the Draft EIR was distributed for public review for a 45-day period, which ended June 1, 2005.

- Final EIR (Reference, Final EIR, transmitted previously), which includes: the Comments and City Responses to Comments on the Draft EIR; Mitigation Monitoring Report that provides a methodology and schedule for implementing and monitoring the numerous mitigation measures identified through the Draft EIR for the project; Findings, which describe the City's findings relative to each significant environmental impact and project alternative identified in the Draft EIR; and the Statement of Overriding Considerations, which describe the City's reasons for approving a project which has environmental impacts that are not substantially mitigated (i.e., significant unavoidable impacts).

### Conclusions of the Draft EIR

The Draft EIR concludes that with inclusion of recommended mitigation measures and City conditions of approval, all adverse environmental impacts associated with the project, with one exception, would be reduced to less than significant levels. The exception is air quality.

According to the Draft EIR, project construction, operational and cumulative air quality impacts would exceed thresholds established by the Southern California Air Quality Management District (SCAQMD) despite recommended mitigation. Consequently, these air quality impacts would remain significant and unavoidable. These air quality impacts are largely due to the amount of grading and overall size of the project. Grading of the project is expected to exceed the SCAQMD threshold of 5,000 cubic yards of dirt three or more days in a single year. Size of the project would encompass 336 acres and contain 631 dwelling units and 5 acres of commercial uses.

### Project Alternatives

In accordance with CEQA, the Draft EIR evaluated four alternatives to the project, including:

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- (1) No-Project/No Development Alternative
- (2) No-Project/Existing General Plan Alternative
- (3) Reduced Density Alternative
- (4) Reduced Density and Development Area Alternative

The analysis concluded that although the reduced density alternatives would have some reduced environmental impacts relative to the proposed project, all the development alternatives would have significant unavoidable adverse impacts relative to air quality.

#### Public Comments to the Draft EIR

As required by CEQA, the Draft EIR for the project was distributed for public review for a 45-day period, which ended June 1, 2005. Comments were received on the Draft EIR from twelve public agencies, including:

- (1) California Regional Water Quality Board
- (2) Chino Valley Independent Fire District
- (3) City of Chino
- (4) Hills for Everyone
- (5) Monte Vista Water District
- (6) State of Calif. Department of Parks and Recreation
- (7) Department of Toxic Substance Control
- (8) State Clearinghouse and Planning Unit
- (9) Southern California Association of Governments
- (10) Southern California Edison
- (11) Southern California Gas
- (12) Wildlife Corridor Conservation Authority

These comments address a wide array of issues, including: protection of streams crossing the site; protection of natural open space adjacent to Chino Hills State Park; compliance with the Clean Water Act; project traffic volumes; protection of the existing Edison easements; landscape screening around the proposed water tank; mitigation of potential hazardous substances on the project site; the size of the proposed project commercial site.

Two issues were addressed by multiple commenters:

- Desire for the City to approve a reduced density alternative to increase the amount of open space on the project site.
- Desire for the City to dedicate an open space conservation easement in perpetuity to protect the natural open space to be retained on the project site.

As noted above, the Final EIR contains these Comments and the City's Responses to these Comments. The Responses explain where and how issues raised through the

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Comments are addressed within the EIR. Regarding the reduced density alternatives issue, the Responses explain how the City's review of the project and project alternatives must comply with Section 65589.5 of the Government Code, which limits the City's ability to disapprove or to approve at a reduced density a housing project that complies with applicable General Plan standards. As discussed in the EIR, the proposed project would be consistent with the General Plan.

Regarding the open space conservation easement issue, the Responses explain how the project approved Habitat Mitigation and Monitoring Program (HMMP), contained within Appendix D of the Draft EIR, already requires a conservation easement to protect natural open spaces on the project site. The HMMP has been reviewed and approved by the Army Corps of Engineers and the United States Fish and Wildlife Service. It describes measures that have been incorporated in the project to restore the 4.7 acres of Riversidean sage scrub that would be removed during project construction on a 2:1 basis, which would result in planting of 9.40 acres of Riversidean sage scrub in a conservation easement. The HMMP also describes measures to restore 4.89 acres of Riversidean sage scrub and coast live oak woodland; to create a protected open space corridor utilizing the land area outside the Edison easement and placing a conservation easement over it; and preserving as Open Space 1.9 acres of Waters of the United States, 1.66 acres of jurisdictional wetlands, and 2.08 acres of riparian habitat within the California Department of Fish and Game (CDFG) jurisdiction. These dedications of open space and conservation easements are required to be made in perpetuity.

None of the comments received provided significant new information, nor substantially alter the analyses or findings of the Draft EIR. Consequently, pursuant to Section 15088.5 of the CEQA Guidelines, recirculation of the EIR is not warranted.

#### Findings/Statement of Overriding Considerations

In accordance with Section 15091 of the CEQA Guidelines, if a public agency approves a project that has significant impacts, the agency must make written findings regarding each of those effects. This is termed "Findings" or "Findings of Fact", as noted above. In accordance with Section 15093 of the CEQA Guidelines, if a public agency approves a project that has significant unavoidable impacts, the agency must state in writing the specific reasons for approving the project. This is termed, as noted above, a "Statement of Overriding Considerations" (SOC).

Because of the significant impacts and significant unavoidable air quality impacts associated with the project, the City will need to approve Findings and a SOC before approving the project. When reviewing the project, the City Council will be asked to balance the economic, legal, social, technological, or other benefits of the project against its unavoidable environmental risks to air quality.

The draft Findings and SOC prepared as part of the Final EIR conclude that the Vila Borba Planned Community will result in a beneficial mix of residential, commercial, recreation and open space uses, including the construction and dedication of a five-acre



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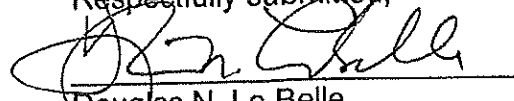
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park, providing significant housing, recreational, and public services benefits of local and regional significance, as well as various public infrastructure improvements, which outweigh the unavoidable environmental impacts. The Council will consider the Findings and SOC as part of its review of the project.

An Environmental Impact Report (EIR), referenced with State Clearing House #2004081134, has been prepared to evaluate the potential environmental impacts associated with this project in accordance with the California Environmental Regulations, Title 14, Section 15000 et seq, and the rules, regulations, and procedures for implementing the California Environmental Quality Act (CEQA) Guidelines as adopted by the City of Chino Hills.

Respectfully submitted,

  
Douglas N. La Belle,  
City Manager

Recommended by:

  
James DeStefano,  
Community Development Director

Attachments:

- Location Map
- Resolution - EIR
- Resolution
- Ordinance
- Conditions of Approval
- Tentative Tract Map No. 15989
- Tentative Tract Map No. 16338
- Tentative Tract Map No. 16413
- Tentative Tract Map No. 16414
- Lot 6 – Tract Map 15710 - Existing
- Exhibit "A" – Planning Areas
- Exhibit "B" – Existing Land Use
- Exhibit "C" – Existing Zoning
- Exhibit "D" – Proposed Land Use and Zoning
- Exhibit "E" – Edison Easements
- Exhibit "F" – Ridgeline Maps
- Exhibit "G" – Land Use Density Transfer
- Exhibit "H" – Trail Exhibit
- Planning Commission Staff Report (without attachments)
- Preliminary Landscape Plans
- Findings and Statement of Overriding Considerations
- Final EIR - Response to Comments on the Draft Environmental Impact Report
- \*Draft Environmental Impact Report with appendices
- \*Draft Mitigation Monitoring Program
- (\* previously transmitted)

RESOLUTION NO. 06R-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHINO HILLS CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT, ADOPTING THE ENVIRONMENTAL FINDINGS, MITIGATION MEASURES AND STATEMENT OF OVERRIDING CONSIDERATIONS; AND APPROVING THE MITIGATION MONITORING AND REPORTING PROGRAM.

THE CITY COUNCIL OF THE CITY OF CHINO HILLS DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council does hereby make the following findings of fact:

- A. An Environmental Impact Report (EIR) (SCH #2004081134) was prepared to assess the environmental impacts of the proposed Vila Borba Project (Project), including the General Plan Amendment 03GPA01; Zone Change 03ZC02; and Tentative Tract Map No's. 15989, 16338, 16413 and 16414.
- B. The Project, as referenced above, a copy of which is on file at the City Clerk's Office and incorporated herein by reference, is being considered for approval and the Environmental Impact Report must be certified prior to said approval.
- C. The City Council has reviewed the Final Environmental Impact Report (FEIR) (a copy of which is on file with the City Clerk's Office and incorporated herein by reference) and found that the FEIR meets all provisions of the California Environmental Quality Act and that the Environmental Impact Report reflects the independent judgment of the City Council.
- D. The FEIR adequately identifies all the environmental impacts of the proposed Projects. Potentially significant impacts have been identified and conditions of project approval have been included or changes or alterations have been required in, or incorporated into the Project which will mitigate impacts to a level which will not cause a significant impact on the environment, with the exception of those unmitigated, significant impacts included in the Statement of Overriding Considerations as described in SUBSECTION G below.
- E. Mitigation measures, which mitigate or avoid most of the significant environmental impacts of the Project, are identified in the FEIR. The findings to support this conclusion are attached as Exhibit A and are hereby incorporated by reference.

- F. Pursuant to section 21081.6 of the Public Resources Code, a Mitigation Monitoring and Reporting Program has been included to mitigate or avoid potential significant impacts on the environment. The Mitigation Monitoring and Reporting Program for the Project is attached as Exhibit B and is hereby incorporated by reference. The City Council approves and adopts the Mitigation Monitoring and Reporting Plan.
- G. The unmitigated significant impact is identified in the FEIR, and a Statement of Overriding Considerations adopted. There are economic, social and other benefits of the proposed Project, which outweigh the Project's unavoidable significant environmental impact. A description of the impact, the Project's benefits and the findings for a Statement of Overriding Considerations as required by the California Environmental Quality Act are attached to the FEIR and hereby incorporated by reference. The City Council approves and adopts the Statement of Overriding Considerations and all other findings and elements of the Project.

SECTION 2. The City Council of the City of Chino Hills does hereby certify the Final Environmental Impact Report SCH #2004081134, adopts the environmental Findings, Mitigation Measures and Statement of Overriding Considerations, and approves the Mitigation Monitoring and Reporting Program, incorporated herein by reference.

SECTION 3. The City Clerk shall certify as to the adoption of this resolution.

PASSED, APPROVED, AND ADOPTED this 25<sup>th</sup> day of April, 2006.

  
ED GRAHAM, MAYOR

ATTEST:

  
MARY M. McDUFFEE, CITY CLERK

APPROVED AS TO FORM:

  
MARK D. HENSLEY, CITY ATTORNEY

STATE OF CALIFORNIA )  
COUNTY OF SAN BERNARDINO )  
CITY OF CHINO HILLS )

I, MARY M. McDUFFEE, City Clerk of the City of Chino Hills, DO HEREBY CERTIFY that the foregoing Resolution No. 06R-19 was duly passed and adopted by the City Council of the City of Chino Hills at their regular meeting held April 25, 2006, by the following roll call vote:

AYES: COUNCIL MEMBERS: GRAHAM, HAGMAN, AND KRUGER,

NOES: COUNCIL MEMBERS: NONE

ABSENT: COUNCIL MEMBERS: LARSON, NORTON-PERRY

  
MARY M. McDUFFEE, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 06R-19 duly passed and adopted by the Chino Hills City Council at their regular meeting held April 25, 2006.

  
MARY M. McDUFFEE, CITY CLERK

(SEAL)

RESOLUTION NO. 06R-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHINO HILLS RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT 03GPA01 AND APPROVAL OF TENTATIVE TRACT MAP NO'S. 15989, 16338, 16413 AND 16414.

THE CITY COUNCIL OF THE CITY OF CHINO HILLS DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council does hereby make the following findings of fact:

- a. The property owner, Parentex Enterprises, submitted multiple subdivision applications for approval of Tentative Tract Map No.'s: 15989; 16413; 16338; and, 16414. The project includes the subdivision of approximately 336 acres to allow up to 631 homes.
- b. Applications were also submitted for a General Plan Amendment, a Zone Change to revise the size and location of the Commercial and RM-1 land uses and a Development Code amendment to adjust the termination points of two of the four Prominent Ridgelines on the property.
- c. The site is located west of the Chino Valley Freeway (SR#71), east and west of Butterfield Ranch Road, south of Pine Avenue and north of the Hunter's Hill development. and legally described as a portion of Map Book 1033, page 071, parcels 08 & 09, page 081, parcels 14 - 20, as shown in the latest records of the San Bernardino County Tax Assessor.
- d. The General Plan currently designates the subject property as RS (Low Density Residential), RM-1 (Medium Density Residential), Commercial and Open Space with an overall maximum unit count of 835 dwelling units.
- e. An Environmental Impact Report (EIR), referenced with State Clearinghouse #2004081134, has been prepared to evaluate the potential environmental impacts associated with this project in accordance with the California Environmental Regulations, Title 14, Section 15000 et seq, and the rules, regulations, and procedures for implementing the California Environmental Quality Act (CEQA) Guidelines as adopted by the City of Chino Hills.
- f. The Planning Commission of the City of Chino Hills conducted a duly noticed public hearing on March 21, 2006, at which time all interested persons were given an opportunity to testify in support of, or in opposition to, the project.
- g. The City Council of the City of Chino Hills conducted a duly noticed public hearing on April 25, 2006, at which time all interested persons were given an opportunity to testify in support of, or in opposition to, the project.

SECTION 2. Based upon the testimony and other evidenced received at the public hearing, and upon studies and investigations made by the City Council and on its behalf, the City Council does further find as follows:

- a. **FINDING:** That the proposed subdivision, together with the provisions of its design and improvements is consistent with the General Plan and Zoning.

**FACT:** That the proposed subdivisions and proposed improvements are consistent with the General Plan and Zoning, or would be with the approval of the amendments as proposed for the multifamily site. Each parcel conforms to the development standards regarding lot size and dimension per the underlying zoning designation. The proposed development meets the minimum lot size and dimensions of the Development Code. The lot sizes for the project average 8,000 square feet, with a minimum lot size of 7,200 square feet.

- b. **FINDING:** The site is physically suitable for the type and proposed density of development.

**FACT:** The site is physically suitable at the current overall density of 1.9 dwelling units per acre for single-family homes in that each lot has adequate size and buildable area to meet the applicable standards set forth in the Development Code. The proposed lots that would average over 8,000 square feet in size, with a minimum lot size of 7,200 square feet.

- c. **FINDING:** The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially or avoidably injure fish or wildlife or their habitat.

**FACT:** The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially or avoidably injure fish or wildlife or their habitat in that an Environmental Impact Report was prepared and provides mitigation measures to reduce the potential impacts to below a significant level.

- d. **FINDING:** The design of the subdivision or the proposed improvements is not likely to cause serious public health problems.

**FACT:** The design of the subdivision or the proposed improvements is not likely to cause serious public health problems because the project is conditioned to ensure that the proposed design and improvements meet the City requirements for a subdivision.

- e. **FINDING:** The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- FACT:** The design of the subdivision and the type of improvement proposed will not conflict with the easements acquired by the public at large for access through or use of property within the proposed subdivision. The easements for the City's multi-purpose trail that is proposed within the project, including within the Edison easement are consistent with the City standards for trail width and would provide access/connection to the Citywide multi-purpose trails that are located in the vicinity.
- f. **FINDING:** The design of the subdivision provides to the extent feasible passive or natural heating and cooling opportunities.
- FACT:** Natural heating and cooling opportunities will be reviewed during construction plans review for the development of single-family homes within the Tentative Tract Maps, as well as the multi-family development to be designed and reviewed at a future date.
- g. **FINDING:** The proposed subdivision of land, its design, density and type of development and improvements conforms to the regulations of the Development Code and the regulations of any public agency having jurisdiction by law.
- FACT:** The proposed residential subdivisions are located within an RS, (Low Density Residential) zoning designation with a minimum required lot size of 7,200 square feet. The proposed subdivision complies with the regulations of the Chino Hills Development Code Section 16.20 (Planned Developments).
- h. **FINDING:** That if the proposed subdivision is a conversion of residential real property into a condominium project, a community apartment project or a stock cooperative project, the project must comply with the requirements of California Government Code Section 66427.1 (a) and 66452.10 prior to approval of the proposed subdivision.
- FACT:** The proposed subdivision is not a conversion of residential real property into a condominium project, a community apartment project, or a stock cooperative project. The proposed subdivisions are land divisions creating 351 parcels for future development of single-family homes, and a single parcel for the development of up to 280 multi-family homes. The subdivision and any future development single-family homes on the



proposed parcels shall comply with the development standards as established in the Chino Hills Development Code.

- i. **FINDING:** That in the event that the land within the proposed subdivision is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (commencing with Section 51200 of Chapter 7 of Division 1 of Title 5 of the California Government Code), and the lot areas are less than that required subsection 83.040220(a)(2)(C), that
- (1) The lots created can sustain an agricultural use permitted under the contract, or are subject to a written agreement for joint management pursuant to California Government Code Section 51230.1, and the parcels which are jointly managed total at least ten (10) acres in size, in the case of prime agricultural land, or forty (40) acres in size, in the last of land which is not prime agricultural land; or
  - (2) One of the parcels contains a residence and is subject to Section 428 of the California Revenue and Taxation Code; the residence has existed on the property for at least five (5) years; the landowner has owned the parcels for at least ten (10) years; and the remaining parcels on the map are least ten (10) acres in size if the land is a prime agricultural land; or at least forty (40) acres in size if the land is not prime agricultural land.

**FACT:** The land proposed for the subdivision as described herein is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (commencing with Section 51200 of Chapter 7 of Division 1 of Title 5 of the California Government Code) and is not an agricultural land. Therefore, it is not subject to the minimum lot size requirements for agricultural land.

**SECTION 3.** Based upon the testimony and other evidenced received at the public hearing, and upon studies and investigations made by the City Council and on its behalf, the City Council further makes the following finding on General Plan Amendment 03GPA01:

- a. **FINDING:** That the proposed amendment is in the public interest, and that there will be a community benefit resulting from the amendment

**FACT:** The proposed project includes the creation of a five acre community park for the benefit of the public at large. In addition, a multi-purpose trail, and staging area are also included.

b. FINDING: That the proposed amendment is consistent with the goals, policies, and objectives of the General Plan

FACT: The project establishes development at densities appropriate for the location, creates outdoor recreational opportunities and allows the relocation of residentially designated land to a more geologically stable area.

c. FINDING: That the proposed amendment will not conflict with provisions of the Development Code, subdivision regulations, or any applicable specific plan

FACT: The amendment is to relocate the multi-family residential designation to a different location due to geological instability, but will comply with the Development Code and subdivision regulations.

d. FINDING: In the event that the proposed amendment is a change to the land use policy map, that the amendment will not adversely affect surrounding properties

FACT: The proposed amendment will not adversely affect surrounding properties in that an environmental impact report has been completed for the project and a mitigation program is included in the proposed project conditions of approval. In addition, The project site was originally slated for a more intense development, consisting of up to 835 dwelling units. It is anticipated that the proposed 631 single-family homes will not adversely affect surrounding properties because the proposed development standards are consistent with the current development code requirements and are more restrictive than the adjacent single-family residential development.

e. FINDING: With respect to all applications which seek to increase density for single-family detached residential development projects, including residential developments in the planned development district or in a PD development, that a fiscal impact analysis has been prepared as required by the city and paid for by the applicant. Further, this report shall include an analysis of the project's effect on the city's revenues, expenditures, service levels, capital improvement needs and project's ability to generate tax revenue.

FACT: The applicant does not propose to increase density for this project. The potential maximum of 631 single family homes does not exceed the maximum number of units allowed under the General Plan and does not exceed the maximum number of units that were originally approved for the property. Therefore, a fiscal impact analysis was not required.

SECTION 4. The City Council of the City of Chino Hills does hereby approve General Plan Amendment 03GPA01, and Tentative Tract Map No's. 15989, 16338, 16413 And 16414, based on the findings included within this resolution and subject to the Conditions of Approval incorporated herein by reference.

SECTION 5. The City Clerk shall certify as to the adoption of this resolution.

PASSED, APPROVED, AND ADOPTED this 25<sup>th</sup> day of April, 2006.

  
ED GRAHAM, MAYOR

ATTEST:

  
MARY M. McDUFFEE, CITY CLERK

APPROVED AS TO FORM:

  
MARK D. HENSLEY, CITY ATTORNEY

STATE OF CALIFORNIA                     )  
COUNTY OF SAN BERNARDINO         )  
CITY OF CHINO HILLS                 )

I, MARY M. McDUFFEE, City Clerk of the City of Chino Hills, DO HEREBY CERTIFY that the foregoing Resolution No. 06R-20 was duly passed and adopted by the City Council of the City of Chino Hills at their regular meeting held April 25, 2006, by the following roll call vote:

AYES:           COUNCIL MEMBERS:   GRAHAM, HAGMAN, AND KRUGER,  
NOES:           COUNCIL MEMBERS:   NONE  
ABSENT:         COUNCIL MEMBERS:   LARSON, NORTON-PERRY

  
MARY M. McDUFFEE, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 06R-20 duly passed and adopted by the Chino Hills City Council at their regular meeting held April 25, 2006.

  
MARY M. McDUFFEE, CITY CLERK

(SEAL)

ORDINANCE NO. 187

AN ORDINANCE OF THE CITY OF CHINO HILLS, CALIFORNIA AMENDING THE CHINO HILLS MUNICIPAL CODE BY ADOPTING ZONE CHANGE 03ZC02 TO AMEND SECTION 16.04.020 (ZONING MAP) CHANGING PROPERTY FROM RM-1, MEDIUM DENSITY RESIDENTIAL AND CG, GENERAL COMMERCIAL TO OS, OPEN SPACE, AND RM2, HIGH DENSITY RESIDENTIAL RESPECTIVELY, AND ADOPTING DEVELOPMENT CODE AMENDMENT 03DCA01 TO AMEND SECTION 16.08 (FIGURE 15-1) TO ADJUST TWO PROMINENT RIDGELINES.

THE CITY COUNCIL OF THE CITY OF CHINO HILLS DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council does hereby make the following findings of fact:

- a. The property owner, Parentex Enterprises, submitted multiple subdivision applications for approval of Tentative Tract Map No.'s: 15989; 16413; 16338; and, 16414. The project includes the subdivision of approximately 336 acres to allow up to 631 homes.
- b. Applications were also submitted for a General Plan Amendment, a Zone Change to revise the size and location of the Commercial and RM-1 land uses, and a Development Code Amendment to adjust the termination points of two of the four Prominent Ridgelines on the property.
- c. The site is located west of the Chino Valley Freeway (SR#71), east and west of Butterfield Ranch Road, south of Pine Avenue, and north of the Hunter's Hill development and legally described as a portion of Map Book 1033, page 071, parcels 08 & 09, page 081, parcels 14 - 20, as shown in the latest records of the San Bernardino County Tax Assessor.
- d. The General Plan currently designates the subject property as RS (Low Density Residential), RM-1 (Medium Density Residential), Commercial and Open Space with an overall maximum unit count of 835 dwelling units.
- e. An Environmental Impact Report (EIR), referenced with State Clearinghouse #2004081134, has been prepared to evaluate the potential environmental impacts associated with this project in accordance with the California Environmental Regulations, Title 14, Section 15000 et seq, and the rules, regulations, and procedures for implementing the California Environmental Quality Act (CEQA) Guidelines as adopted by the City of Chino Hills.

- f. The Planning Commission of the City of Chino Hills conducted a duly noticed public hearing on March 21, 2006, at which time all interested persons were given an opportunity to testify in support of, or in opposition to, the project.
- g. On February 21, 2006, the Planning Commission provided a recommendation to approve the aforementioned application requests by Parentex Enterprises.
- h. The City Council of the City of Chino Hills conducted a duly noticed public hearing on April 25, 2006, at which time all interested persons were given an opportunity to testify in support of, or in opposition to, the project.

SECTION 2. Based upon the testimony and other evidence received at the public hearing, and upon studies and investigations made by the City Council and on its behalf, the City Council does hereby make the following findings on Zone Change 03ZC02:

- a. FINDING: That the proposed zone change is consistent with the goals, policies, and objectives of the General Plan.

FACT: The proposed project meets General Plan Goal 1: Preserving the Rural Character by retaining approximately 155 acres for open space and incorporating a multi-use trail. The proposed project also meets General Plan Focused Goal 1-3: Establishment of land use densities appropriate to their location in the City since there are single family detached units directly adjacent to the project to the north and south.

- b. FINDING: That the proposed zone change will not adversely affect surrounding properties.

FACT: The project site was originally slated for a more intense development, consisting of up to a total of 835 dwelling units over the entire project site. It is anticipated that the proposed maximum of 280 multi-family homes will not adversely affect surrounding properties since the development area for the re-location of the multi-family designation is adjacent to commercially designated property, and the development standards will conform to the current City requirements.

SECTION 3. Based upon the testimony and other evidence received at the public hearing, and upon studies and investigations made by the Planning Commission and on its behalf, the Planning Commission further makes the following finding on Development Code Amendment 03DCA01:

- a. FINDING: That the proposed Development Code Amendment is consistent with the goals, policies, and objectives of the General Plan.

FACT: The proposed project meets General Plan Goal 1-1: Retention of important ridgelines and open space areas by retaining approximately 155 acres for open space including multi-use trails. The proposed project proposes to more accurately delineate the ridgeline locations.

- b. FINDING: That the proposed Development Code Amendment will not adversely affect surrounding properties.

FACT: The project proposes to revise the termination points of the prominent ridgelines to more accurately reflect the actual field conditions and will not negatively impact the surrounding properties

SECTION 4. The City Council does hereby Adopt Zone Change 03ZC02, and Development Code Amendment 03DCA01, based on the findings of fact included within this ordinance.

SECTION 5. The City Council hereby declares that the provisions of this Ordinance are severable and, if for any reason, a court of competent jurisdiction shall hold any sentence, paragraph, or section of this Ordinance to be invalid, such decision shall not affect the validity of the remaining parts of this Ordinance.

SECTION 6. The City Clerk shall certify as to the adoption of this Ordinance and shall cause a summary thereof to be published within fifteen (15) days of the adoption and shall post a certified copy of this Ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

PASSED, APPROVED, AND ADOPTED this 9th day of May 2006.

  
ED GRAHAM, MAYOR

ATTEST:

  
MARY M. McDUFFEE, CITY CLERK

APPROVED AS TO FORM:

  
MARK D. HENSLEY, CITY ATTORNEY



STATE OF CALIFORNIA  
COUNTY OF SAN BERNARDINO  
CITY OF CHINO HILLS

)  
) ss.  
)

I, MARY M. McDUFFEE, City Clerk of the City of Chino Hills, DO HEREBY CERTIFY that Ordinance No. 187 was duly introduced at a regular meeting of the City Council held on the 25<sup>th</sup> day of April, 2006 and adopted at a regular meeting held on the 9<sup>th</sup> day of May, 2006, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS: GRAHAM, HAGMAN, KRUGER  
LARSON AND NORTON-PERRY

NOES: COUNCIL MEMBERS: NONE

ABSTAIN: COUNCIL MEMBERS: NONE

  
MARY M. McDUFFEE, CITY CLERK

(SEAL)

I hereby certify that the foregoing is the original of Ordinance No. 187 duly passed and adopted by the Chino Hills City Council at their regular meeting held on May 9, 2006 and that Summaries of the Ordinance were published on April 29, 2006 and May 13, 2006 in the Chino Hills Champion Newspaper.

  
MARY M. McDUFFEE, CITY CLERK

(SEAL)

## AFFIDAVIT OF MAILING

STATE OF CALIFORNIA                     )  
COUNTY OF SAN BERNARDINO         )     ss.  
CITY OF CHINO HILLS                   )

I, Kim Zuppiger, do hereby certify before the Planning Commission of the City of Chino Hills that a copy of the Public Meeting Notice for Extension of Time 16EXT02 for a two (2) year extension of time for Tentative Tract Map 16338 was mailed to each and every person set forth on the attached list on the 23<sup>rd</sup> of March 2016. A copy of said Notice is attached hereto. Mailing of this document was completed by placing a copy of said document in an envelope, with postage prepaid, and depositing same in the U.S. Mail at Chino Hills, California.

I declare under penalty of perjury that the foregoing is true and correct.

Dated at Chino Hills, California, this 23<sup>rd</sup> of March 2016.

  
\_\_\_\_\_  
Kim Zuppiger, Contract Planner

| PARCEL           | OWNER                                 | ADDRESS                   | CITY            | STATE | ZIP   |
|------------------|---------------------------------------|---------------------------|-----------------|-------|-------|
| 1017 855 22 0000 | Bustamante John                       | 5645 Pine Ave             | Chino Hills     | CA    | 91709 |
| 1017 855 23 0000 | Tran Tony                             | 5653 Pine Ave             | Chino Hills     | CA    | 91709 |
| 1017 855 24 0000 | Purdy Brian                           | 5661 Pine Ave             | Chino Hills     | CA    | 91709 |
| 1017 855 37 0000 | Pinehurst Hills Community Assn        | Po Box 1117               | Corona          | CA    | 92878 |
| 1017 855 38 0000 | Pinehurst Hills Community Associatio  | Po Box 1117               | Corona          | CA    | 92878 |
| 1027 512 33 0000 | Tang Liang                            | 5725 Beaver Springs Ct    | Chino Hills     | CA    | 91709 |
| 1027 512 34 0000 | Parker Rick L & Gloria R              | 5715 Beaver Springs Ct    | Chino Hills     | CA    | 91709 |
| 1027 512 35 0000 | Sweet Joshua Jay                      | 5705 Beaver Springs Ct    | Chino Hills     | CA    | 91709 |
| 1027 512 58 0000 | City Of Chino Hills                   | 14000 City Center Dr      | Chino Hills     | CA    | 91709 |
| 1027 581 01 0000 | Pine Corporate Center LLC             | 5877 Pine Ave #250        | Chino Hills     | CA    | 91709 |
| 1027 581 02 0000 | Pine Corporate Center LLC             | 5877 Pine Ave #250        | Chino Hills     | CA    | 91709 |
| 1027 581 03 0000 | Ark Industries LLC                    | 65 Parker                 | Irvine          | CA    | 92618 |
| 1027 581 03 1000 | Ark Industries LLC                    | 65 Parker                 | Irvine          | CA    | 92618 |
| 1027 581 04 0000 | Ark Industries LLC                    | 65 Parker                 | Irvine          | CA    | 92618 |
| 1027 581 04 1000 | Ark Industries LLC                    | 65 Parker                 | Irvine          | CA    | 92618 |
| 1027 581 05 0000 | Blevins Lee Dudley Separate Prop Re   | 5867 Pine Ave #A          | Chino Hills     | CA    | 91709 |
| 1027 581 06 0000 | Blevins Lee Dudley Separate Prop Re   | 5867 Pine Ave #B          | Chino Hills     | CA    | 91709 |
| 1027 581 07 0000 | Markovitz Jack Trust                  | Po Box 1604               | Sunset Beach    | CA    | 90742 |
| 1027 581 08 0000 | Markovitz Jack Trust                  | Po Box 1604               | Sunset Beach    | CA    | 90742 |
| 1027 581 09 0000 | Arellano-Britt Property Investments   | 5851 Pine Ave #A          | Chino Hills     | CA    | 91709 |
| 1027 581 10 0000 | Arellano-Britt Property Investments   | 5851 Pine Ave #A          | Chino Hills     | CA    | 91709 |
| 1027 581 11 0000 | Bdkd Investments LLC                  | 15328 Central Ave         | Chino           | CA    | 91710 |
| 1027 581 12 0000 | Cathay Bank                           | 9650 Flair Dr             | El Monte        | CA    | 91731 |
| 1027 581 13 0000 | Fuller Matthew M                      | 5839 Pine Ave #A          | Chino Hills     | CA    | 91709 |
| 1027 581 14 0000 | Fuller Matthew M                      | 5839 Pine Ave #B          | Chino Hills     | CA    | 91709 |
| 1027 581 15 0000 | Snowberry Properties LLC              | 5843 Pine Ave #A          | Chino Hills     | CA    | 91709 |
| 1027 581 16 0000 | Snowberry Properties LLC              | 5843 Pine Ave #A          | Chino Hills     | CA    | 91709 |
| 1027 581 17 0000 | Heg L L C                             | 19057 Colima Rd           | Rowland Heights | CA    | 91748 |
| 1027 581 18 0000 | Heg L L C                             | 23070 Paseo De Terrado #1 | Diamond Bar     | CA    | 91765 |
| 1027 581 19 0000 | Keybar Corporation                    | 881 Ocean Dr Ap 25b       | Key Biscayne    | FL    | 33149 |
| 1027 581 20 0000 | Keybar Corporation                    | 881 Ocean Dr Ap 25b       | Key Biscayne    | FL    | 33149 |
| 1027 581 21 0000 | Pine Corporate Center Owners Assn     | 2020 Main St #800         | Irvine          | CA    | 92614 |
| 1027 581 22 0000 | Heritage Mortgage Inc                 | 5821 Pine Ave #A          | Chino Hills     | CA    | 91709 |
| 1027 581 23 0000 | Heritage Mortgage Inc                 | 5821 Pine Ave #A          | Chino Hills     | CA    | 91709 |
| 1027 581 24 0000 | Guzman Benny & Rebecca Rev Liv Tr 1   | 1627 Vista Del Norte      | Chino Hills     | CA    | 91709 |
| 1027 581 25 0000 | Swift Robin M                         | 5827 Pine Ave #B          | Chino Hills     | CA    | 91709 |
| 1027 581 26 0000 | Lipinsky D & G Family Trust Utd 9 & 2 | 5811 Pine Ave #A          | Chino Hills     | CA    | 91709 |
| 1027 581 27 0000 | Kim Jin Young                         | 5811 Pine Ave #B          | Chino Hills     | CA    | 91709 |
| 1027 581 28 0000 | Jordan Rose LLC                       | 5817 Pine Ave #A          | Chino Hills     | CA    | 91709 |
| 1027 581 29 0000 | Infospring Holdings LLC               | 5817 Pine Ave #B          | Chino Hills     | CA    | 91709 |
| 1027 581 30 0000 | Bkrp LLC                              | 5807 Pine Ave #A          | Chino Hills     | CA    | 91709 |
| 1027 581 31 0000 | Bkrp LLC                              | 5807 Pine Ave #A          | Chino Hills     | CA    | 91709 |
| 1027 581 32 0000 | Pine Corporate Center Owners Assn     | 2020 Main St #800         | Irvine          | CA    | 92614 |
| 1027 581 33 0000 | D & Z Properties Inc                  | 18001 Ventura Blvd #C     | Encino          | CA    | 91316 |
| 1027 581 34 0000 | D & Z Properties Inc                  | 18001 Ventura Blvd #C     | Encino          | CA    | 91316 |
| 1033 071 08 0000 | Li Jingshi                            | 16999 Nazare Dr           | Chino Hills     | CA    | 91709 |
| 1033 081 08 0000 | Orange County Flood Control District  | 300 N Flower St           | Santa Ana       | CA    | 92703 |
| 1033 081 08 Y000 | Bowe Brianna M                        | 2024 Orange Tree Ln       | Redlands        | CA    | 92374 |
| 1033 081 09 0000 | United States Of America              | 14000 City Center Dr      | Chino Hills     | CA    | 91709 |
| 1033 081 13 0000 | Standard Pacific Corp                 | 255 E Rincon St #200      | Corona          | CA    | 92879 |

|                  |                                    |                       |             |    |       |
|------------------|------------------------------------|-----------------------|-------------|----|-------|
| 1033 081 14 0000 | Standard Pacific Corp              | 255 E Rincon St #200  | Corona      | CA | 92879 |
| 1033 081 15 0000 | Standard Pacific Corp              | 255 E Rincon St #200  | Corona      | CA | 92879 |
| 1033 081 16 0000 | Standard Pacific Corp              | 255 E Rincon St #200  | Corona      | CA | 92879 |
| 1033 081 17 0000 | Standard Pacific Corp              | 255 E Rincon St #200  | Corona      | CA | 92879 |
| 1033 081 18 0000 | Standard Pacific Corp              | 255 E Rincon St #200  | Corona      | CA | 92879 |
| 1033 081 19 0000 | Standard Pacific                   | 255 E Rincon St #200  | Corona      | CA | 92879 |
| 1033 081 20 0000 | Standard Pacific Corp              | 255 E Rincon St #200  | Corona      | CA | 92879 |
| 1033 091 24 0000 | City Of Chino Hills                | 14000 City Center Dr  | Chino Hills | CA | 91709 |
| 1033 091 28 0000 | City Of Chino Hills                | 14000 City Center Dr  | Chino Hills | CA | 91709 |
| 1033 321 03 0000 | Van Dyke Matthew B                 | 6034 Natalie Rd       | Chino Hills | CA | 91709 |
| 1033 321 04 0000 | Hamkar Behroz                      | 6028 Natalie Rd       | Chino Hills | CA | 91709 |
| 1033 321 05 0000 | Ziegenhohn John                    | 6018 Natalie Rd       | Chino Hills | CA | 91709 |
| 1033 321 06 0000 | City Of Chino Hills                | 14000 City Center Dr  | Chino Hills | CA | 91709 |
| 1033 321 07 0000 | Grott Edward L                     | 17335 Park Crest Cir  | Chino Hills | CA | 91709 |
| 1033 321 08 0000 | Honjio Steven Mitsuo               | 17343 Park Crest Cir  | Chino Hills | CA | 91709 |
| 1033 321 09 0000 | Myers Ervin C III                  | 17351 Park Crest Cir  | Chino Hills | CA | 91709 |
| 1033 321 10 0000 | Zeigler Richard B & Tracy L Liv Tr | 17358 Park Crest Cir  | Chino Hills | CA | 91709 |
| 1033 321 11 0000 | Ellison Daniel A                   | 17350 Park Crest Cir  | Chino Hills | CA | 91709 |
| 1033 321 12 0000 | Gray William D III                 | 17342 Park Crest Cir  | Chino Hills | CA | 91709 |
| 1033 321 13 0000 | Patel Rajendra K                   | 1617 W Spruce St      | Rawlins     | WY | 82301 |
| 1033 321 14 0000 | Zhao Yonghui                       | 6009 Park Crest Dr    | Chino Hills | CA | 91709 |
| 1033 321 15 0000 | Hetcher William J                  | 6001 Park Crest Dr    | Chino Hills | CA | 91709 |
| 1033 321 16 0000 | Danzig Family Trust 5-17-II        | 5993 Park Crest Dr    | Chino Hills | CA | 91709 |
| 1033 321 17 0000 | Moore Family Trust Dated 3-28-2001 | 5985 Park Crest Dr    | Chino Hills | CA | 91709 |
| 1033 321 18 0000 | Scott-Cavanius Jo Ann              | 5977 Park Crest Dr    | Chino Hills | CA | 91709 |
| 1033 321 19 0000 | Liu Sarah Mui                      | 5969 Park Crest Dr    | Chino Hills | CA | 91709 |
| 1033 321 20 0000 | Czarkowski L & S Living Trust      | 5961 Park Crest Dr    | Chino Hills | CA | 91709 |
| 1033 321 21 0000 | Vela Anthony J                     | 5953 Park Crest Dr    | Chino Hills | CA | 91709 |
| 1033 321 22 0000 | Leimbach Mark G                    | 5945 Park Crest Dr    | Chino Hills | CA | 91709 |
| 1033 321 23 0000 | Pao Shangpin                       | 5948 Park Crest Dr    | Chino Hills | CA | 91709 |
| 1033 321 24 0000 | Schneller Anthony V                | 5956 Park Crest Dr    | Chino Hills | CA | 91709 |
| 1033 321 25 0000 | Alfaro Mario H                     | 5964 Park Crest Dr    | Chino Hills | CA | 91709 |
| 1033 321 26 0000 | Tsai Pei-Luen                      | 5972 Park Crest Dr    | Chino Hills | CA | 91709 |
| 1033 321 27 0000 | Montano Fernando                   | 5980 Park Crest Dr    | Chino Hills | CA | 91709 |
| 1033 321 28 0000 | Framan Family Trust 8 & 27 & 14    | 5988 Park Crest Dr    | Chino Hills | CA | 91709 |
| 1033 321 29 0000 | Diaz Victor M                      | 5996 Park Crest Dr    | Chino Hills | CA | 91709 |
| 1033 321 30 0000 | Niu Hong                           | 6004 Park Crest Dr    | Chino Hills | CA | 91709 |
| 1033 321 31 0000 | White Ronald W & Judy E Fam Tr     | 6750 Hawarden Dr      | Riverside   | CA | 92506 |
| 1033 321 32 0000 | Tarn Koan                          | 6020 Park Crest Dr    | Chino Hills | CA | 91709 |
| 1033 321 33 0000 | Nelson Craig S                     | 6028 Park Crest Dr    | Chino Hills | CA | 91709 |
| 1033 321 34 0000 | Sunshine Palace LLC                | 13089 Peyton Dr #C526 | Chino Hills | CA | 91709 |
| 1033 321 35 0000 | Wong Waichung                      | 6044 Parkcrest Dr     | Chino Hills | CA | 91709 |
| 1033 321 36 0000 | Esguerra Peter S                   | 6052 Park Crest Dr    | Chino Hills | CA | 91709 |
| 1033 321 37 0000 | Chavers Scott                      | 6060 Park Crest Dr    | Chino Hills | CA | 91709 |
| 1033 321 38 0000 | Vargas Rubin                       | 6068 Park Crest Dr    | Chino Hills | CA | 91709 |
| 1033 321 48 0000 | McKnight Gregory Don               | 5960 Natalie Rd       | Chino Hills | CA | 91709 |
| 1033 321 49 0000 | Dinh Tom                           | 5968 Natalie Rd       | Chino Hills | CA | 91709 |
| 1033 321 50 0000 | Williams Family Trust              | 5976 Natalie Rd       | Chino Hills | CA | 91709 |
| 1033 321 51 0000 | Sulcer Ray                         | 5984 Natalie Rd       | Chino Hills | CA | 91709 |
| 1033 321 52 0000 | Aquino Rocky T                     | 5992 Natalie Rd       | Chino Hills | CA | 91709 |
| 1033 321 53 0000 | Stark Family Trust                 | 6000 Natalie Rd       | Chino Hills | CA | 91709 |

|                  |                                     |                      |             |    |       |
|------------------|-------------------------------------|----------------------|-------------|----|-------|
| 1033 331 08 0000 | City Of Chino Hills                 | 14000 City Center Dr | Chino Hills | CA | 91709 |
| 1033 331 10 0000 | City Of Chino Hills                 | 14000 City Center Dr | Chino Hills | CA | 91709 |
| 1033 331 11 0000 | Whisenton Houston K                 | 17360 Jessica Ln     | Chino Hills | CA | 91709 |
| 1033 331 12 0000 | Larson Christine M                  | 17354 Jessica Ln     | Chino Hills | CA | 91709 |
| 1033 331 13 0000 | O Donnell Derek                     | 17348 Jessica Ln     | Chino Hills | CA | 91709 |
| 1033 331 14 0000 | Mc Bride Michael J                  | 17342 Jessica Ln     | Chino Hills | CA | 91709 |
| 1033 331 15 0000 | Velasquez Steven A Sr & Paisley Rev | 17336 Jessica Ln     | Chino Hills | CA | 91709 |
| 1033 331 16 0000 | Buhagiar Charles & Rhonda Liv Tr 10 | 17330 Jessica Ln     | Chino Hills | CA | 91709 |
| 1033 331 17 0000 | Reyes Troy L M                      | 17343 Jessica Ln     | Chino Hills | CA | 91709 |
| 1033 331 18 0000 | Main-Lerma Trust 4-14-14            | 17349 Jessica Ln     | Chino Hills | CA | 91709 |
| 1033 331 19 0000 | Barbin Michael M                    | 17355 Jessica Ln     | Chino Hills | CA | 91709 |
| 1033 331 20 0000 | Constantino Francisco               | 17361 Jessica Ln     | Chino Hills | CA | 91709 |
| 1033 331 21 0000 | Kostyk Stephen B                    | 5876 Park Crest Dr   | Chino Hills | CA | 91709 |
| 1033 331 22 0000 | Qi Rong                             | 5884 Park Crest Dr   | Chino Hills | CA | 91709 |
| 1033 331 23 0000 | \$po1033-331-23-0000                | 5892 Park Crest Dr   | Chino Hills | CA | 91709 |
| 1033 331 24 0000 | O Banion Family Trust 12 & 30 & 10  | 5900 Park Crest Dr   | Chino Hills | CA | 91709 |
| 1033 331 25 0000 | Hasseler Melvin L                   | 5908 Park Crest Dr   | Chino Hills | CA | 91709 |
| 1033 331 26 0000 | Hunter Jerry R                      | 5916 Park Crest Dr   | Chino Hills | CA | 91709 |
| 1033 331 27 0000 | Allyas Majid M                      | 5924 Park Crest Dr   | Chino Hills | CA | 91709 |
| 1033 331 28 0000 | Hawkins Stephen E                   | 5932 Park Crest Dr   | Chino Hills | CA | 91709 |
| 1033 331 29 0000 | Bitzer David                        | 5940 Park Crest Dr   | Chino Hills | CA | 91709 |
| 1033 331 30 0000 | Mantey Family Trust 7-5-II          | 5937 Park Crest Dr   | Chino Hills | CA | 91709 |
| 1033 331 31 0000 | Wallace Henry R                     | 5929 Park Crest Dr   | Chino Hills | CA | 91709 |
| 1033 331 32 0000 | Wu Xiao                             | 5921 Park Crest Dr   | Chino Hills | CA | 91709 |
| 1033 331 33 0000 | Dougherty Linley T Jr               | 5913 Park Crest Dr   | Chino Hills | CA | 91709 |
| 1033 331 34 0000 | Roush John A                        | 5905 Park Crest Dr   | Chino Hills | CA | 91709 |
| 1033 331 35 0000 | Lomasney Edward                     | 5897 Park Crest Dr   | Chino Hills | CA | 91709 |
| 1033 331 36 0000 | De Las Alas Maria Eliza D           | 5889 Park Crest Dr   | Chino Hills | CA | 91709 |
| 1033 331 37 0000 | Thind Baljeet S                     | 17373 Jessica Ln     | Chino Hills | CA | 91709 |
| 1033 331 38 0000 | Rodgers Terrance A                  | 17379 Jessica Ln     | Chino Hills | CA | 91709 |
| 1033 331 48 0000 | Burks Brian A                       | 5912 Natalie Rd      | Chino Hills | CA | 91709 |
| 1033 331 49 0000 | Velasco Jerissa                     | 5920 Natalie Rd      | Chino Hills | CA | 91709 |
| 1033 331 50 0000 | Sherratt Donald J                   | 5928 Natalie Rd      | Chino Hills | CA | 91709 |
| 1033 331 51 0000 | Guidos Jorge                        | 5936 Natalie Rd      | Chino Hills | CA | 91709 |
| 1033 331 52 0000 | Plummer Marianne T                  | 5944 Natalie Rd      | Chino Hills | CA | 91709 |
| 1033 331 53 0000 | Eisenberg Michelle J                | 5952 Natalie Rd      | Chino Hills | CA | 91709 |
| 1033 341 01 0000 | Jaurigue Francisco                  | 6076 Park Crest Dr   | Chino Hills | CA | 91709 |
| 1033 341 02 0000 | Nguyen Kevin                        | 6084 Park Crest Dr   | Chino Hills | CA | 91709 |
| 1033 341 03 0000 | Ceello Rodney                       | 6092 Park Crest Dr   | Chino Hills | CA | 91709 |
| 1033 341 04 0000 | Quintero Jesus D                    | 6108 Park Crest Dr   | Chino Hills | CA | 91709 |
| 1033 341 05 0000 | Bao Wen                             | 6116 Park Crest Dr   | Chino Hills | CA | 91709 |
| 1033 341 30 0000 | Botta Family Trust (08-6-05)        | 6119 Park Crest Dr   | Chino Hills | CA | 91709 |
| 1033 341 31 0000 | Alvarez Gilbert Martinez            | 6111 Park Crest Dr   | Chino Hills | CA | 91709 |
| 1033 341 32 0000 | Bader Norman Edward                 | 6103 Park Crest Dr   | Chino Hills | CA | 91709 |
| 1033 341 33 0000 | Dahl Christopher N                  | 6095 Park Crest Dr   | Chino Hills | CA | 91709 |
| 1033 341 34 0000 | Paet Dionisio L Jr                  | 6087 Park Crest Dr   | Chino Hills | CA | 91709 |
| 1033 341 47 0000 | Schlesinger Steven H                | 6028 Kylie Ct        | Chino Hills | CA | 91709 |
| 1033 341 48 0000 | Roy Mary A                          | 6020 Kylie Ct        | Chino Hills | CA | 91709 |
| 1033 341 49 0000 | Kg & C Trust 12 & 04 & 13           | 6012 Kylie Ct        | Chino Hills | CA | 91709 |
| 1033 341 50 0000 | Eun Cheman H                        | 6004 Kylie Ct        | Chino Hills | CA | 91709 |
| 1033 361 01 0000 | Castillo Ferdinand                  | 17288 Rachels Way    | Chino Hills | CA | 91709 |



# PUBLIC HEARING NOTICE

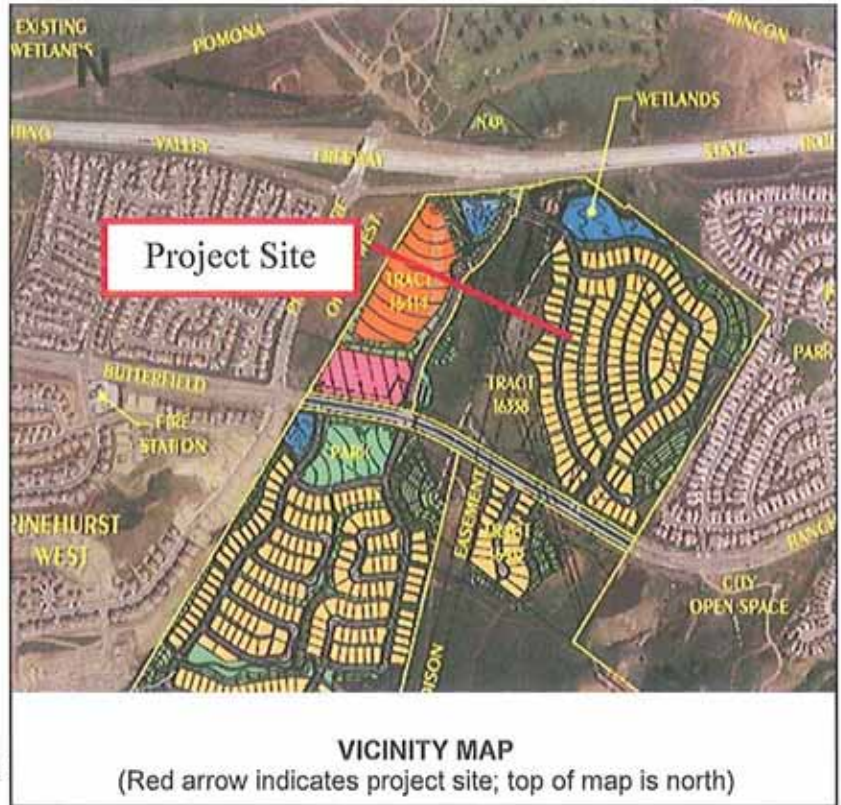
**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Chino Hills will hold a public hearing on Tuesday, April 5, 2016, at 7:00 p.m., in the Council Chambers of the City Hall, 14000 City Center Drive, Chino Hills, CA, to consider the following project .

**CASE NO.:** Extension of Time  
16EXT02

**APPLICANT:** CalAtlantic Group, Inc.

**PROPOSAL:** The applicant is requesting a two (2) year extension of time for Tentative Tract Map 16338, which was originally approved by the City Council on April 25, 2006. The approved tentative map would subdivide the approximately 86.4 acres of vacant land to create 149 single-family residential properties.

**LOCATION:** The project site is located southeast corner of Butterfield Ranch Road and Avenida De Portugal.



**A.P.N.:** 1033-081-14, 1033-081-15 and 1033-081-16

**ENVIRONMENTAL REVIEW:** A determination has been made that the proposed project has incorporated adequate mitigation and will not have a significant impact on the environment. An environmental review was completed for the project and an Environmental Impact Report (EIR) and Mitigation Monitoring Program were adopted by the City Council on April 25, 2006, pursuant to the California Environmental Quality Act (CEQA) Guidelines and the City of Chino Hills Local Procedures for Implementing CEQA. As the current application requests an extension of time for the project as it was approved, there is no potential for the application to cause a significant effect on the environment. Therefore, the proposed extension of time is exempt from CEQA pursuant to Section 15061(b)(3) Review for Exemption of the CEQA Guidelines. Additional information regarding this project is available for public review at the City of Chino Hills Community Development Department, 14000 City Center Drive, Chino Hills, CA 91709 during the following hours: Monday thru Thursday from 7:30 a.m. to 5:30 p.m. and Friday from 7:30 a.m. to 4:30 p.m.

**STAFF:** Kim Zuppiger, Contract Planner

**NOTICE IS HEREBY FURTHER GIVEN** that if you challenge the above described project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing .

**ALL PERSONS INTERESTED** are invited to be present at the public hearing and encouraged to give testimony at the time and place indicated above. Additional information regarding this project may be obtained from Kim Zuppiger, Contract Planner with the Community Development Department, at [kzuppiger@chinohills.org](mailto:kzuppiger@chinohills.org) or (909) 364-2761.

  
Signature: Kim Zuppiger, Contract Planner

Date: March 23, 2016

## NOTICE OF PUBLIC HEARING

**DATE:** Tuesday, April 5, 2016,

**TIME:** 7:00 p.m.

**PLACE:** City of Chino Hills Council Chambers  
14000 City Center Drive  
Chino Hills, CA 91709

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Chino Hills will hold a public hearing at the time and place indicated above to consider Extension of Time 16EXT02.

**PROJECT DESCRIPTION:** The applicant, CalAtlantic Group, Inc., is requesting approval for a two (2) year extension of time for Tentative Tract Map 16338, which was originally approved by the City Council on April 25, 2006. The approved tentative map would subdivide 86.4 acres of vacant land to create 149 single-family residential properties.

**PROJECT LOCATION:** The project site is located southwest of Butterfield Ranch Road and Avenida De Portugal.

**NOTICE IS HEREBY FURTHER GIVEN** that a determination has been made that the proposed project has incorporated adequate mitigation and will not have a significant impact on the environment. An environmental review was completed for the project and an Environmental Impact Report (EIR) and Mitigation Monitoring Program were adopted by the City Council on April 25, 2006 (SCH#200408134), pursuant to the California Environmental Quality Act (CEQA) Guidelines and the City of Chino Hills Local Procedures for Implementing CEQA. As the current application requests an extension of time for the project as it was approved, there is no potential for the application to cause a significant effect on the environment. Therefore, the proposed extension of time is exempt from CEQA pursuant to Section 15061(b)(3) Review for Exemption of the CEQA Guidelines.

Additional information regarding this project is available for public review at the City of Chino Hills Community Development Department, 14000 City Center Drive, Chino Hills, CA 91709 during the following hours: Monday thru Thursday from 7:30 a.m. to 5:30 p.m. and Friday from 7:30 a.m. to 4:30 p.m.

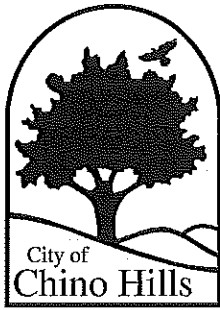
**NOTICE IS HEREBY FURTHER GIVEN** that if you challenge the above described project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

**ALL PERSONS INTERESTED** are invited to be present at the public are invited to be present at the public hearing. All persons may give testimony at the time and place indicated above. Additional information regarding this project may be obtained from Kim Zuppiger, Contract Planner with the Community Development Department at (909) 364-2761 or [kzuppiger@chinohills.org](mailto:kzuppiger@chinohills.org).

**DATED:** March 23, 2016  
S/ Kim Zuppiger,  
Contract Planner

**PUBLISH:** Chino Hills Champion  
Saturday, March 26, 2016






*City Manager*

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**MEMORANDUM**

DATE: April 7, 2016

TO: Honorable Mayor and City Council

FROM: Konradt Bartlam, City Manager 

RE: **PLANNING COMMISSION ACTION REGARDING AGENDA ITEM 7B - EXTENSION OF TIME NO. 16EXT01 FOR TENTATIVE TRACT MAP 16413 TO SUBDIVIDE 19.86 ACRES OF VACANT LAND TO CREATE 19 SINGLE-FAMILY RESIDENTIAL PROPERTIES (VILA BORBA) LOCATED SOUTHWEST OF BUTTERFIELD RANCH ROAD AND AVENIDA DE PORTUGAL**

**AGENDA ITEM 7C EXTENSION OF TIME NO. 16EXT02 FOR TENTATIVE TRACT MAP 16338 TO SUBDIVIDE 86.4 ACRES OF VACANT LAND TO CREATE 149 SINGLE-FAMILY RESIDENTIAL PROPERTIES (VILA BORBA) LOCATED SOUTHEAST OF BUTTERFIELD RANCH ROAD AND AVENIDA DE PORTUGAL**

**AGENDA ITEM 7D - EXTENSION OF TIME NO. 16EXT03 FOR TENTATIVE TRACT MAP 16414 TO SUBDIVIDE 23.74 ACRES OF VACANT LAND TO CREATE 280 MULTI-FAMILY ATTACHED DWELLING UNITS AND 5-ACRES OF COMMERCIAL (VILA BORBA) LOCATED NORTHEAST OF BUTTERFIELD RANCH ROAD AND AVENIDA DE PORTUGAL**

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At their meeting on April 5, 2016, the Planning Commission conducted a public hearing to consider a request from the applicant to grant a two-year extension of time for TTM 16413, 16338 and 16414 which were originally approved by the City Council on April 25, 2006.

The approved tentative map 16413 would subdivide 19.86 acres of vacant land to create 19 single-family residential properties. The approved tentative map 16338 would subdivide 86.4 acres of vacant land to create 149 single-family residential properties. The approved tentative map 16414 would subdivide 23.74 acres of vacant land to create 280 multi-family attached dwelling units and 5-acres of commercial land.

There were no public speakers for these items and the Planning Commission waived the staff presentation.

By unanimous vote, 4-0-1 (Commissioners Romero was absent), the Planning Commission adopted a resolutions approving the following: Extension of Time 16EXT01, granting a two-year extension for Tentative Tract Map 16338, Extension of Time 16EXT02, granting a two-year extension for Tentative Tract Map 16413 and Extension of Time 16EXT03, granting a two-year extension for Tentative Tract Map 16414.

KB:JL:RG:ssr



## PLANNING COMMISSION AGENDA STAFF REPORT

Meeting Date: April 5, 2016

Public Hearing: ☒  
Discussion Item: ☐  
Consent Item: ☐

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March 29, 2016

Agenda Item No.: 7d.

TO: CHAIRMAN AND PLANNING COMMISSIONERS  
FROM: JOANN LOMBARDO, COMMUNITY DEVELOPMENT DIRECTOR  
SUBJECT: EXTENSION OF TIME NO. 16EXT03 FOR TENTATIVE TRACT MAP 16414 TO SUBDIVIDE 23.74 ACRES OF VACANT LAND TO CREATE 280 MULTI-FAMILY ATTACHED DWELLING UNITS AND 5-ACRES OF COMMERCIAL (VILA BORBA PLANNING AREA 4) LOCATED NORTHEAST OF BUTTERFIELD RANCH ROAD AND AVENIDA DE PORTUGAL.

### EXECUTIVE SUMMARY

The applicant, CalAtlantic, is requesting approval for a two (2) year extension of time for TTM 16414, which was originally approved by the City Council on April 25, 2006. The approved tentative map would subdivide 23.74 acres of vacant land to create 280 multi-family attached dwelling units and 5-acres of commercial.

The recommendation of approval for the extension is based on the provisions of Municipal Code Section 83.041105, which allows for an extension of time for tentative tract maps by mutual consent of the subdivider and the Planning Commission. Additionally, staff's recommendation is based upon a review of the applicant's circumstances and the Conditions of Approval implemented with the approval of TTM 16414.

### RECOMMENDATION

Staff recommends that the Planning Commission adopt the attached resolution approving Extension of Time No. 16EXT03 for Tentative Tract Map (TTM) 16414 which is consistent with previously approved environmental document SCH#2004081134, based on the findings of fact as listed in the attached Resolution and subject to the Conditions of Approval.

### PROJECT:

CASE NO.: Extension of Time No. 16EXT03 for Tentative Tract Map 16414  
APPLICANT/ CalAtlantic  
OWNER: 355 East Rincon Street, Suite 300  
Corona, California 92879  
LOCATION: Butterfield Ranch Road and Avenida De Portugal  
Assessor's Parcel Number 1033-081-17 and 1033-081-18

**SITE DESCRIPTION**

Project Area: 23.74 acres  
 Terrain: Generally sloping north to south  
 Existing Land Use: Vacant  
 General Plan: High Density Residential and Commercial  
 Zoning: High Density Residential (RM-2) and General Commercial (C-G)  
 Overlay District: Fire Hazard  
 Sewer Service: City of Chino Hills  
 Water Service: City of Chino Hills

**SURROUNDING LAND DESCRIPTION**

| <b><u>LOCATION</u></b> | <b><u>EXISTING USE</u></b>   | <b><u>GENERAL PLAN<br/>LAND USE</u></b>        | <b><u>ZONING</u></b>   |
|------------------------|--|--|--|
| Site                   | Vacant and undeveloped Vila Borba TTM 16414 approved for construction of 280 attached dwelling units and 5-acres of commercial | Commercial and Residential                     | C-G (Commercial General) and RM-2 (High Density Residential) |
| North                  | State Route 71 and Pine Corporate Center   | Freeway and Planned Development PD 50-167      | Freeway and Commercial                                       |
| South                  | Vacant and undeveloped. Vila Borba TTM 16338 – approved for construction of 149 single family homes                            | Low Density Residential and Private Open Space | R-S (Low Density Residential) and OS-1 (Private Open Space)  |
| East                   | Hunter's Hill Residential Tract  | Low Density Residential                        | R-S (Low Density Residential)                                |
| West                   | Vila Borba Tract 15989 –approved for construction of 183 single family homes and a 5-acre Park                                 | Low Density Residential                        | R-S (Low Density Residential)                                |

## BACKGROUND

On April 25, 2006, the City Council approved TTM 16414 that subdivided the 23.74 acre property to create 280 multi-family attached dwelling units and 5-acres of commercial. The lot sizes and lot widths meet the minimum standards of the Development Code.

The original Condition of Approval No. 1. for TTM 16414 (Exhibit B) provides that the tentative tract map shall become null and void unless map recordation has taken place within thirty-six (36) months after its approval, or April 25, 2009. The Condition also provided that when circumstances beyond the control of the applicant cause delays, the Planning Commission may grant an extension of time for a period not to exceed an additional thirty-six (36) months. Further, Chino Hills Municipal Code Section 83.040220 (f) provides that extensions of time for a period or periods not exceeding a total of thirty-six (36) months may be approved. Any application of a subdivider for such extension of time shall be made in writing to the Planning Officer not less than thirty (30) days prior to the expiration date.



VICINITY MAP

Starting in about 2007, a downturn in the residential market occurred that delayed the final map and ultimate construction of the Vila Borba project. This downturn affected development throughout the state of California, causing the state legislature to adopt the following series of legislations that extended the expiration date of TTM 16414 to April 25, 2016:

- Senate Bill 1185 went into effect on July 15, 2008, extending the expiration date of existing tentative maps, vesting tentative maps, and tentative parcel maps for twelve (12) additional months beyond the original expiration dates. Specifically, the expiration date of all tentative maps set to expire between July 15, 2008, and January 1, 2011, were automatically extended by twelve (12) months. This legislation effectively extended the 60 month extension permitted under the Subdivision Map Act and Condition No. 1 for Tentative Tract Map 16414 to 72 months or 6 years.
- Assembly Bill 333 went into effect on July 15, 2009. It automatically extended the expiration date of existing tentative maps, vesting tentative maps, and tentative parcel maps by twenty-four (24) months past the expiration dates allowed by SB 1185. This means that the expiration date of all tentative maps that would expire between July 15, 2009, and January 1, 2012, were automatically extended by twenty-four (24) months.
- Assembly Bill No. 208 was approved by the governor on July 13, 2011. AB 208 provided an additional twenty-four (24) month extension of the expiration dates for any tentative map, tentative parcel map, or vesting tentative map that has not expired on or before the effective date of the legislation and that would have expired prior to January 1, 2014.
- Assembly Bill No. 116 was enacted on July 11, 2013. AB 116 extends the expiration date of any approved tentative map or vesting tentative map that was approved on or after January 1, 2000, and that has not expired as of the effective date of the legislation by twenty-four (24) months.

The following table summarizes how these legislative actions have extended TTM 16414.

| <b>Project Approval Date</b> | <b>Original Expiration Date</b> | <b>Expiration Date per SB 1185 (+1 year)</b> | <b>Expiration Date per AB 333 (+2 years)</b> | <b>Expiration Date Per AB 208 (+2 years)</b> | <b>Expiration Date per AB 116 (+2 years)</b> | <b>Possible 6 Year Extension per SB 1185</b> |
|------------------------------|---------------------------------|--|--|--|--|--|
| 4/25/06                      | 4/25/09                         | 4/25/10                                      | 4/25/12                                      | 4/25/14                                      | 4/25/16                                      | +6 years                                     |

The applicant has initiated the post entitlement process, and is requesting the additional two year extension to accommodate a recent change in ownership and completion of the grading plan. The applicant submitted the extension request on March 16, 2016, which is consistent with Government Code Section 66452.6.e that states:



- Prior to the expiration of an approved or conditionally approved tentative map, upon an application by the subdivider to extend that map, the map shall automatically be extended for 60 days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first.

### GENERAL PLAN CONSISTENCY

The project site is designated as High Density Residential and Commercial on the General Plan Land Use Map and is zoned High Density Residential (RM-2) and General Commercial (C-G). The General Plan allows for a density of up to 25 dwelling units per acre in the High Density Residential areas, and the proposed density for the project is 14.9 attached dwelling unit per acre (du/ac). The project site is surrounded by urban residential uses, as designated on the General Plan Land Use Map, and the proposed new single-family residences are an appropriate use in the area.

### ENVIRONMENTAL ASSESSMENT:

An environmental review was completed for the project and an Environmental Impact Report ("EIR") and MMRP was adopted by the City Council on April 25, 2006, pursuant to the California Environmental Quality Act (CEQA) Guidelines and the City of Chino Hills Local Procedures for Implementing CEQA. The environmental effects of the subdivision, grading, and construction and occupancy of residences has already been reviewed in the approved environmental document (SCH#2004081134) prepared for the entire Vila Borba Project including Tract 16414, which includes the project site, and was approved by the City Council on April 25, 2006.

As the current application requests an extension of time for the project as it was approved, the prior EIR adequately addressed the effects of the proposed project. No substantial changes have been made in the project, no substantial changes in the circumstances under which the project is being undertaken and no new information of substantial importance to the project which was not known or could not have been known when the EIR was adopted have become known. Therefore, no further environmental review is required.

### PUBLIC COMMENTS

Staff published a public hearing notice in the Chino Hills Champion newspaper on March 23, 2016, and mailed public hearing notices to the surrounding property owners on March 23, 2016. As of the writing of this staff report, staff has not received any public comments concerning the proposed municipal code amendment.

Respectfully submitted,



Joann Lombardo  
Community Development Director

Prepared by:



Kim Zuppiger  
Contract Planner



Attachments: Resolution  
Exhibit "A" – Conditions of Approval  
Exhibit "B" – Original Conditions of Approval for Environmental Impact Report (SCH#2004081134) General Plan Amendment 03GPA01; Zone Change 03ZC02 Development Code Amendment 03DCA01 and Tentative Tract Maps (TTM) 15989, 16413: 16338 and 16414  
Exhibit "C" – Tentative Tract Map 16414  
Original Staff Report for Environmental Impact Report (SCH#2004081134) General Plan Amendment 03GPA01; Zone Change 03ZC02 Development Code Amendment 03DCA01 Tentative Tract Maps (TTM) 15989, 16413: 16338 and 16414  
Original Resolution No. 06R-19 for adoption of the Final Environmental Impact Report (SCH#2004081134), Mitigation Measures and Statement of Overriding Considerations and approving the Mitigation Monitoring and Reporting Program  
Original Resolution No. 06R-20 for General Plan Amendment 03GPA01 and Tentative Tract Maps (TTM) 15989, 16413: 16338 and 16414  
Original Ordinance No. 187 for Zone Change 03ZC02 and Development Code Amendment 03DCA01  
Affidavit of Mailing (Public Hearing Notice & Mailing Labels)

RESOLUTION NO. PC 2016 –

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO HILLS, CALIFORNIA APPROVING EXTENSION OF TIME 16EXT03 FOR TENTATIVE TRACT MAP 16414 TO SUBDIVIDE 23.74 ACRES OF VACANT LAND TO CREATE 280 MULTIFAMILY ATTACHED DWELLING UNITS AND 5 ACRES OF COMMERCIAL (VILA BORBA PLANNING AREA 4) LOCATED ON THE NORTHEAST SIDE OF BUTTERFIELD RANCH ROAD AND AVENIDA DE PORTUGAL.

THE PLANNING COMMISSION OF THE CITY OF CHINO HILLS DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission does hereby make the following findings of fact:

- A. The applicant, CalAtlantic Group, Inc. requested approval for a two (2) year extension of time for Tentative Tract Map (TTM) 16414, which was originally approved by the Planning Commission on April 25, 2006 subject to an original expiration date of April 25, 2009. The approved tentative map would subdivide 23.74 acres of vacant land to create 280 multi-family dwelling units and 5 acres of commercial property.
- B. The site is located on the northeast side of Butterfield Ranch Road and Avenida De Portugal, and is legally described as Assessor's Parcel Numbers 1033-081-17 and 1033-081-18 as shown in the latest records of the Office of the Tax Assessor of the County of San Bernardino.
- C. The property is zoned High Density Residential (RM-2) and Commercial General (C-G), and has a General Plan land use designation of High Density Residential and Commercial.
- D. An environmental review was completed for the project and an Environmental Impact Report (EIR) and Mitigation Monitoring Program were adopted by the City Council on April 25, 2006 (SCH#200408134), pursuant to the California Environmental Quality Act (CEQA) Guidelines and the City of Chino Hills Local Procedures for Implementing CEQA. As the current application requests an extension of time for the project as it was approved, there is no potential for the application to cause a significant effect on the environment. Therefore, the proposed extension of time is exempt from CEQA pursuant to Section 15061(b)(3) Review for Exemption of the CEQA Guidelines. No substantial changes have been made in the project, no substantial changes in the circumstances under which the project is being undertaken and no new information of

substantial importance to the project which was not known or could not have been known when the EIR was adopted have become known.

- E. Tentative Tract Map 16414 was approved by the City Council at a duly noticed public hearing on April 25, 2006.
- F. Starting in about 2007, a downturn in the residential market occurred that delayed the final map and ultimate construction of the Vila Borba project. This downturn affected development throughout the state of California, causing the state legislature to adopt the following series of legislations that extended the expiration date of TTM 16414 to April 25, 2016:
  - 1. Senate Bill 1185 extended TTM 16414 for twelve (12) months to April 25, 2010.
  - 2. Assembly Bill 333 extended TTM 16414 by twenty-four (24) months to April 25, 2012.
  - 3. Assembly Bill No. 208 extended TTM 16414 an additional twenty-four (24) months to April 25, 2014.
  - 4. Assembly Bill No. extended TTM 16414 as additional twenty-four (24) months to April 25, 2016.
- G. The applicant submitted the extension request on March 16, 2016, prior to the expiration of an approved or conditionally approved tentative map, so pursuant to Government Code Section 66452.6.e, TTM 16414 the map was automatically extended for 60 days, or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first.
- H. The Planning Commission of the City of Chino Hills held a duly noticed public hearing on April 5, 2016, to review and consider the staff report prepared for the project, receive public testimony, and review all correspondence received on the project.

SECTION 2. Based upon oral and written testimony and other evidence received at the public hearing held for the project, and upon studies and investigations made by the Planning Commission and on its behalf, the Planning Commission does hereby makes the following findings for Extension of Time 16EXT03 pursuant to Section 83.040110 (c) of the Development Code, as follows:

- A. FINDING: The proposed subdivision, together with the provisions for its design and conceptual improvements, is consistent with the General Plan.

FACT: The project site is designated as High Density Residential (RM-2) and Commercial General (C-G) the General Plan Map and is zoned High

Density Residential and Commercial. Approval of the Tentative Tract Map for will provide for the development of 280 multi-family residences and 5 acres of commercial land. This is consistent with the General Plan, as it provides more opportunities to meet the diversified housing needs of the community.

- B. FINDING: The site is physically suitable for the type and proposed density of development.

FACT: The project site is steeply sloped from north to south. An initial geotechnical study for the site indicates that appropriate engineering standards can and will be used to mitigate those hazards to minimal. The proposed development will have a density of 14.9 dwelling units per acre, and the allowable density is up to 25 dwelling units per acre. As such, the site is suitable for the proposed development.

- C. FINDING: The design of the subdivision or the proposed conceptual improvements are not likely to cause substantial environmental damage or substantially or avoidably injure fish or wildlife or their habitat.

FACT: The proposed subdivision is located in an area that is fully developed with urban uses. The site has been maintained through discing in the past years. Development of the project, with incorporation of the mitigation measures referenced herein, will result in negligible changes to the existing environment.

- D. FINDING: The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

FACT: The design of the subdivision has considered all easements for the public at large for access through or use of the property. No easements are recorded on the property at the present time, and any future easements will be designed to be accessible as necessary.

- E. FINDING: The design of the subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities.

FACT: Natural heating and cooling opportunities were considered in the design of the site layout. The landscape plan incorporates extensive use of trees and vegetation on site, which will help to reduce the effects of urban heat on site.

- F. FINDING: The proposed subdivision of land, its design, density and type of development and improvements conform to the regulations of the Development Code and the regulations of any public agency having jurisdiction by law.

FACT: The proposed site is located in a Commercial General (C-G) and High Density Residential (RM-2) zone that allows a maximum density of 25 units per acre. The proposal is for 14.9 units per acre, which is below the allowable density in the zone. The proposed project meets all development code standards for the C-G and RM-2 zones, including setbacks, height limits, open space, parking, circulation and access, and landscaping. Best Management Practices are incorporated into the plans to comply with air and water quality requirements of various agencies in the region. Construction plans are required to comply with standard engineering practices and the Uniform Building Code.

SECTION 3. The Planning Commission of the City of Chino Hills does hereby approve Extension of Time 16EXT03 for Tentative Tract Map (TTM) 16414, pursuant to Development Code Section 83.040220 (f), based on the findings included within this resolution and subject to the Conditions of Approval incorporated herein by reference.

SECTION 4. The Planning Commission Secretary shall certify to the adoption of this resolution.

ADOPTED AND APPROVED this 5th day of April, 2015.

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GARY LARSON, CHAIRMAN

ATTEST:

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KAREN PULVERS  
PLANNING COMMISSION SECRETARY

APPROVED AS TO FORM:

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ELIZABETH M. CALCIANO  
ASSISTANT CITY ATTORNEY

STATE OF CALIFORNIA                    )  
COUNTY OF SAN BERNARDINO        )     ss.  
CITY OF CHINO HILLS                 )

I, KAREN PULVERS, Planning Commission Secretary of the City of Chino Hills, do hereby certify that the foregoing Resolution No. PC 2016-    was duly passed and adopted at a regular meeting of the Chino Hills Planning Commission held on the 5th day of April 2016, by the following roll call vote, to wit:

AYES:           COMMISSION MEMBERS:

NOES:           COMMISSION MEMBERS:

ABSENT:         COMMISSION MEMBERS:

\_\_\_\_\_  
KAREN PULVERS  
PLANNING COMMISSION SECRETARY



**CITY OF CHINO HILLS  
Conditions of Approval  
Extension of Time 16EXT03  
Tentative Tract Map No. 16414**

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**ON GOING / INFORMATIONAL: Planning Division**

1. This Tentative Tract Map (Exhibit "C") shall become null and void:
  - A. Unless map recordation has taken place within twenty-four (24) months after the approval of said Tentative Tract Map 16414 Extension of Time 16EXT03.
  - B. Where circumstances beyond the control of the applicant cause delays which do not permit compliance with the time limitation established in this section, the Planning Commission may grant an extension of time for a period not to exceed an additional twenty-four (24) months or later than April 25, 2018. Applications for such extension of time must set forth in writing the reasons for this extension and shall be filed together with a fee as established by the City Council with the Planning Division thirty (30) calendar days before the expiration of the Map. The applicant will be responsible for initiating any extension request.
2. All conditions of the Original Conditions of Approval for T 16414 with the exception of Condition No.1 shall remain in effect and the original Mitigation Monitoring Requirements shall also remain in effect (Exhibit "B").

**END OF SEQUENTIAL CONDITIONS**

**Project Manager: Kim Zuppiger**





**CITY OF CHINO HILLS  
CONDITIONS OF APPROVAL**

Tentative Tract Map No's 15989, 16338, 16413, 16414  
General Plan Amendment 03GPA01  
Zone Change 03ZC02  
Development Code Amendment 03DCA01  
EIR - State Clearinghouse #2004081134

|             |                    |
|-------------|--------------------|
| APPROVED    |                    |
| CHINO HILLS |                    |
| SIGNATURE   | <i>[Signature]</i> |
|             | City Council       |
| DATE        | 4/25/06            |

**VILA BORBA PROJECT**

**I. GENERAL / ONGOING**

**Planning Division**

1. These Tentative Tract Maps shall become null and void:
  - A. Unless map recordation has taken place within thirty-six (36) months after the approval of said Tentative Tracts.
  - B. Where circumstances beyond the control of the applicant cause delays which do not permit compliance with the time limitation established in this section, the Planning Commission may grant an extension of time for a period not to exceed an additional thirty-six (36) months. Applications for such extension of time must set forth in writing the reasons for this extension and shall be filed together with a fee as established by the City Council with the Planning Division thirty (30) calendar days before the expiration of the Map. The applicant will be responsible for initiating any extension request.
2. Approval of General Plan Amendment 03GPA01, Zone Change 03ZC02, Development Code Amendment 03DCA01, and EIR (State Clearinghouse #2004081134) shall be contingent upon approval of Tentative Tract Map No. 15989, 16338, 16413 and 16414.
3. The applicant and its successors in interest shall indemnify, protect, defend (with legal counsel reasonably acceptable to the City), and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees, and agents from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs, and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively "Claims") arising out of or in any way relating this project, any discretionary approvals granted by the City related to the

Exhibit B

000027 521/623

development of the project, or the environmental review conducted under California Environmental Quality Act, Public Resources Code Section 21000 et seq., for the project. If the City Attorney is required to enforce any conditions of approval, all costs, including attorney's fees, shall be paid for by the applicant.

4. The applicant shall prepare and submit to the Director of Community Development for review and approval updated Tentative Tract Maps (7 copies) for the Vila Borba project within 60 days of project approval. The updated documents shall reflect any modifications to the project made by the City Council during its review and determination of the project. The project shall be developed in conformance with the tentative tract maps.
5. The applicant shall comply with all required mitigation measures approved for the project as part of the project's Environmental Impact Report (State Clearinghouse #2004081134). The applicant shall deposit sufficient funds with the City to retain the services of a qualified consultant to administer and implement the Mitigation Monitoring Program.
6. The Applicant recognizes the City's mandate to comply with its Regional Housing Needs Assessment and the City's related General Plan and Zoning requirements. Therefore, The Applicant shall contribute \$1.00 per square foot of livable area for each new residential dwelling unit, not to exceed \$3,500 for new single-family residential units and not to exceed \$1,000 for new multi-family residential units. The applicant shall pay the dollar amount referenced above, or as stated in the City's adopted affordable housing program in place at the time of occupancy (whichever is less) towards the City's affordable housing program which is due prior to the occupancy of each unit.
7. Should Edison either abandon or relocate its existing easements that are adjacent to the Wildlife Corridor (open space linkage) as shown on the final HMMP, then the land previously within the easement area(s) shall become permanent protected open space and be added to the Wildlife Corridor.
8. The existing 12kv Edison easement that is adjacent to the Hunters Hill project shall be relocated based on the alignment shown on the tentative maps for Tract 16338 and Tract 16413. The relocation shall be complete prior to the occupancy of the first house in Tract 16338.
9. That portion of property zoned multifamily within Tract 16414 shall be allowed up to 280 units subject to meeting all development standards. The project will be subject to the City's Design Review and Site Plan Review approval process, which will determine the final design, site plan, and number of units.
10. Mandatory solid waste disposal services shall be provided by the City franchised waste hauler to all parcels/lots or uses affected by approval of this project.

11. A single Homeowner's Association (HOA) shall be formed for Tracts 15989, 16338, 16413. Tract 16414 will have separate property maintenance associations and CC&R's.
12. The following items shall be dedicated in fee to the City, as determined by the City, and be maintained by a landscape and lighting district:
  - a. All biologically sensitive areas, natural and/or re-naturalized vegetative open space lots; All park lettered lots; All multi-use trails All public street parkways and parkway easements.
  - b. Project related landscape improvements (including but not limited to monuments, signs, irrigation, lights, amenities, and related equipment) which are to be constructed within any public right-of-way located within or adjacent to the project area; stabilization structures and maintenance programs of all natural or re-created waterways (streambeds); components of the HMMP not dedicated to a conservation entity and otherwise funded by a conservation endowment; all park and trail facilities, improvements, and amenities.
13. Cost of installation of the following elements shall be funded by the developer, and cost of maintenance shall be funded by the HOA:
  - a. Private street maintenance; street sweeping and streetlights; all HOA slopes, lots, and easements; private street parkways and street trees.
  - b. All ornamental vegetative lots, fuel modification lots, interior slope lots, private street parkways, and sight triangle lots within the project shall be dedicated in fee to the Homeowner's Association (HOA) maintained by the HOA. If private residential lots have slopes over 30 feet, then an easement to the HOA shall be established for HOA maintenance purposes. All dedicated lots and easements are subject to City review and approval during final tract map approval
14. A Disclosure Statement shall be made available to all prospective buyers of homes for all tracts within this Project.
15. Prior to the first occupancy in the project the applicant, its successors in interest, a Homeowner's Association, or other maintenance authority acceptable to the City (and not the City, unless the City Council expressly accepts any or all of the following responsibilities) as determined by the City, shall be responsible for maintaining, or at the option of the City, funding the maintenance of all of the following improvements which are to be constructed within the project boundaries in perpetuity, including, but not limited to:
  - A. All recreational and other amenities located within the open space/ paseo areas with the exception of the multi-use trail & five acre public park, and those mitigation and open space areas covered by a conservation

- easement and perpetual maintenance endowment;
  - B. All project related landscape improvements, monuments, irrigation and related equipment, which are to be constructed on any common lots within the project area an/or which are to be constructed within any public right-of-way located within or adjacent to the project area;
  - C. Street maintenance, street sweeping and street lights (historically funded through assessments or maintenance districts).
  - D. Private infrastructure.
16. The applicant shall comply with the conditions in the transmittal from the Chino Valley Independent Fire District dated December 15<sup>th</sup> and 19<sup>th</sup>, 2005.
17. All Trust Deposit Accounts shall have no deficits.

#### Building Division

18. A portion of this development (Tracts 15989 and 16413) is located within the Fire Hazard Overlay District. It shall comply with the project design requirements of the Fire Hazard Overlay District.

#### Landscape

19. All landscape architecture documents and landscape construction shall comply with the *City of Chino Hills Landscaping and Lighting Manual 1992*.
20. All landscape architecture documents, used as part of the entitlement and landscape construction process, shall be designed by a registered landscape architect licensed by the State of California.
21. All future changes, to the landscape architecture documents after City approval, shall be reviewed by the City for conformance to all laws and regulations for governing the City. Minor changes may be outlined within the Applicant's memorandum of design alteration and then be accepted by the City. The Applicant shall resubmit working drawings and support documents for major changes for review and approval.
22. The Applicant or its successors agrees to maintain the landscape construction in accordance with the following:
- A. The landscape construction shall be neat and show good horticultural practice.
  - B. The landscape construction shall preserve the design intent in accordance with the approved landscape architecture documents.

- C. The landscape construction shall be maintained in accordance with the approved Landscape Maintenance Guidelines approved with the project.
  - D. The landscape maintenance shall be provided by the owner, Homeowner's Associates representatives, or by a qualified landscape maintenance contractor.
  - E. The landscape maintenance shall be maintained to the minimum standards of the following:
    - i) Chino Hills Municipal Code
    - ii) State of California's *Water Conservation in Landscaping Act*, Assembly Bill 325. (California Government Code Section 65591 – 65600 and Division 2 Title 23 California Code of Regulations Chapter 2.7 Sections 490-495.)
    - iii) Water Quality Management Plan that will be reviewed and approved by the City of Chino Hills.
23. Prior to the release of bonds, a Certificate of Substantial Completion package for the project's landscape development shall be submitted and reviewed by the Senior Landscape Planner. Once the final document package is accepted, a final walk, with the Senior Landscape Planner shall be scheduled to review and verify consistency with the accepted Certificate of Substantial Completion package documents.

## Engineering Department

### Grading

24. Any grading within the road right-of-way prior to the signing of the improvement plans shall be accomplished under the direction of a Soils Testing Engineer. Compaction tests of embankment construction, trench backfill, and all subgrades shall be performed at no cost to City of Chino Hills and a written report shall be submitted to the Engineering Division, prior to any placement of base material and/or paving.
25. Grading of the subject property shall be in accordance with California Building Code, City Grading Standards, and accepted grading practices. The final grading plan shall be in substantial conformance with the approved conceptual grading plan.
26. All cut and fill slopes shall:
- A. Not exceed a ratio of 2 horizontal to 1 vertical unless otherwise recommended by the engineering geologist and approved by the City Engineer and Building Official. Minimum setbacks from slopes shall conform to the Uniform Building Code.
  - B. Be contour graded to blend with existing natural contours.

- C. Be part of the downhill lot when within or between individual lots.
  - D. The toe and crest of all cut and fill slopes in excess of 5 feet vertical height, but not greater than 10 feet vertical height, shall be rounded with vertical curves.
  - E. The toe and crest of any slope in excess of 10 feet vertical height shall be rounded with curves of radii of no less than 5 feet and designed in proportion to the total height of the slope.
  - F. Comply with the slope undulation provisions of Chapter 16.50 of the Chino Hills Development Code.
  - G. Incorporate recommendations in the approved geology and soils report.
27. Any fill in excess of thirty (30') feet in thickness shall require a fill settlement-monitoring plan.
28. Erosion control devices shall be installed at all perimeter openings and slopes. No sediment shall leave the job site. All newly graded surfaces not immediately involved in construction shall have some method of erosion protection, i.e., mulching, fiber fabric, planting, or tackifier.
29. Water spraying or other approved methods shall be used during grading operations to control fugitive dust. Recycled water shall be used for grading operations whenever available.
30. In hillside areas, residential developments shall be graded and constructed consistent with the standards contained in the City of Chino Hills Development Code, Section 16.50.

### Dedications

31. Final Maps are required for the proposed divisions and shall be recorded with the County Recorder pursuant to the provisions of the Subdivision Map Act. These maps must be prepared by a licensed land surveyor or a registered civil engineer. The Final Map shall be prepared in accordance with the City of Chino Hills "Final Map Standards for Subdivisions, Parcel Map and Tract Map", latest edition. This includes submittal of digitized CAD file of final map prior to map recordation.
32. Rights-of-way and easements shall be dedicated to the city for all interior public streets, community trails and staging area, public paseos, public landscape areas, street trees, traffic signal encroachment and maintenance, and public drainage facilities as shown on the plans and/or tentative map. Private easements for non-public facilities (cross lot drainage, local feeder trails, etc.), paseos, private parks, shall be reserved as shown on the plans and/or tentative map.

33. The City will be provided easements for detention basin(s) for access and maintenance. Funding for maintenance shall be provided by the Developer / HOA and be approved by the City.
34. Detention basin(s) and drainage courses shall be covered by private easements. Instruments covering recordation and delineation of easements shall be shown on the tract map and CDP for approval.
35. Dedication shall be made of the following rights-of-way on the public perimeter streets (measured from street centerline):  
  
66 total feet on Avenida de Portugal (within Tract 16414). Varying width on Street 'H', Street 'O' & Avenida de Portugal (within Tract 15989) bounding the Public Park.
36. An irrevocable offer of dedication for roadway and utility purposes shall be made for the private streets.
37. Corner property line cutoffs shall be dedicated per City Standards.
38. Easements shall be dedicated to the City for clear area sight visibility purposes per Development Code Section 16.06.080.
39. Vehicular access rights shall be dedicated to the City for the following streets, except for approved openings: Butterfield Ranch Road, Avenida de Portugal (public section).
40. Slope easements shall be dedicated on the final map where necessary as determined by the City.
41. Easements for public sidewalks, community trail and staging area, street trees or public utility purposes outside of the public right-of-way shall be dedicated to the City on the final maps.
42. All improvements within public right-of-way or private right-of-way shall be built to City Standards and in accordance with the current edition "Standard Specification for Public Works Construction" and the City of Chino Hills Development Code. All improvements shall be bonded in accordance with "Subdivision Map Act" prior to recordation of Final Map if the improvements are not finished prior to the recordation of the final map. All improvements shall bond for 100% of approved cost estimate to construct improvements and in accordance with the "Subdivision Agreement and Improvement Securities Policy" adopted by the City of Chino Hills unless constructed and approved prior to recordation of Final Map. Prior to Bond Release and/or Bond Reduction of the improvements and prior to acceptance of



the improvements by the City, "As-Builts" for the improvements shall be submitted and approved by the City Engineer.

43. A thorough evaluation of any public street structural road section to include parkway improvements from a qualified soils engineer shall be submitted to the City Engineering Division for review during the construction of the public streets. This shall be submitted in a tabular form including street name, classification, and traffic index.
44. All public improvements (interior streets, drainage facilities, community trails, paseos, landscaped areas, etc.) shown on the plans and/or tentative map shall be constructed to City Standards. Interior improvements shall include, but are not limited to, curb & gutter, AC pavement, drive approaches, sidewalks, street lights and street trees.
45. Construct the following public perimeter street improvements including, but not limited to:

| Street Name          | Curb & Gutter | A.C. Pvmnt | Side-walk | Drive Appr. | Street Lights | Street Trees | Comm. Trail | Median Island | Bike Trail | Other |
|----------------------|---------------|------------|-----------|-------------|---------------|--------------|-------------|---------------|------------|-------|
| Butterfield Ranch Rd |               |            | X         |             |               |              | X           |               |            |       |
| Avenida de Portugal  | X             | X          | X         |             | X             | X            | X           |               | X          |       |
| Street 'H' (public)  | X             | X          | X         |             | X             | X            | X           |               |            |       |
| Street 'O' (public)  | X             | X          | X         |             | X             | X            | X           |               |            |       |

46. If Southern California Edison (SCE) will not concur with the alignment of Avenida de Portugal where it crosses the SCE facility, the developer shall revise the street alignment to include a traffic circle where Avenida de Portugal transitions from a public street to a private street. The new alignment requires the approval of the City Engineer.
47. The developer shall install a traffic signal at the intersection of Avenida de Portugal and Butterfield Ranch Road and shall include an equestrian button. The Developer shall also install traffic signal interconnect from the southern tract boundary to Pine Avenue. The traffic signal and interconnect is required to be operational by the 100th Building Permit of any/all of the tracts.
48. Street improvement plans, including street trees, street lights, and intersection safety lights on future signal poles, and traffic signal plans shall be prepared by a registered Civil Engineer and shall be submitted and approved by the City Engineer. Security shall be posted and an agreement executed to the satisfaction of the City Engineer and the City Attorney guaranteeing completion of the public and/or private street improvements, prior to final map approval or issuance of building permits, whichever occurs first.

49. Prior to any work being performed in public right-of-way, inspection fees shall be paid and an encroachment permit issued by the Engineering Department in addition to any other permits required.
50. Pavement striping, marking, traffic signing, street name signing, traffic signal conduit, and interconnect conduit shall be installed to the satisfaction of the City Engineer.
51. Handicap access ramps shall be installed on all corners of intersections per City Standards or as directed by the City Engineer.
52. Existing City roads requiring reconstruction shall remain open for traffic at all times, with adequate detours during construction unless otherwise approved by the City Engineer. Street or lane closure permits are required. A cash deposit or bond shall be provided to cover the cost of improvements within public right of wayright-of-way, which shall be refunded upon completion and acceptance of the construction by the City.
53. Concentrated drainage flows shall not cross sidewalks. Undersidewalk drains shall be installed per City Standards, except for single-family residential lots.
54. Street names shall be approved by the Community Development Department prior to the submittal of final mylars of the improvement plans and final maps.
55. Developer shall provide for installation of low intensity, energy efficient street lights, per City of Chino Hills standards regarding light pole spacing and location. A separate street light plan which schematically shows the proposed locations of all street lights shall be submitted for review and approval by the City. All streetlights along the private streets shall be maintained by the HOA.
56. A Registered Civil Engineer shall be retained to design the proposed road alignment to the approval of the Engineering Division. Roads within or bordering the tract shall be designed to City of Chino Hills Road Standards and the standards of the Chino Hills General Plan, Standard Specifications for Public Works Construction, and in accordance with the Circulation Element of the General Plan, with curb, gutter, and sidewalks.
57. Roads within the development shall not be entered into the City Maintained Road System with the exception of Avenida de Portugal (public portion) and public streets bounding the Public Park.
58. Multipurpose trail easements shall be dedicated to the City of Chino Hills and shall be shown on the final map and in accordance with the requirements of the City of Chino Hills. The applicant shall provide information sufficient to confirm to

- the City of Chino Hills that multi-purpose trails are terminated in a safe manner at the tract boundaries.
59. Final plans and profiles shall indicate the location of any existing utility facility, which would affect construction.
  60. Turn around at dead end streets shall be in accordance with the requirements of the City Engineering Division and the Chino Valley Independent Fire District.
  61. The applicant shall coordinate with affected utility companies and obtain any permits as necessary for the development of this project.
  62. Right-of-way improvements (including off-site) to transition traffic and drainage flows from proposed to existing, shall be required as necessary.
  63. Unless otherwise approved by the City, street improvements must be constructed by the Developer per the approved phasing map. The Developer must install street name signs as part of the improvements. Street names must be approved by the Community Development Department and must be installed per City Standards. Developer must install all necessary traffic regulatory, guide, and warning signs as required by the City Engineer. These signs shall be part of a signing and striping plan, which shall be submitted for review and approval.
  64. Street improvement plans per City Standards for all private streets shall be provided for review and approval by the City Engineer. Prior to any work being performed on the private streets, fees shall be paid and construction permits shall be obtained from the Engineering Department in addition to any other permits required.
  65. A permit shall be obtained from Caltrans for any work within the following right-of-way: HIGHWAY 71.

#### Traffic

66. The applicant shall be responsible for paying the in-lieu fees for the fair share contribution of the final mitigation as identified in the final traffic impact study approved by the City Engineer and identified in the Final Environmental Impact Report (EIR).
67. A separate signing and striping plan shall be provided to address traffic signals including but not limited to, on-site stop signs, no parking areas and red curb. The proposed signing and striping shall be reviewed and approved by the City Traffic Engineer.

68. Provide a separate plan showing the clear sight triangle areas. A clear sight triangle area must be clear of all fences, trees, entry sign structures, monuments, earth embankments and shrubs that grow taller than twenty-four inches (24"). All property within the clear sight distance triangle area shall be granted as an easement to the City. In addition, at controlled intersections the sight distance requirements must conform to Caltrans guidelines, as described in Topic 405 of the Caltrans Highway Design Manual.

### Drainage

69. A final drainage study shall be submitted and approved by the City Engineer prior to the final map approval and / or the issuance of building permits, whichever occurs first. Study shall address drainage patterns, proposed drainage facilities, mitigation measures proposed for first flush and detention facilities, etc.
70. Adequate City of Chino Hills drainage easements (minimum of 20-foot wide) shall be provided over the natural drainage courses and/or drainage facilities. The easements shall be designed to contain the 100-year frequency storm flow plus bulking and freeboard per City Standard Criteria.
71. Any post-development storm flows to be discharged into adjacent properties or into any city or county maintained storm drain system shall not exceed 100% of the unbulked undeveloped flows per the approved Master Plan of Drainage for Vila Borba.
72. The storm water detention facilities for the entire Villa Borba project are provided by one large offsite existing detention basin (located on adjacent City property). The detention basin improvements, unless the City Engineer approves other temporary detention facilities, shall be constructed with the commencement of site improvements of Tract No. 15989, 16338, 16413, or 16414.
73. Storm drain systems shall be designed to convey 100-year storm flows off the project site in a manner approved by the City Engineer.
74. Adequate provisions shall be made for acceptance and disposal of surface drainage entering the property from adjacent areas.
75. All post development drainage shall be conducted in non-erodible devices to an approved storm drain system or approved natural drainage course covered by a private easement.
76. In addition to the drainage requirements stated herein, other on-site or off-site improvements may be required which cannot be determined from tentative plans

at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.

77. Public storm drain easements shall be graded to convey overflows in the event of a blockage in a sump catch basin on the public street.

#### **Bonding**

78. All improvements shall bond for 100% of approved cost estimate to construct improvements and in accordance with the "Subdivision Agreement and Improvement Securities Policy" adopted by the City of Chino Hills unless constructed and approved prior to recordation of Final Map.
79. If the required public improvements are completed prior to recordation of the final map, a one (1) year warranty bond shall be posted in the amount of 25% of the approved engineer's cost estimate for all improvements.
80. Prior to Bond Release and/or Bond Reduction of the improvements and prior to acceptance of the improvements by the City, "As-Builts" for the improvements shall be submitted and approved by the City Engineer.

#### **Utilities**

81. Provide separate utility services to each parcel or lot including: sewer; water; gas; electric power; including transformer; telephone; and, cable TV (all underground) in accordance with the utility provider standards. Easements will be provided where necessary.
82. The developer shall be responsible for the relocation of any existing utility necessary as a result of the development.
83. Existing utility poles shall be shown on the improvement plans and relocated, as necessary, without cost to the City.
84. Any wells on the property or similar structures that might result in contamination of underground waters shall be abandoned in a manner approved by the Department of Environmental Health Services (DEHS).

#### **Sewer - Domestic Water - Recycled Water**

85. Developer shall grade concurrently with the development grading a recycled reservoir pad at elevation 768 large enough for a 6MG reservoir; provide a paved access road to the reservoir; provide a twenty-four inch diameter supply line; install erosion control on the reservoirs graded slope; and dedicate the reservoir lot with the recordation of TTM 15989.

If the City elects to construct the reservoir prior to the development grading, the Developer will grant the City fee title for the reservoir parcel; and the Developer shall grant to the City an access and waterline easement in areas that will not be graded with the development. If the City elects this option the City will be responsible for all environmental permits and construction costs for the reservoir and associated improvements.

86. A 26-foot wide access easement and all weather access shall be provided to the City, from a public/private road to the reservoir site.
87. A preliminary geotechnical study for proposed pump station and water storage tanks sites must be submitted for review and approval by the Engineering Division.
88. Design, installation, materials and location of water and sewer improvements must meet the City's standard procedures and requirements, specifications, and AWWA guidelines for the design and construction of water, recycled water, and wastewater facilities.
89. All public easements for water/sewer mains or storm drains must have a minimum width of 20 feet unless otherwise approved by the City Engineer.
90. Water/sewer mains and storm drain lines within the single family residential areas of the project shall be owned and maintained by the City. Water/sewer mains and storm drain lines within the commercial or multi family residential areas of the project shall be owned and maintained by the HOA. Commercial and multi family residential shall be master metered water systems.
91. Water, recycled water, and sewer mains must have a minimum horizontal separation of 10 feet unless otherwise approved by the City Engineer.
92. Water, sewer and storm drain lines shall be located in the center of a given easement.
93. All water meters shall be located within the public rights-of way unless otherwise approved by the City. Public easements shall be required for any meter installed outside of public right-of-way. Recorded documents must be submitted to the City prior to occupancy release.
94. All fire hydrants shall be installed per City standards with location and fire flow requirements as determined by the Chino Valley Independent Fire District.
95. An application for recycled water service shall be submitted to the City for approval process with regulatory agencies.

96. Recycled water service shall have a separate meter from all other water systems.
97. No permanent structures shall be built within any easement unless otherwise approved. The owner shall be responsible for relocating or reconstructing the structures that are built within the easement should there be any damage that occurs during the operations and maintenance of the easement. Exact location of existing waterlines and associated easements will need to be verified and plotted the on site plan prior to approval. Relocation of facilities may be required by the project.
98. All water and sewer plans must be reviewed and approved by the City. The City's review of plans and engineering data will cover only general conformity of the design with standards and specifications outlined in the City's design standards and specifications. The City's approval of plans and engineering data will not constitute a blanket approval of all dimensions, quantities, physical properties, material equipment, devices, or items shown. This does not relieve the design engineers from any responsibility for errors, deviations, or defects in design thereof.
99. A Geotechnical study may be required for the necessary remediation and recommendation for special materials and construction methods for the installation of water and sewer mains and appurtenances.
100. Sewage disposal system shall be connected to the City of Chino Hills public sewer system. Developer shall notify city staff two (2) working days prior to connection to public system and no connection shall be made without the presence of city staff.
101. A digitized drawing file of the improvement plans, in a City's compatible CAD system, shall be submitted along with original Mylars.

#### **Landscape**

102. Trees shall be prohibited within six (6) feet of the outside diameter of any public utility.
103. All walls on the perimeter and within the development shall be constructed of masonry or other City approved non-wood material and create a design hierarchy. All walls and fences shall be decorative. Pilasters will be required at all lot lines and at appropriate intervals, or as determined by the Community Development Director. Pilasters shall have decorative caps. Walls shall provide interest, texture, and have a decorative cap. Precision block shall not be allowed as a majority field.



104. All manufactured slopes' horizontal and down drains, including any splash walls, shall be colored to blend with the surrounding soil color.

### **Prior to the Issuance of Grading Permits**

#### **Planning Division**

105. Plague has been shown to be endemic to the Chino Hills area. The disease is carried by fleas on wild rodents, including ground squirrels. It is known that ground squirrels are currently in the Chino Hills area; therefore, prior to any grading for land development, the following control measures shall be completed:
- A. A survey of the subject area by a qualified vector biologist or biologist for the presence of ectoparasites and ground squirrel numbers shall be completed and submitted to the San Bernardino County Vector Control.
  - B. Prior to grading, a control program to include ectoparasite suppression immediately followed by a rodent suppression program shall be performed.
107. The applicant shall provide evidence that a qualified archaeological/vertebrate paleontological monitor has been hired to review the project site. A qualified archaeological/vertebrate paleontological monitor shall be present during grading to salvage cultural (archaeological/paleontological) resources if any resources are found during earthmoving activities. Arrangements to monitor grading and salvage cultural resources shall be made at a pre-grade meeting between the monitor, grading contractor, Planning project manager, and Building Official. The monitor shall have the authority to halt and redirect grading activities to allow removal of specimens. The monitor shall be responsible for specimen preparation, curation, and a report of findings according to the standards of the County Museum Curator of Earth Sciences submitted to the County Museum and the City. This requirement may be waived if the Curator of Earth Sciences for the San Bernardino County Museum states in writing that such monitoring is not warranted, or if it can be proven to the satisfaction of the Community Development Director that the monitoring is not warranted.

#### **Building and Safety Division**

108. Grading plans shall incorporate erosion and sediment control per the requirements of the Chino Hills Development Code and Appendix chapter 33 of the Uniform Building Code.
109. All lots should drain to the street. If any lots do not drain to streets, the cross-lot drainage shall be reviewed and approved by the Building Official under the provisions of appendix chapter 33 of the Uniform Building Code, and the City of

Chino Hills Development Code. Adequate private drainage easements shall be provided over lots where cross-lot drainage occurs and shall be recorded on the Composite Development Plan.

110. All post-development drainage shall be conducted in non erodible devices to a approved storm drain system or approved natural drainage course.
111. The applicant shall submit plans and obtain separate building permits for required walls that appear on the grading plans.
112. The applicant shall obtain a demolition permit for building(s) to be demolished. Underground structures must be broken in, back-filled, and inspected before covering.

#### Engineering Department

113. A grading plan with existing topography shown at one-foot contour intervals shall be prepared by a registered Civil Engineer and shall be submitted to and approved by the Engineering Division. Plan shall comply with the provisions of Appendix Chapter 33 UBC and Chino Hills Development Code and shall delineate the alignment and grade of the proposed roads designed to City Standards.
114. Developer shall provide a copy of the Notice of Intent (NOI) and the Storm Water Pollution Prevention Plan (SWPPP) filed with the State of California for the subject project prior to the issuance of any grading permit.
115. Developer shall submit for review and approval a Water Quality Management Plan (WQMP) as outlined by the State Water Resources Control Board regulations.
116. The developer shall hire a Quality Control Engineer prior to any land disturbance. The City Engineer shall approve the Quality Control Engineer. The initial deposit shall be \$50,000 as soon as he / she is hired by the developer, but prior to any land disturbance, or pregrade meeting.
117. An erosion and sediment control plan and permit complying with the UBC and City of Chino Hills Development Code shall be submitted to and approved by the Engineering Department prior to any land disturbance. Plans are to be submitted prior to or with the grading plans.
118. A soils report shall be prepared by a qualified engineer licensed by the State of California to perform such work. The Soils report shall be reviewed and approved by the City's Soils Consultant prior to issuance of grading permit.

119. A geological report shall be prepared by a qualified engineer or geologist and submitted at the time of application for grading plan check. The geological report shall be reviewed and approved by the City's Geological Consultant prior to issuance of grading permit.
120. A grading performance bond shall be required for this project. The amount of the performance bond shall not be less than one hundred percent (100%) of the total estimated cost of said grading work as determined by the Engineering Department. The City Attorney must approve the performance bond.
121. Any offsite grading shall be reviewed and approved by the City Engineer. Any offsite easements required for grading or drainage shall be acquired prior to issuance of any grading permit.

#### **Landscape Development**

122. All landscape architecture documents shall be submitted to the Landscape Development staff for review and approval.
123. A "Landscape Documentation Package" shall be prepared for the Landscape Development Division's review and approval. The "Package" shall comply with all applicable requirements of the State of California's *Water Conservation in Landscaping Act*, Assembly Bill 325. (California Government Code Section 65591 – 65600 and Division 2 Title 23 California Code of Regulations Chapter 2.7 Sections 490-495). The following Landscape Documentation Packages shall be prepared:
  - All landscape architecture within and adjacent to this tentative tract when the project has elements outside the tentative tract.
  - All publicly maintained hardscape, infrastructure (electrical, drainage, irrigation), and planting.
  - All home owner association hardscape, infrastructure (electrical, irrigation), and planting.
  - All privately maintained areas that have City of Chino Hills Municipal Code requirements.
  - All demolition areas (consistent with the approved rough and precise grading)
  - All mitigation areas (consistent with all technical and environmental documents)
  - All demolition and de-vegetated areas consistent with the approved limits of the rough and precise grading plans.
  - All parkways, street trees and water meters.
  - All multi-use trail alignment landscape architecture.
  - All barrier landscape architecture (fences, walls, retaining walls as referenced from the civil engineer's plans, pilasters, gates, monuments, edging, etc.).

- All access ways and associated details of landscape architecture (walks, crosswalks, decorative vehicular paving, maintenance driveways, bikeways, multi-use trails, etc.).
  - All wayfinding systems pertaining to bicycle and multi-use trails.
124. A separate plan must be submitted showing all sensitive areas and stands of trees that are to be protected during the grading operations. The plan must show, in detail, the method proposed to protect these areas. This separate plan shall be submitted to the Community Development Director for approval. This plan will be used by a Quality Control Engineer to assure protection of the above-state areas.
125. A tree removal plan, permit, and preconstruction inspection, in compliance with the City's Plant Protection and Management Ordinance or Riparian Plan Conservation (Appendix D, Sections 89.0501-0510) shall be approved prior to any land disturbance and/or removal of any trees or plants.
126. When any grading affects existing preserved tree drip lines, the following shall occur:
- a. The grading plan shall be adjusted to protect the trees to the maximum extent possible.
  - b. Grading plans shall be submitted to the Landscape Development Division.
  - c. Grading plans shall be reviewed by the Landscape Development Division for conformance with all Tree Program requirements established for the project.
  - d. All trees to be retained and/or destroyed shall be identified on the grading plans, and all respective mitigation measures related to tree retention shall be identified clearly and boldly.
  - e. Protection measures for tree retention shall be implemented before grading commences and is inspected by the City's Grading Inspector, Senior Landscape Planner, and Arborist.
127. All retaining walls' placement shall be shown on the rough grading plan. The retaining walls shown on the rough grading plan shall be consistently portrayed on the landscape architecture plan. The retaining walls' details and specifications shall be complete to the satisfaction of the City. Aesthetic descriptions of the materials, finishes, and textures, colors, manufacturers and model numbers shall be called out on the retaining wall plans.
128. All access ways to the open space areas that include a driveway shall have removable and lockable decorative bollards or other device acceptable to the City.
129. All landscape irrigation shall use recycled water, where available.

130. All vehicular sight line triangles (clear areas) shall be shown on the landscape construction hardscape and planting plans in accordance with Caltrans and the City of Chino Hills Municipal Code Section 16.06.080.
131. Multi-use trail easement shall be dedicated to the City of Chino Hills and shall be shown on the final map and in accordance with the requirements of the City of Chino Hills multi-use trail standards. The applicant shall provide information sufficient to confirm to the City of Chino Hills that multi-use trails are terminated in a safe manner at the tract boundaries. Road crossings for multi-use trails shall be shown per the recommended multi-use trail exhibit presented to the Park and Recreation Commission.
132. The applicant shall organize a pre-construction meeting with the City Senior Landscape Planner before landscape construction is installed.

### III. RECORDATION OF FINAL MAP

#### Community Development

##### Prior to Recordation – Community Development

133. All parcels within the development that is within an Assessment District must complete an *Application to Apportion Special Assessments* and submit a deposit to cover processing costs.

#### Planning Division

134. Prior to recordation of Tracts 15989, 16338, and 16413, the applicant shall have recorded a Covenant in a form approved by the City stating that the applicant shall establish a Homeowner's Association (HOA) and submit Codes, Conditions & Restrictions (CC&R's) for the project for review and approval by the City prior to issuance of the first building permit. The CC&R's shall include applicable items specified in these Conditions of Approval. The CC&R's shall include a provision requiring a Disclosure statement stating that: 1) Parents may be required to provide transportation to schools designated for this project area or closest bus pick-up area. This Disclosure Statement shall be made available to all prospective buyers of homes within this tract, notifying them of these restrictions and 2) Owners are advised to keep pets inside their residences during nighttime hours to protect pets from wildlife living in adjacent open space areas.
135. All Trust Deposit Accounts shall have no deficits.
136. All lots shall have met the minimum lot area, depth, and width requirements as described in the City Development Code.

137. An acoustical study shall be completed to assess noise levels at the development and shall be reviewed and approved by the City Engineer or designee. Detailed noise analysis and precise measures shall be submitted to the City for review and approval prior to recordation. A fee will be charged for review of the acoustical study and payment will be required prior to the issuance of an approval/denial letter.
138. For projects with hillside development, a building envelope, indicating maximum building height and the "no-build" zone dimensions, shall be indicated.

#### **Building and Safety Division**

139. Tracts 15989 and 16413 are located west of Butterfield Ranch Road and are within the Fire Hazard Overlay. Tracts 15989 and 16413 shall meet all requirements of Ordinance 172 & 173 including a minimum 30-foot separation requirement between structures on adjoining lots. Alternate measures that achieve the same level of protection as a thirty-foot separation shall be approved by the Chino Valley Independent Fire District and the Director of Community Development.
140. A Composite Development Plan prepared in accordance with Appendix D Article 5 of the City of Chino Hills Development Code shall be filed with, and approved by the City of Chino Hills Engineering Department and Community Development Department, delineating the minimum building setbacks and minimum separation between structures. All easements of record both public and private shall be delineated. A note shall be placed on the Composite Development Plan referencing the development standards and design guidelines.
141. A list of proposed street names and a list of alternate street names shall be submitted to the Community Development Department for approval. Approved street names shall appear on the Final Map.
142. All numbered lots shall have addresses assigned by the Building & Safety Division. All assigned addresses shall appear on the Composite Development Plan.

#### **Engineering Department**

143. A Monumentation cash deposit is required prior to recordation of the final map. The City Engineer will determine this deposit. The refundable deposit is to guarantee the installation of centerline ties and to ensure payment to the surveyor of record.

144. The Tract Maps shall be prepared in accordance with the City of Chino Hills "Final Map Standards for Subdivisions, Parcel Map and Tract Map", latest edition. This includes submittal of digitized CAD file of final map prior to map recordation.
145. Traffic Fair Share costs will be determined by the City's Traffic Engineer and will be due prior to recordation.
146. The developer shall submit "Non-interference" letters to the City, from any utility company that may have rights or easements within the property boundaries.
147. All improvements shall bond for 100% of approved cost estimate to construct improvements and in accordance with the "Subdivision Agreement and Improvement Securities Policy" adopted by the City of Chino Hills unless constructed and approved prior to recordation of Final Map.

#### Landscape

148. The applicant shall dedicate and finish grade a five-acre public park within Tract 15989.
149. The applicant shall construct the community park, including but not limited to, the parking lot, plant material and irrigation system installation, recreational equipment and installation. Park construction costs will be credited against park fees owed for all commercial and residential parcels. Park construction costs in excess of the amount of park fees will be borne by the applicant. If park construction costs a total less than the amount of fees owed for all commercial and residential parcels, the applicant will apply the difference between park construction costs and fees owed, up to the full amount of fees owed. Park construction must be substantially complete, as determined by the Community Development Director, prior to issuance of the 180<sup>th</sup> building permit for tract 15989.
150. All easements associated with landscape architecture development shall be shown prior to recordation of the Final Map and Composite Development Plan. These easements shall include, but not be limited to, landscape maintenance to the Homeowner's Association, exclusive easements to the City for clear areas as defined in the Municipal Code, exclusive easements to the City for multi-use trails, staging area, etc.
151. The multi-use trails and staging area shall be constructed by the applicant, as reviewed and agreed to by the Park and Recreation Commission, shall be part of an exclusive blanket easement to the City over all lots needed to construct and maintain the multi-use trails in perpetuity, unless lots are covered by the conditions of the HMMP or an environmental easement.



152. The Applicant shall establish a Landscape and Lighting Assessment District for all publicly held lots, easements, and facilities for their long-term maintenance and eventual replacement. The Applicant shall prepare all documents for the City's review and approval. All costs for Landscape and Lighting Assessment District establishment shall be borne by the Applicant or their successors in interest. The Community Development Director or his designee has the option to move the deadline date for Landscape and Lighting Assessment District establishment if it is necessary. The Landscape and Lighting Assessment District shall include, but not be limited to the following lands and facilities, as determined by the City.
- Natural, Native, and/or Re-established open space
  - Parks
  - Multi-Use Trails, Assess, Tunnels and Trailheads
  - Fire Safety Access and Facilities
  - Wetlands
  - Public Parkways and Medians, if not already in a district
153. The applicant shall prepare for the City's review a cost estimate of all landscape architecture improvements. The format shall be unitized and itemized showing subtotals and totals.
154. The applicant shall provide landscape development performance, labor and material, and maintenance bonds to the City. Open Space bonds shall be collected for natural open space areas not covered by a conservation easement or maintenance endowment. Public Area bond shall be collected for the multipurpose trail. Private Area bonds shall be collected for the Homeowner's Association areas, private slopes, and street trees.
155. An Open Space Performance Bond, in an amount per acre of open space as determined by the Community Development Director, shall be posted with the City in order to pay for the restoration of disturbed open spaces. The performance bond shall remain in place for one year after installation.
156. A Private Area Landscape Performance Bond, in the amount of one hundred percent of the City-approved cost estimate, shall be posted with the City in order to pay for the completion of the private areas. The performance bond shall remain in place for one year after installation.
157. A Private Area Landscape Labor and Materials Bond, in the amount of fifty percent of the City-approved cost estimate, shall be posted with the City in order to pay for the completion of the private areas.

158. A Private Area Landscape Maintenance Bond, in the amount of twenty-five percent of the City-approved cost estimate, shall be posted with the City and shall be held by the City for one year after the formal acceptance of the project by the City.

## **BUILDING PERMITS**

### **Ongoing**

#### **Community Development Department**

159. Projects subject to a building permit shall have all required on and off-site improvements, required for each phase, completed and approved prior to final inspection of any buildings or structures. The term "phase" as used here shall mean the following: "The block of building permits drawn on less than the whole project" or "A plan of building construction which indicates blocks of construction of less than the whole project". In each phase, the installation of any on off-site improvements shall be sufficiently completed so as to assure protection from storm or drainage run off, a safe and drivable access for fire and safety, and the ordinary and intended use of the buildings or structures. The Building Official, with the concurrence of the Engineering Division, may approve any plan or approve a change to an approved plan, which complies with the intent of this policy.
160. All recycled water service is subject to compliance with all rules, regulations, and conditions of all regulatory agencies and payment for all charges and fees in effect at the time service is applied for.
161. The developer shall submit an Acoustical Report to the Community Development Department for review and approval. The measures approved as part of the report shall be incorporated in the project design. Walls required for acoustical mitigation shall supersede, as necessary, landscape walls/fences.

### **Landscape**

162. All landscape inspections shall be requested at least two City business days in advance.
163. Landscape construction plans shall be approved and shall reflect all design concepts included within the proposed Landscape Master Plan. The landscape construction plans shall incorporate planting, slope treatments, irrigation methods, signage and fencing. A plan check deposit acceptable to the Community Development Director shall be paid at the time of submittal. Said landscape plans shall implement the development guidelines per the

Landscaping and Lighting Manual. Any revisions to the approved landscape plan shall be approved by the City.

### **Prior to Issuance of Building Permits**

#### **Community Development**

164. The development is required to comply with the Development Impact Fee ordinance, as amended or superseded prior to issuance of building permit.
165. All fees (capital connection, inspection, encroachment, meter, deposit, etc.) must be paid per the Development Impact Fee Ordinance.
166. Water and sewer accounts must be established with the City's Finance Department.

#### **Planning Division**

167. A report stating that the measures recommended in the acoustical report have been implemented shall be submitted to the Planning Division and the building plans shall be so certified by the acoustical engineer.
168. The developer shall complete the City's Design Review process.
169. The applicant shall provide a concrete slab three feet wide by eight feet long (3'X8') for each lot to provide a space for waste separation in compliance with Section 16.10.040 of the Development Code. The slab shall be located behind the required front yard setback and screened from view.
170. The developer shall provide certification from the appropriate school district as required by California Government Code Section 53080(b) that any fee, charge, dedication or other form or requirement levied by the governing board of the district pursuant to Government Code Section 53080(a) has been satisfied.

#### **Landscape**

170. Landscape plans for the model home complex(es) shall be provided for review and approval by the City's Landscape Division.
171. The landscape architecture documents shall be approved by the City Engineer for the purpose of design immunity for the following landscape improvements:
  - a. Parkways
  - b. Multipurpose trails

### **Building and Safety Division**

172. Two approved, signed and wet stamped as graded soils reports, shall be submitted at the time of plan check submittal.
173. Certification of Rough Grade shall be submitted on approved City form.
174. Upon completion of rough grading, all erosion control measures and devices shall be installed at all perimeter openings and slopes. No sediment is to leave the job site. All newly graded surfaces not immediately involved in construction shall have an approved method of erosion protection in place at all times. No building permits shall be issued until compliance with the above requirements has been demonstrated.
175. A precise grade plan, per City standard, shall be submitted and approved for each lot prior to issuance of a building permit for that lot.
176. Any portion of the site that fronts on a public street shall be fenced off with a temporary chain link fencing with a green fabric backing. The fencing shall remain in place and shall be maintained in good appearance until the project has been completed, or until such time as determined by the Building Official.
177. All residential structures shall be equipped with full gutters and downspouts. All downspouts shall be tied to an underground yard drain system that outlets at an approved location, unless the WQMP or ROWD require the need for side yard swales.
178. Applicant must submit water service sizing requirements, per the Uniform Plumbing Code.
179. Plans shall incorporate any/all water conservation requirements contained within the Uniform Plumbing Code.

### **Engineering Department**

180. The final grading, appropriate certifications and compaction reports shall be completed, submitted and approved by the Engineering Department prior to the issuance of building permits.
181. All public improvements necessary for that phase of construction shall be operationally complete prior to the issuance of building permits for that phase.

### **V. OCCUPANCY**

## **Requirements Prior to Occupancy**

### **Community Development**

182. The development is subject to all appropriate fees, charges, deposits for services to be rendered, and securities required pursuant to the adopted fee schedule, as amended or superseded prior to final inspection.

### **Planning Division**

183. All Trust Deposit Accounts shall have no deficits.

### **Building and Safety Division**

184. All required approvals from each Division/Department shall be obtained prior to final Building Inspection
185. All slopes shall be planted prior to occupancy of phase where slopes occur.

### **Landscape**

186. All slopes, walls, and fences shall be installed prior to occupancy of the house.
187. All open space lots not covered by a conservation easement must be in a state satisfactory to the City prior to open space acceptance by the City.
188. All slopes shall be planted prior to occupancy of phase where slopes occur.
189. Landscape construction shall be installed and deemed complete by the City Senior Landscape Planner.
190. A Recycled Water Operational Plan and Engineers report shall be submitted for review and approval by the City and Department of Environmental Health Services. The report shall be pursuant to the Department of Health Services, "Guidelines for the Preparation of an Engineering report for the Production, Distribution and Use of Recycled Water", dated September 1997.
191. The Applicant and/or Developer shall provide the City an Open Space Management Plan. The Plan shall show consistency and the interrelationship between different program goals and jurisdictional requirements. The Plan shall include, but not be limited to, the following:
- a. Open Space Maintenance

- b. Multi-Use Trail Maintenance
- c. Fuel Modification
- d. Wildlife Preservation
- e. Habitat Preservation
- f. Tree Preservation, Demolition, and Mitigation
- g. Riparian Setbacks and Preservation
- h. Environmental Compliance with Federal, State, and Local Issues

Further, the Applicant and/or Developer (not the eventual care taker, HOA, and/or City) shall provide the first year's maintenance. The first year's maintenance shall commence after there has been a Certificate of Substantial Completion accepted by Landscape Development and a Final Walk has been performed by the City. The Community Development Director and/or City Planner may accept an alternative time when the first year maintenance begins with a written request from the Applicant and/or Developer. The City Planner and/or Community Development Director may require additional open space bonds to fulfill the Open Space Management Plan.

#### Engineering Department

- 192. The Developer shall provide a video camera report of all sewer and storm drain mainline facilities prior to final acceptance by the City. Video report shall not be completed until all air and hydrostatic testing has been completed.
- 193. Prior to Bond Release and/or Bond Reduction of the improvements and prior to acceptance of the improvements by the City, the developer shall provide for City approval "Record Drawing" for all improvements.
- 194. Developer shall provide certifications for all public and private backflow devices installed as part of the development.

**END OF STANDARD CONDITIONS**

**Project Manager: Jeffery S. Adams**



## Chino Valley Independent Fire District

2005 Grand Avenue  
Chino Hills, CA 91709  
(909) 902-5260 Administration  
(909) 902-5280 Fire Prevention  
(909) 902-5250 Fax  
<http://cvifd.org>

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*Fire Chief*  
Paul L. Benson

December 19, 2005

### FIRE PROTECTION REQUIREMENTS

It is a recommendation of the Chino Valley Fire District that the developer of every new construction project facilitate a pre-construction meeting. The meeting is to be scheduled with the Deputy Fire Marshal, Adam Panos. Attendees of the meeting shall include a Fire District representative, the Developer, and the General Contractor.

The following are the Fire District conditions of this development. Questions regarding plan review fees, plan routing procedures, or the status of your plans can be answered by calling Alma Sandoval at (909) 902-5280, extension 225. Questions regarding these requirements can be answered by calling Deputy Fire Marshal Adam Panos at (909) 902-5280, extension 224.

Permit # 6039      Section 2-1050      Project Name VILA BORBA  
Building Address: . BUTTERFIELD RANCH / PINE .  
City #:      Type of Development: Residential  
County #:  
Tract #:      TTM 16338  
Applicant:      MDS CONSULTING  
Address:      17320 REDHILL AVE. SUITE 350  
City, State, Zip:      IRVINE, CA. 92614  
Phone #:      (949) 251-8821  
  
Design Engineer:  
Address:  
City, State, Zip:  
Phone #:

Applicable Fire Protection Standards are:

101, 111, 122, 130, 131

Required Fire Flow for this project is:

G.P.M. @ 20 P.S.I. Residual Pressure,      2      Hour Duration.



December 19, 2005

Permit # 6039

**FIRE DISTRICT  
CONDITIONS OF APPROVAL**

The above-referenced project is in the jurisdiction of the Chino Valley Independent Fire District. Prior to any construction occurring on any parcel, the applicant shall contact the Fire District for verification of current fire protection development requirements.

Any modification, change of use, or tenant improvement to any occupancy shall be submitted to the Fire Prevention Division for approval prior to any work being done.

All new construction shall comply with the Uniform Fire Code, 2000 Edition, and the California Fire Code, 2001 Edition (as adopted by the Chino Valley Independent Fire District); and all applicable statutes, codes, ordinances and Fire District Standards.

All required permits shall be obtained and fees paid as specified in the Uniform Fire Code, Section 105 and the current Fire District Fee Schedule Ordinance.

- 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 Prevention Division for approval. Fire access roads shall be provided with an all weather surface and a minimum unobstructed paved width of 26 feet (26'). 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 one-hundred, fifty feet (150') in length. Cul-de-sac length shall not exceed 600'. Fire District Standard No. 111 shall be complied with.
- 1.3 The development and each phase shall have two (2) points of vehicular access. Fire District Standard No. 111 shall be complied with.
- 1.4 Water systems shall be designed to meet the required fire flow of this development and be approved by the Fire Prevention 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 Fire Prevention 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 the water purveyor prior to recordation. The required fire flow shall be determined by using the Uniform Fire Code, current adopted edition. In areas without water-serving utilities, fire protection water systems shall be based on NFPA Pamphlet 1231. Fire District Standard Nos. 101, 102, and 103 shall be complied with. For water connections and work conducted in the public right of way, please refer to separate plans reviewed and approved by the water purveyor.
- 1.6 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. The hydrant type shall be approved by the Fire Prevention Division. All fire hydrants shall be spaced three hundred feet (300') apart maximum. Single family resident hydrant spacing is six hundred feet (600') apart maximum. 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.

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Permit: 6039

- 1.8 A fuel modification zone plan shall be required. Requirements will be site specific to the proposed project. The applicant shall submit the fuel modification plan to the fire department for review and approval. Fire District Standard No. 130 shall be complied with.
- 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 Fire Prevention 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 Fire Prevention Division.
- 2.4 An approved fuel modification zone shall be constructed. Fire District Standard No. 130 shall be complied with.
- 2.5 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.
- 2.7 The Developer shall submit a CAD-drawing of the 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
- 3.0 THE ITEMS BELOW ARE CONDITIONS OF APPROVAL AND ARE TO BE COMPLETED PRIOR TO OCCUPANCY:
- 3.10 Smoke detectors are required to be installed per Section 310.9 of the California Building Code, current adopted edition.
- 3.16 Residential street addresses shall be posted with a minimum of four inch (4") numbers, visible from the street and during the hours of darkness the numbers shall be electrically (12 volt power source only) illuminated by internal means only. Posted numbers shall contrast with the background used and be legible from the street in accordance with the Uniform Fire Code, current adopted edition. Where building set back exceeds 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. Fire District Standard No. 122 shall be complied with.
- 3.18 Every chimney used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel is used shall be maintained with an approved spark arrestor, visible from the ground, as identified in the Uniform Fire Code, current adopted edition. Fire District Standard No. 131 shall be complied with.

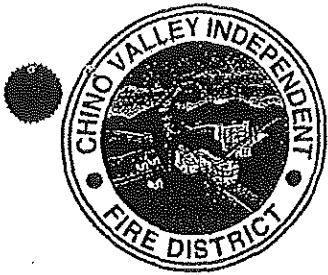
December 19, 2005  
Permit: 6039

4.0 SPECIAL CONDITIONS FOR THIS PROJECT ARE:

1.) A separate application and plans shall be submitted for each of the following listed items to the Fire District for review, approval and permit. Approved plans must be maintained at the worksite during construction. Fees are due at the time of submittal.

a.) Building construction. This submittal is concurrent with the application to the City's Building Department for any building permits. The following information must be submitted along with application to the Fire District:

- 1.) Fire flow Availability Form (tested and completed by the City's Public Works Dept. or witnessed by the Fire District Inspector.)
- 2.) Complete list of addresses for all phases of the development, all structures included.
- 3.) A CAD file in .dwg format, with the correct data, for the tract(s)
- 4.) A Fuel Modification Zone Plan and/or Vegetation Management Plan



## Chino Valley Independent Fire District

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Paul L. Benson

December 15, 2005

### FIRE PROTECTION REQUIREMENTS

It is a recommendation of the Chino Valley Fire District that the developer of every new construction project facilitate a pre-construction meeting. The meeting is to be scheduled with the Deputy Fire Marshal, Adam Panos. Attendees of the meeting shall include a Fire District representative, the Developer, and the General Contractor.

The following are the Fire District conditions of this development. Questions regarding plan review fees, plan routing procedures, or the status of your plans can be answered by calling Alma Sandoval at (909) 902-5280, extension 225. Questions regarding these requirements can be answered by calling Deputy Fire Marshal Adam Panos at (909) 902-5280, extension 224.

Permit # 6040      Section 2-1050      Project Name VILA BORBA  
Building Address: BUTTERFIELD RANCH / PINE ...  
City #:      Type of Development: Residential  
County #:        
Tract #: TTM 16414  
Applicant: MDS CONSULTING  
Address: 17320 REDHILL AVE. SUITE 350  
City, State, Zip: IRVINE, CA. 92614  
Phone #: (949) 251-8821  
  
Design Engineer:  
Address:  
City, State, Zip:  
Phone #:

Applicable Fire Protection Standards are:

Required Fire Flow for this project is:

G.P.M. @ 20 P.S.I. Residual Pressure,      2      Hour Duration.

December 15, 2005

Permit # 6040

**FIRE DISTRICT  
CONDITIONS OF APPROVAL**

The above-referenced project is in the jurisdiction of the Chino Valley Independent Fire District. Prior to any construction occurring on any parcel, the applicant shall contact the Fire District for verification of current fire protection development requirements.

Any modification, change of use, or tenant improvement to any occupancy shall be submitted to the Fire Prevention Division for approval prior to any work being done.

All new construction shall comply with the Uniform Fire Code, 2000 Edition, and the California Fire Code, 2001 Edition (as adopted by the Chino Valley Independent Fire District); and all applicable statutes, codes, ordinances and Fire District Standards.

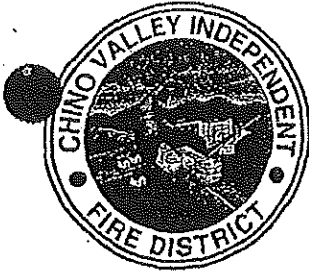
All required permits shall be obtained and fees paid as specified in the Uniform Fire Code, Section 105 and the current Fire District Fee Schedule Ordinance.

**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 Prevention Division for approval. Fire access roads shall be provided with an all weather surface and a minimum unobstructed paved width of 26 feet (26'). 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 one-hundred, fifty feet (150') in length. Cul-de-sac length shall not exceed 600'. Fire District Standard No. 111 shall be complied with.
- 1.2** 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.
- 1.3** The development and each phase shall have two (2) points of vehicular access. Fire District Standard No. 111 shall be complied with.
- 1.4** Water systems shall be designed to meet the required fire flow of this development and be approved by the Fire Prevention 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 Fire Prevention 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 the water purveyor prior to recordation. The required fire flow shall be determined by using the Uniform Fire Code, current adopted edition. In areas without water-serving utilities, fire protection water systems shall be based on NFPA Pamphlet 1231. Fire District Standard Nos. 101, 102, and 103 shall be complied with. For water connections and work conducted in the public right of way, please refer to separate plans reviewed and approved by the water purveyor.

December 15, 2005  
Permit: 6040

- 1.5 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 independent fire District. Copies of the recorded documents shall be provided at the time of Fire District plan review.
- 1.6 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. The hydrant type shall be approved by the Fire Prevention Division. All fire hydrants shall be spaced three hundred feet (300') apart maximum. Single family resident hydrant spacing is six hundred feet (600') apart maximum. 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.
- 1.7 This development shall comply with the Fire Safety Review Overlay Requirements. This development is located in Fire Review Area 1.
- 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 Fire Prevention 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 Fire Prevention Division.
- 2.5 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.
- 2.6 A detailed site plan of the development is required. For commercial and industrial projects, Fire District Standard No. 143 shall be complied with.
- 2.7 The Developer shall submit a CAD-drawing of the 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
- 4.0 SPECIAL CONDITIONS FOR THIS PROJECT ARE:
  - 1.) None at this time.



## Chino Valley Independent Fire District

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*Vice President*  
*Tina Revane*  
*Ronald D. Watson*  
*Winn Williams*

*Fire Chief*  
*Paul L. Benson*

December 15, 2005

### FIRE PROTECTION REQUIREMENTS

It is a recommendation of the Chino Valley Fire District that the developer of every new construction project facilitate a pre-construction meeting. The meeting is to be scheduled with the Deputy Fire Marshal, Adam Panos. Attendees of the meeting shall include a Fire District representative, the Developer, and the General Contractor.

The following are the Fire District conditions of this development. Questions regarding plan review fees, plan routing procedures, or the status of your plans can be answered by calling Alma Sandoval at (909) 902-5280, extension 225. Questions regarding these requirements can be answered by calling Deputy Fire Marshal Adam Panos at (909) 902-5280, extension 224.

Parcel # 6041      Section 2-1050      Project Name VILA BORBA  
Building Address: BUTTERFIELD RANCH / PINE ..  
City #:      Type of Development: Residential  
County #:      TTM 16413  
Tract #:      MDS CONSULTING  
Applicant:      17320 REDHILL AVE. SUITE 350  
Address:      IRVINE, CA. 92614  
City, State, Zip:      (949) 251-8821  
Phone #:     

#### Design Engineer:

Address:  
City, State, Zip:  
Phone #:

Applicable Fire Protection Standards are:

101, 111, 122, 126, 130, 131

Required Fire Flow for this project is:

G.P.M. @ 20 P.S.I. Residual Pressure,      2      Hour Duration.



December 15, 2005

Permit # 6041

**FIRE DISTRICT  
CONDITIONS OF APPROVAL**

The above-referenced project is in the jurisdiction of the Chino Valley Independent Fire District. Prior to any construction occurring on any parcel, the applicant shall contact the Fire District for verification of current fire protection development requirements.

Any modification, change of use, or tenant improvement to any occupancy shall be submitted to the Fire Prevention Division for approval prior to any work being done.

All new construction shall comply with the Uniform Fire Code, 2000 Edition, and the California Fire Code, 2001 Edition (as adopted by the Chino Valley Independent Fire District); and all applicable statutes, codes, ordinances and Fire District Standards.

All required permits shall be obtained and fees paid as specified in the Uniform Fire Code, Section 105 and the current Fire District Fee Schedule Ordinance.

- 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 Prevention Division for approval. Fire access roads shall be provided with an all weather surface and a minimum unobstructed paved width of 26 feet (26'). 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 one-hundred, fifty feet (150') in length. Cul-de-sac length shall not exceed 600'. Fire District Standard No. 111 shall be complied with.
- 1.3 The development and each phase shall have two (2) points of vehicular access. Fire District Standard No. 111 shall be complied with.
- 1.4 Water systems shall be designed to meet the required fire flow of this development and be approved by the Fire Prevention 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 Fire Prevention 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 the water purveyor prior to recordation. The required fire flow shall be determined by using the Uniform Fire Code, current adopted edition. In areas without water-serving utilities, fire protection water systems shall be based on NFPA Pamphlet 1231. Fire District Standard Nos. 101, 102, and 103 shall be complied with. For water connections and work conducted in the public right of way, please refer to separate plans reviewed and approved by the water purveyor.
- 1.6 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. The hydrant type shall be approved by the Fire Prevention Division. All fire hydrants shall be spaced three hundred feet (300') apart maximum. Single family resident hydrant spacing is six hundred feet (600') apart maximum. 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.

December 15, 2005  
Permit: 6041

- 1.7 This development shall comply with the Fire Safety Review Overlay Requirements. This development is located in Fire Review Area 1.
- 1.8 A fuel modification zone plan shall be required. Requirements will be site specific to the proposed project. The applicant shall submit the fuel modification plan to the fire department for review and approval. Fire District Standard No. 130 shall be complied with.
- 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 Fire Prevention 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 Fire Prevention Division.
- 2.4 An approved fuel modification zone shall be constructed. Fire District Standard No. 130 shall be complied with.
- 2.5 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.
- 2.7 The Developer shall submit a CAD-drawing of the 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
- 3.0 THE ITEMS BELOW ARE CONDITIONS OF APPROVAL AND ARE TO BE COMPLETED PRIOR TO OCCUPANCY:
- 3.2 An automatic life safety/property protection fire sprinkler system is required. The developer shall submit three (3) sets of detailed plans and hydraulic calculations to the Fire Prevention Division for approval. Minimum water supply shall be a one inch (1") meter. The system shall be installed, tested and approved prior to occupancy. The system shall meet the standards of NFPA 13D and Fire District Standard No. 126. Dwellings in excess of 5,000 square feet shall be designed to 13R Standards. Calculation of the (4) four most remote heads is required.
- 3.10 Smoke detectors are required to be installed per Section 310.9 of the California Building Code, current adopted edition.

December 15, 2005  
Permit: 6041

3.16 Residential street addresses shall be posted with a minimum of four inch (4") numbers, visible from the street and during the hours of darkness the numbers shall be electrically (12 volt power source only) illuminated by internal means only. Posted numbers shall contrast with the background used and be legible from the street in accordance with the Uniform Fire Code, current adopted edition. Where building set back exceeds 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. Fire District Standard No. 122 shall be complied with.

3.18 Every chimney used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel is used shall be maintained with an approved spark arrestor, visible from the ground, as identified in the Uniform Fire Code, current adopted edition. Fire District Standard No. 131 shall be complied with.

4.0 **SPECIAL CONDITIONS FOR THIS PROJECT ARE:**

1.) A separate application and plans shall be submitted for each of the following listed items to the Fire District for review, approval and permit. Approved plans must be maintained at the worksite during construction. Fees are due at the time of submittal.

a.) Building construction. This submittal is concurrent with the application to the City's Building Department for any building permits. The following information must be submitted along with application to the Fire District:

- 1.) Fire flow Availability Form (tested and completed by the City's Public Works Dept. or witnessed by the Fire District Inspector.)
- 2.) Complete list of addresses for all phases of the development, all structures included.
- 3.) A CAD file in .dwg format, with the correct data, for the tract(s)
- 4.) A Fuel Modification Zone Plan and/or Vegetation Management Plan

b.) Residential fire sprinkler systems. A separate application must be made for each phase of the development. Systems must designed and installed by a licensed C-16 contractor.



## Chino Valley Independent Fire District

2005 Grand Avenue  
Chino Hills, CA 91709  
(909) 902-5260 Administration  
(909) 902-5280 Fire Prevention  
(909) 902-5250 Fax  
<http://cvifd.org>

*Board of Directors*  
Ed Gray,  
President  
Jim S. Espinosa,  
Vice President  
Tina Revane  
Ronald D. Watson  
Winn Williams

*Fire Chief*  
Paul L. Benson

December 15, 2005

### FIRE PROTECTION REQUIREMENTS

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The following are the Fire District conditions of this development. Questions regarding plan review fees, plan routing procedures, or the status of your plans can be answered by calling Alma Sandoval at (909) 902-5280, extension 225. Questions regarding these requirements can be answered by calling Deputy Fire Marshal Adam Panos at (909) 902-5280, extension 224.

Permit # 6042      Section 2-1050      Project Name VILA BORBA  
Building Address: . BUTTERFIELD RANCH / PINE .  
City #:      Type of Development: Residential  
County #:      TTM 15989  
Tract #:      MDS CONSULTING  
Applicant:      17320 REDHILL AVE. SUITE 350  
Address:      IRVINE, CA. 92614  
City, State, Zip:      (949) 251-8821  
Phone #:      Design Engineer:  
Address:  
City, State, Zip:  
Phone #:

Applicable Fire Protection Standards are:

101, 111, 122, 126, 130, 131

Required Fire Flow for this project is:

G.P.M. @ 20 P.S.I. Residual Pressure, 2 Hour Duration.

December 15, 2005

Permit # 6042

**FIRE DISTRICT  
CONDITIONS OF APPROVAL**

The above-referenced project is in the jurisdiction of the Chino Valley Independent Fire District. Prior to any construction occurring on any parcel, the applicant shall contact the Fire District for verification of current fire protection development requirements.

Any modification, change of use, or tenant improvement to any occupancy shall be submitted to the Fire Prevention Division for approval prior to any work being done.

All new construction shall comply with the Uniform Fire Code, 2000 Edition, and the California Fire Code, 2001 Edition (as adopted by the Chino Valley Independent Fire District); and all applicable statutes, codes, ordinances and Fire District Standards.

All required permits shall be obtained and fees paid as specified in the Uniform Fire Code, Section 105 and the current Fire District Fee Schedule Ordinance.

**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 Prevention Division for approval. Fire access roads shall be provided with an all weather surface and a minimum unobstructed paved width of 26 feet (26'). 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 one-hundred, fifty feet (150') in length. Cul-de-sac length shall not exceed 600'. Fire District Standard No. 111 shall be complied with.
- 1.3** The development and each phase shall have two (2) points of vehicular access. Fire District Standard No. 111 shall be complied with.
- 1.4** Water systems shall be designed to meet the required fire flow of this development and be approved by the Fire Prevention 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 Fire Prevention 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 the water purveyor prior to recordation. The required fire flow shall be determined by using the Uniform Fire Code, current adopted edition. In areas without water-serving utilities, fire protection water systems shall be based on NFPA Pamphlet 1231. Fire District Standard Nos. 101, 102, and 103 shall be complied with. For water connections and work conducted in the public right of way, please refer to separate plans reviewed and approved by the water purveyor.
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December 15, 2005  
Permit: 6042

- 1.7 This development shall comply with the Fire Safety Review Overlay Requirements. This development is located in Fire Review Area 1.
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  - 2.3 Fire Protection water systems shall be tested, operational, and approved by the Fire Prevention Division.
  - 2.4 An approved fuel modification zone shall be constructed. Fire District Standard No. 130 shall be complied with.
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  - 2.7 The Developer shall submit a CAD-drawing of the 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
- 3.0 THE ITEMS BELOW ARE CONDITIONS OF APPROVAL AND ARE TO BE COMPLETED PRIOR TO OCCUPANCY:
  - 3.2 An automatic life safety/property protection fire sprinkler system is required. The developer shall submit three (3) sets of detailed plans and hydraulic calculations to the Fire Prevention Division for approval. Minimum water supply shall be a one inch (1") meter. The system shall be installed, tested and approved prior to occupancy. The system shall meet the standards of NFPA 13D and Fire District Standard No. 126. Dwellings in excess of 5,000 square feet shall be designed to 13R Standards. Calculation of the (4) four most remote heads is required.
  - 3.10 Smoke detectors are required to be installed per Section 310.9 of the California Building Code, current adopted edition.

December 15, 2005  
Permit: 6042

3.16 Residential street addresses shall be posted with a minimum of four inch (4") numbers, visible from the street and during the hours of darkness the numbers shall be electrically (12 volt power source only) illuminated by internal means only. Posted numbers shall contrast with the background used and be legible from the street in accordance with the Uniform Fire Code, current adopted edition. Where building set back exceeds 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. Fire District Standard No. 122 shall be complied with.

3.18 Every chimney used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel is used shall be maintained with an approved spark arrestor, visible from the ground, as identified in the Uniform Fire Code, current adopted edition. Fire District Standard No. 131 shall be complied with.

4.0 **SPECIAL CONDITIONS FOR THIS PROJECT ARE:**

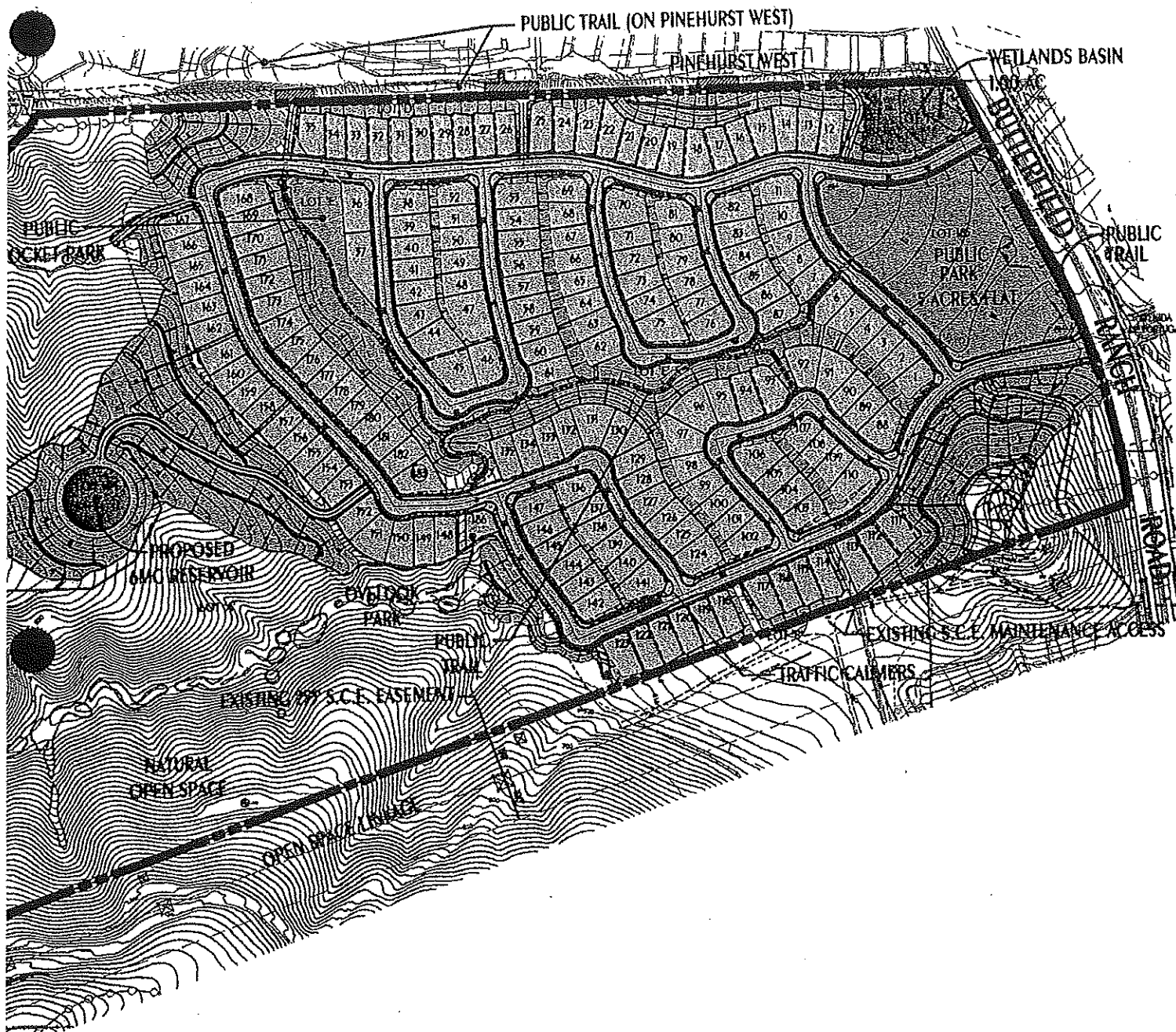
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- 1.) Fire flow Availability Form (tested and completed by the City's Public Works Dept. or witnessed by the Fire District Inspector.)
- 2.) Complete list of addresses for all phases of the development, all structures included.
- 3.) A CAD file in .dwg format, with the correct data, for the tract(s)
- 4.) A Fuel Modification Zone Plan and/or Vegetation Management Plan

b.) Residential fire sprinkler systems. A separate application must be made for each phase of the development. Systems must designed and installed by a licensed C-16 contractor.





- 183 SFD LOTS
- 8,794 SF AVERAGE LOT SIZE
- 66.75 OPEN SPACE ACRES
- 56.3% OPEN SPACE
- 5 ACRE (FLAT) PUBLIC PARK
- 2.4 ACRE PUBLIC POCKET PARK
- INTERNAL PUBLIC TRAIL
- CITY RESERVOIR SITE



PREPARED FOR:

**PARENTEX**  
8559 EDISON AVE. CHINO, CA. 91710  
(909) 686-6639

PREPARED BY:

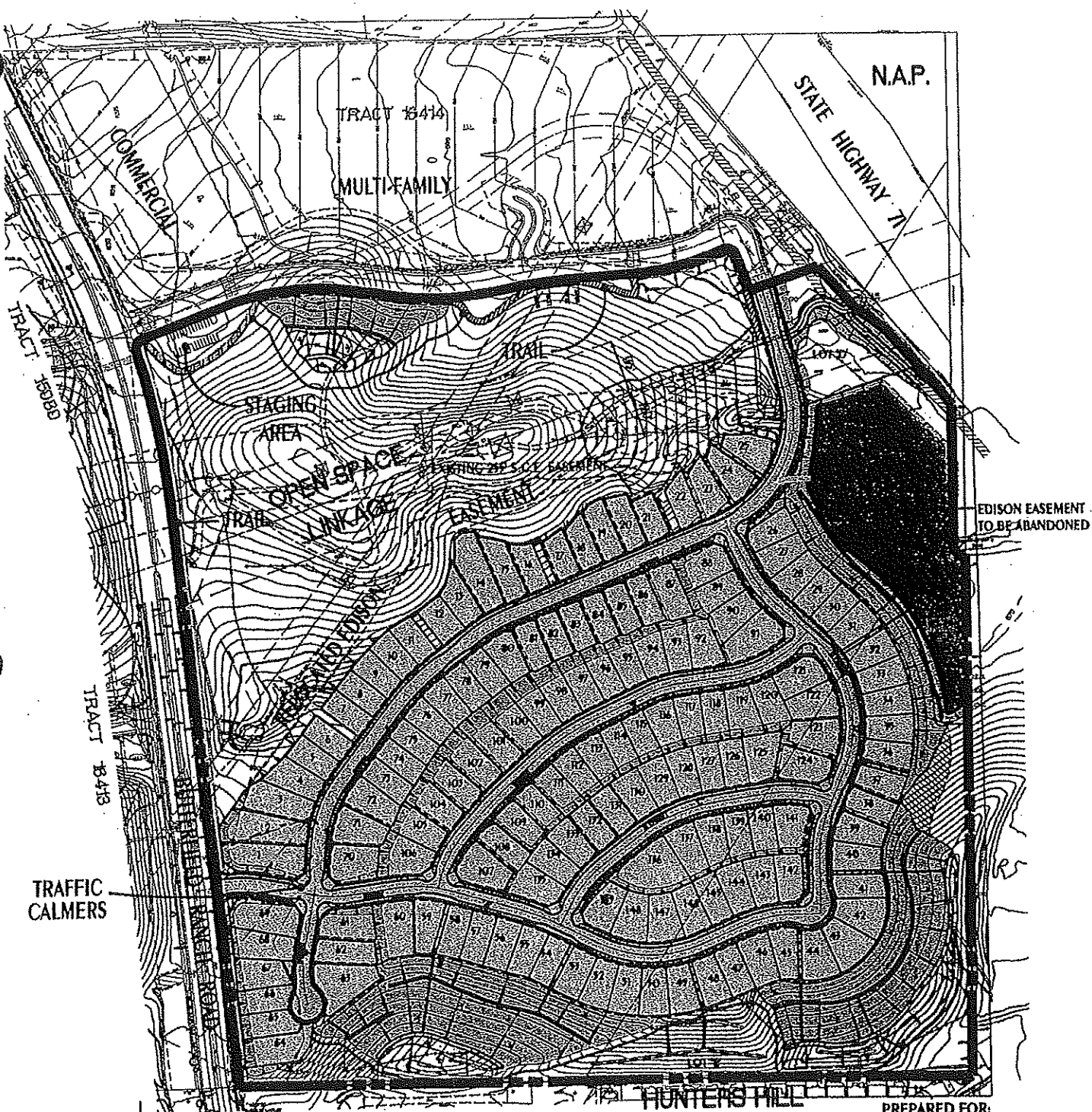


000069

**VILA BORBA  
PLANNING AREA 1**

**TENTATIVE TRACT No. 15989**

CITY OF CHINO HILLS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



N  
SCALE 1"=350'

- 149 SFD LOTS
- 8,784 SF AVERAGE LOT SIZE
- 45.86 OPEN SPACE ACRES
- 53.1% OPEN SPACE
- OPEN SPACE LINKAGE
- MULTI PURPOSE TRAIL
- STAGING AREA
- WETLANDS BASIN
- RELOCATED EDISON EASEMENT

PREPARED FOR:

**PARENTEX**  
8339 EDISON AVE. CHINO, CA. 91710  
(909) 686-0639

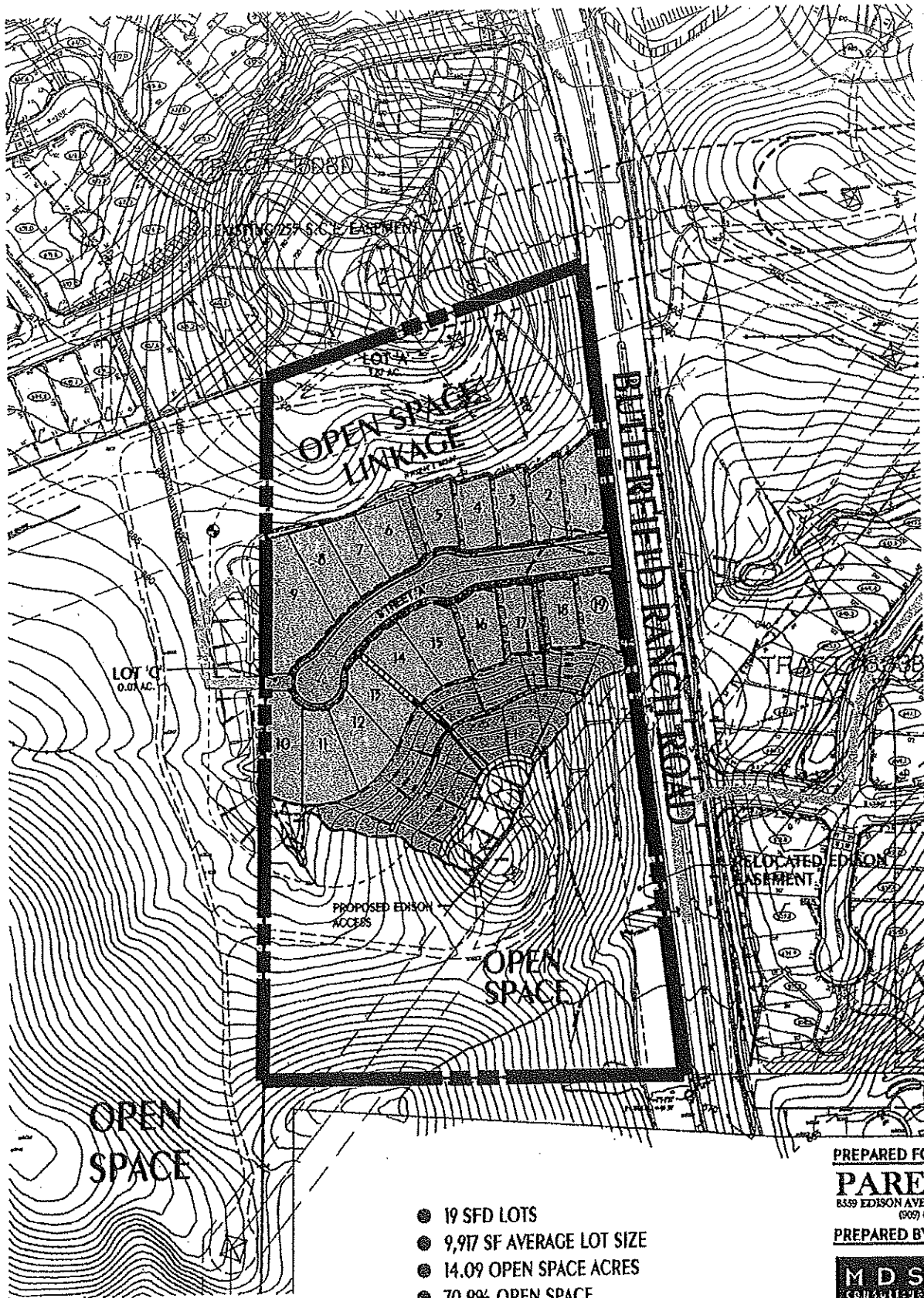
PREPARED BY:



VILA BORBA  
PLANNING AREA 3

**TENTATIVE TRACT No. 16338**

CITY OF CHINO HILLS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



- 19 SFD LOTS
- 9,917 SF AVERAGE LOT SIZE
- 14.09 OPEN SPACE ACRES
- 70.9% OPEN SPACE

PREPARED FOR:  
**PARENTEX**  
 8559 EDISON AVE. CHINO, CA. 91710  
 (909) 686-0639

PREPARED BY:

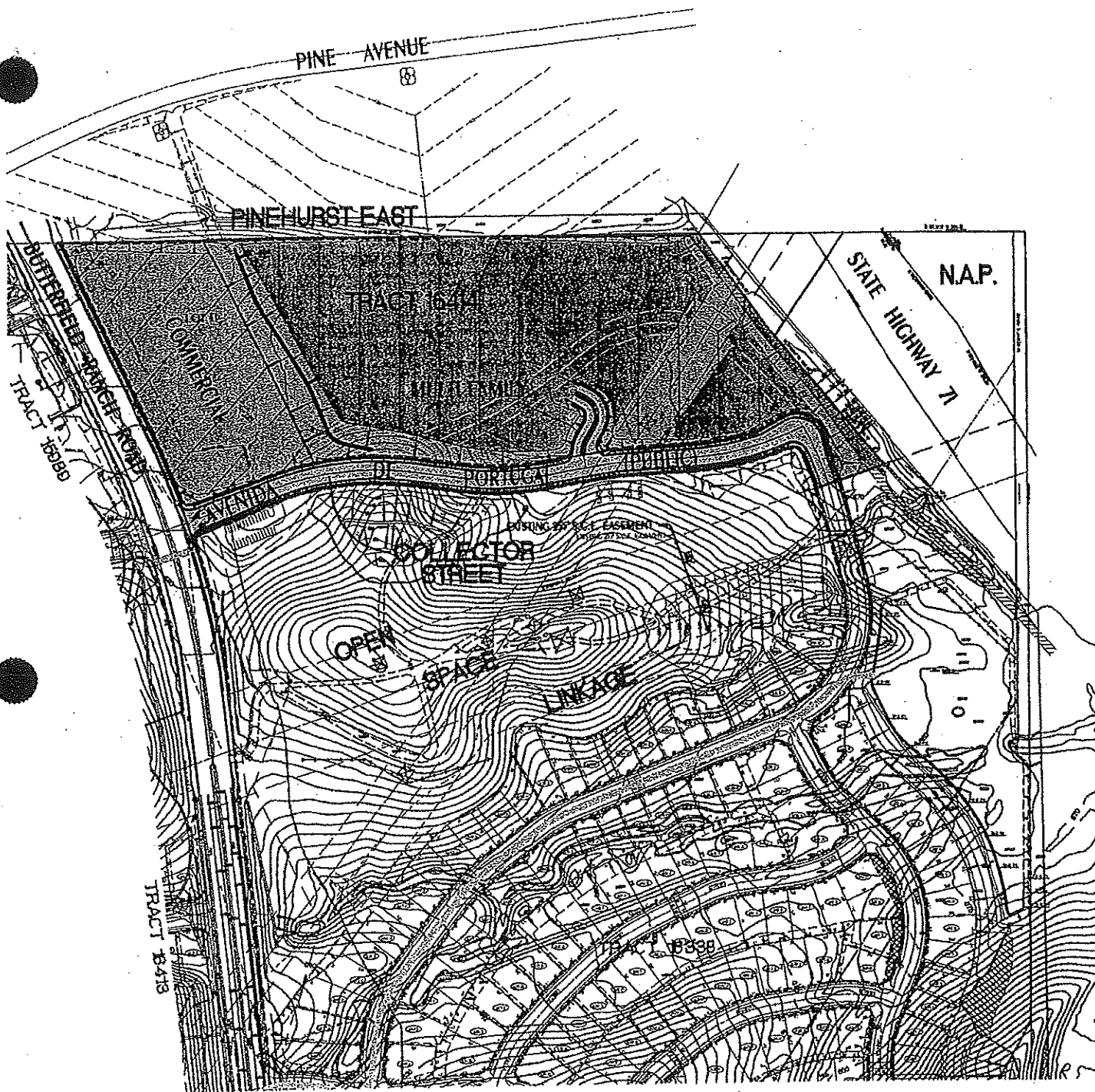


0000074  
**VILA BORBA**  
**PLANNING AREA 2**

**TENTATIVE TRACT No. 16413**

CITY OF CHINO HILLS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

PLANNING AREA 2, CITY OF CHINO HILLS, SAN BERNARDINO COUNTY, CALIFORNIA



SCALE 1"=350'

- 5 ACRES COMMERCIAL
- 16 ACRES MF RESIDENTIAL
- 280 UNIT MAXIMUM

PREPARED FOR:  
**PARENTEX**  
 8519 EDISON AVE. CHINO, CA. 91710  
 (909) 696-9639

PREPARED BY:



000072

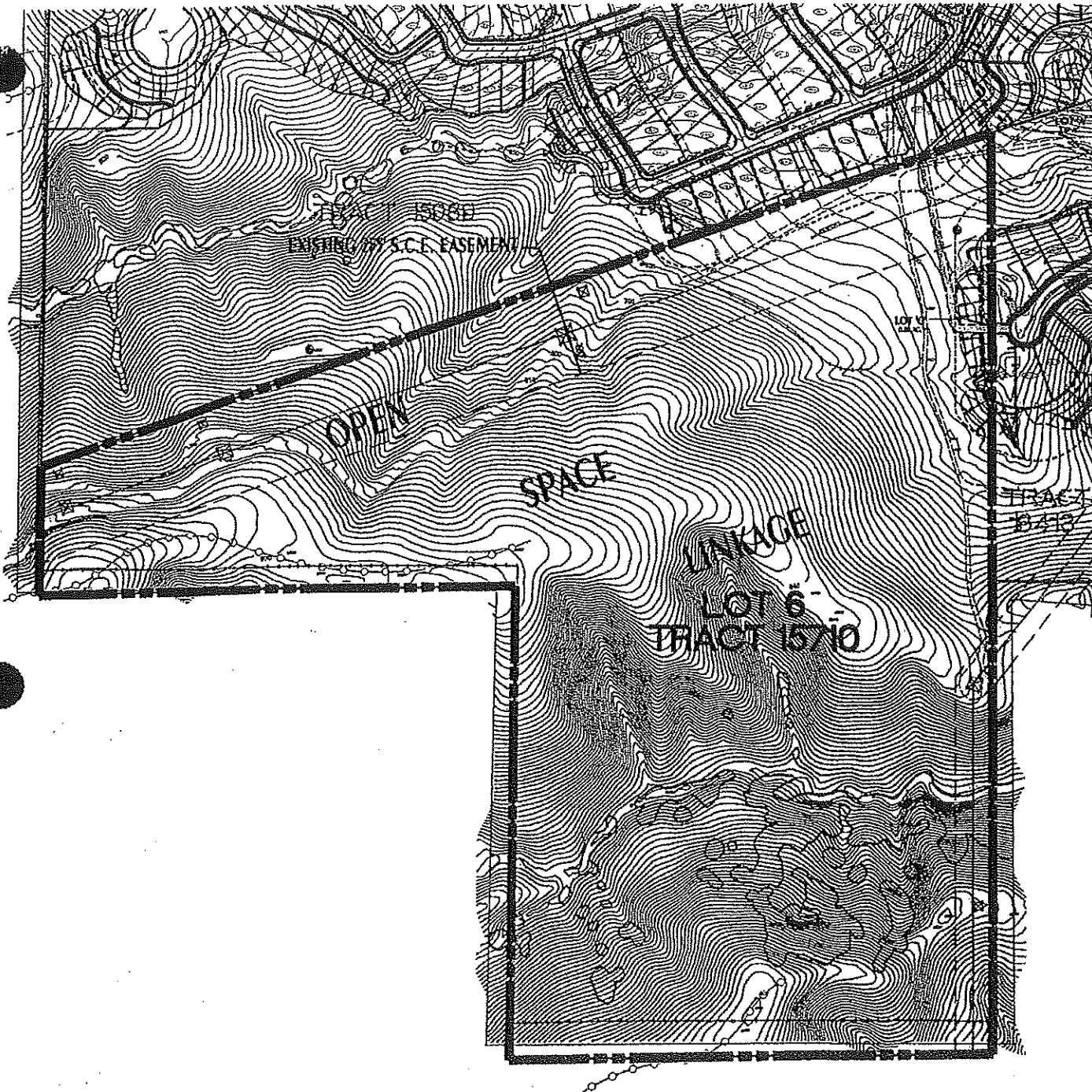
**VILA BORBA**  
**PLANNING AREA 4**

**TENTATIVE TRACT No. 16414**

CITY OF CHINO HILLS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

1/24/78





SCALE 1" = 400'

● 87.51 OPEN SPACE ACRES

**PREPARED FOR:**

## PARENTEX

8559 EDISON AVE. CHINO, CA. 91710  
(909) 586-9559

**PREPARED BY:**



000073

**VILA BORBA  
PLANNING AREA 2**

LOT 6, TRACT No. 15710

CITY OF CHINO HILLS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

567/623

### 3. Mitigation Monitoring Requirements

| Timing   |         | Table 3-1<br>Mitigation Measure   | Responsible for<br>Monitoring | Completion |
|--|---------|---|-------------------------------|------------|
| <b>AESTHETICS</b>  |         |   |                               |            |
| Prior to issuance of grading permit for the water tank.                        | A 5.1-1 | The finish grade elevation of the water reservoir pad proposed within Planning Area 1 shall be constructed below an elevation of 800 feet.  | Public Works Department       |            |
| Review landscape plans prior to issuance of grading permit for the water tank. | A 5.1-2 | The water reservoir tank shall be screened from view from the East Fence Line Trail and all prominent or exceptionally prominent ridgelines by the installation of landscaping. Landscaped areas shall be planted with drought-tolerant native vegetation.  | Public Works Department       |            |
| Prior to issuance of building permit.  | A 5.1-3 | Prior to the issuance of building permits, the project applicant shall demonstrate through the submittal of an electrical engineer's photometric survey to the City of Chino Hills that nighttime lighting spillover from the proposed project site would not exceed 0.2 foot-candles within Chino Hills State Park.  | Public Works Department       |            |
| Prior to issuance of building permit.  | A 5.1-4 | Prior to the issuance of building permits, the project applicant shall submit a street lighting plan for review and approval by the Director of the City of Chino Hills Department of Public Works. The plan shall include the amount, location, height and intensity of internal and loop street lighting limited to the minimum necessary for public safety in order to maintain the hillside character of the community and reduce nighttime light and glare.  | Public Works Department       |            |
| Prior to issuance of building permit.  | A 5.1-5 | Prior to the issuance of building permits for private park facilities and trails on the proposed project site, the project applicant shall submit a lighting plan for review and approval by the Director of Community Services for the City of Chino Hills. The plan shall include the amount, location, height and intensity of internal and loop street lighting limited to the minimum necessary for public safety in order to maintain the hillside character of the community and reduce nighttime light and glare. | Community Services Department |            |

### 3. Mitigation Monitoring Requirements

| Timing   | Table 3-1<br>Mitigation Measure  | Responsible for Monitoring | Completion |
|--|--|----------------------------|------------|
| <b>AIR QUALITY</b>   |  |                            |            |
| Prior to issuance of grading permit.   | <p>AQ 5.2-1 Prior to issuance of any grading permit, the project applicant shall include a note on all grading plans, which requires the construction contractor to implement the following measures during grading. These measures shall also be discussed at the pre-grade conference.</p> <p><i>Reduction of exhaust emissions:</i></p> <ul style="list-style-type: none"> <li>a. Heavy equipment shall be tuned up and maintained in accordance with manufacturer's specifications. Equipment logs demonstrating proper maintenance shall be maintained at the site during construction activities.</li> <li>b. Heavy equipment shall not be allowed to remain idling for more than five minutes duration.</li> <li>c. Trucks shall not be allowed to remain idling for more than two minutes duration.</li> <li>d. Electric power shall be used to the exclusion of gasoline or diesel generators and compressors whenever feasible.</li> <li>e. Construction activities shall minimize obstruction of through traffic lanes adjacent to the site and, if necessary, a flag-person shall be retained to maintain safety adjacent to existing roadways. <p><i>Reduction of soil disturbance of PM<sub>10</sub>:</i></p> <ul style="list-style-type: none"> <li>a. All active areas shall be watered a minimum of three times daily (as opposed to twice used in the analysis).</li> <li>b. Vehicles shall be restricted to no more than 15 mph while traveling over any unpaved surfaces.</li> <li>c. Application of solid stabilizers to inactive areas.</li> <li>d. Replace ground cover in disturbed areas quickly.</li> <li>e. All stock piles should be covered with tarps.</li> <li>f. Water all haul roads three times daily.</li> </ul> </li></ul> | Public Works Department    |            |
| Prior to issuance of certificate of occupancy for the tract in which the improvement is located. | AQ 5.2-2 The project applicant shall be required to implement traffic lane improvements and signalization as outlined in the traffic study, which will improve local traffic flow thereby reducing emissions created in the project area.  | Public Works Department    |            |
| Show on street improvement plans prior to recordation of the Final Map.                          | AQ 5.2-3 To encourage the use of mass transportation, the project applicant shall place bus stop shelters at any bus stops situated or to be situated along any site frontage routes.  | Public Works Department    |            |



### 3. Mitigation Monitoring Requirements

| Table 3-1<br>Mitigation Measure   |  |                                  |            |
|---|--|----------------------------------|------------|
| Timing  |  | Responsible for Monitoring       | Completion |
| Show on street improvement plans prior to recordation of the Final Map.                   | AQ 5.2-4 To encourage the use of localized commercial facilities and reduce the need for vehicle travel, the project applicant shall include both bike lanes (where feasible) and bike paths between core development areas. Additionally, the project applicant shall provide sidewalks and walking paths to the proposed commercial areas as well as to the open space areas to be retained.   | Public Works Department          |            |
| Prior to issuance of building permits   | AQ 5.2-5 The project applicant shall specify the installation of energy efficient lighting, air conditioning, water heaters, and appliances.   | Public Works Department          |            |
| <b>BIOLOGICAL RESOURCES</b>   |  |                                  |            |
| Prior to issuance of certificate of occupancy in the tract where restoration is to occur. | B 5.3-1 The project applicant shall restore the 4.7 acres of Riversidean sage scrub that would be removed during project construction on a 2:1 basis, which would result in planting of 9.40 acres of Riversidean sage scrub in a conservation easement, in accordance with the approved HMMP for the project. In addition to restoration of 4.7 acres of Riversidean sage scrub, 4.89 acres of Riversidean sage scrub and coast live oak woodland will be restored in a Riversidean sage scrub/coast live oak woodland restoration area.                  | Community Development Department |            |
| Prior to issuance of certificate of occupancy in the tract where restoration is to occur. | B 5.3-2 The project applicant shall restore the 3.19 acres of riparian habitat (including 1.84 acres of ACOE defined wetlands) to be removed during project construction with 9.57 acres of new replacement habitat. This new habitat will include 4.68 acres of wetlands and riparian habitat to be created in two separate areas on the project site (see Figure 5.3-6) and 4.89 acres of Riversidean sage scrub and coast live oak woodland to be located in Planning Area 1. This restoration is in accordance with the approved HMMP for the project. | Community Development Department |            |

### 3. Mitigation Monitoring Requirements

| Timing                                | Mitigation Measure   | Responsible for Monitoring  | Completion |
|---------------------------------------|--|---|------------|
| Prior to issuance of grading permits. | <p><b>B 5.3-3:</b> Prior to issuance of grading permits, the project applicant shall assure avoidance for minimization in consultation with USFWS and CDFG of impacts to occupied least Bell's vireo habitat. Accordingly, the project applicant shall undertake annual surveys (commencing with the next breeding season following certification of this EIR) to determine presence or absence of least Bell's vireo (LBV) within identified occupied and potential LBV habitat in the development areas. Such surveys shall be submitted to CDFG and USFWS, and landowner or subsequent project applicant shall review the surveys with those agencies if any significant changes occur in LBV presence or absence as documented by the surveys. Prior to grading for any project that would impact identified occupied or potential LBV habitat, the project applicant shall consult with CDFG and USFWS regarding any potential impacts to LBV of the proposed project by the grading plan in accordance with the provisions of the approved Habitat Mitigation and Monitoring Program (HMMP). Pursuant to such review, the project applicant shall, in accordance with the HMMP, obtain from USFWS and CDFG a determination regarding any long-term conservation value of LBV habitat and appropriate avoidance measures. Prior to the issuance of a grading permit, the project applicant shall: 1) provide evidence to the City of Chino Hills Community Development Director that (a) all necessary permits or authorizations for impacts to LBV have been obtained from the State Department of Fish and Game USFWS under the HMMP; or (b) that no such permits or authorizations are required, and 2) provide evidence to the City of Chino Hills Community Development Director that the project and the LBV avoidance measures have been coordinated with USFWS and CDFG. Prior to issuance of a grading permit for any area containing occupied LBV habitat, detailed avoidance measures shall be developed in coordination with USFWS and CDFG and in accordance with the HMMP, and such measures shall, at a minimum, address the following items:</p> <ol style="list-style-type: none"> <li><b>Fencing.</b> When construction activity occurs in the vicinity of LBV habitat to be preserved, such habitat shall be fenced prior to commencement of construction, and all construction personnel shall strictly limit their activities and vehicles to assure that the fenced areas are not disturbed. Staging and storage areas shall be at least 150 feet away from all such fenced habitat. A contractor education program shall be prepared and implemented to apprise all construction personnel working in the vicinity of protected habitat of the occurrence of sensitive species in the area, the sensitivity of the species to human activities, the legal protection afforded to these species, and the penalties for violations of these legal protections, and the roles and authority of monitoring biologists.</li> <li><b>Biological Monitor.</b> A biological monitor shall be on-site, to monitor construction activities adjacent to LBV habitat and buffer areas to be preserved to assure that the habitat is preserved, and all minimization measures are followed. The biological monitor shall have the authority to temporarily halt activities that are disturbing the listed species and to implement minimization measures specified in the avoidance program.</li> </ol> | California Department of Fish and Game/United States Fish and Wildlife Service/Chino Hills Community Development Department |            |

### 3. Mitigation Monitoring Requirements

| Timing | Table 3-1<br>Mitigation Measure   | Responsible for<br>Monitoring | Completion |
|--------|---|-------------------------------|------------|
|        | <p>c. <i>Construction Noise.</i> Removal of occupied LBV habitat shall occur outside of the breeding season (March 15 to Sept. 15). If construction will occur adjacent to occupied LBV habitat during the breeding season, surveys shall be conducted prior to construction activity occurring within 500 feet of occupied LBV habitat to determine the location of any nesting LBV. During construction, no activity will occur within 500 feet of active nesting territories of LBV, unless measures are implemented to minimize noise and other disturbance to those adjacent birds. These measures shall include sound walls and/or other measures that assure that sound levels reaching vireo nesting areas do not exceed 60 dBA, taking into account, however the noise levels preceding construction activity at the nesting location which may be high due to proximity of nesting sites to Portola.</p> <p>d. <i>Shield Lighting.</i> To reduce the potential of indirect impacts to conserved LBV habitat, public lighting installed in conjunction with proposed development in proximity to the conserved habitat shall be shielded so that the light is directed away from the conserved habitat.</p> <p>e. <i>Discourage Human Entry.</i> Post-construction signage, fencing, vegetative barriers or other effective measures shall be taken to discourage human entry associated with project development into conserved LBV habitat areas located adjacent to habitat areas in parks, or community areas where human activity is planned.</p> <p>f. <i>Cowbird Control.</i> If significant areas of turf are to be installed as a part of proposed development in proximity to the conserved LBV habitat, post-construction cowbird control measures shall be implemented for at least 5 years. After the five year monitoring period, a biologist shall evaluate the potential for long-term threat and determine if continued post-construction monitoring is necessary.</p> <p>g. <i>Resident/Recreational User Education.</i> A post-construction education program shall be developed to advise residents living in proximity to conserved LBV habitat of the potential impacts to listed species from human activities and the potential penalties for taking such species. The program shall include, but not be limited to, information pamphlets and education displays at commercial or recreation centers. Pamphlets shall be distributed to all residences in areas adjacent to conserved LBV habitat. At a minimum, the program shall include the following topics: occurrence of the listed and sensitive species in the area, their general ecology, sensitivity of the species to human activities, impacts from free-roaming pets (particularly domestic and feral cats), legal protection afforded these species, penalties for violation of the Federal and State laws, report requirements, and project features designed to reduce impacts to these species.</p> |                               |            |

### 3. Mitigation Monitoring Requirements

| Timing  | Mitigation Measure   | Responsible for Monitoring       | Completion |
|---|--|----------------------------------|------------|
| On-going during construction.                                       | <p><b>B 5.3-4</b> In addition to the avoidance of construction activities during the least Bell's vireo nesting season March 15 and September 15, construction activities shall avoid the remainder of the bird nesting season, approximately February through August, to avoid violations of the Migratory Bird Treaty Act and related provisions of the California Fish and Game Code. Thus, portions of project area where construction is scheduled to begin between February 1 and September 15 shall be grubbed and graded prior to January 31 to remove potential nesting habitat for birds.</p> <p>Alternatively, if grubbing and grading activities cannot avoid the bird breeding season, a qualified ornithologist shall survey the construction zone. The ornithological survey may require two to four days to complete, depending upon the extent of the project area scheduled for near-future grubbing, grading or other construction activities. The survey shall occur not more than one week prior to the initiation of those construction activities to minimize the potential that bird nests are not initiated after the survey and prior to construction. If the ornithologist detects any occupied nests of native birds within the construction zone, area(s) supporting bird nests shall be flagged and fenced, providing a minimum buffer of 100 feet between the nest and limits of construction. The construction crew shall be instructed to avoid any activities in this zone until the bird nest(s) is/are no longer occupied, per a subsequent survey by the ornithologist.</p> | Community Development Department |            |
| Prior to issuance of building permits.                              | <p><b>B 5.3-5</b> Prior to issuance of building permits, the project applicant shall submit, and the Director of Community Development shall have approved, a wildland interface brochure to educate homeowners of the responsibilities associated with living at the wildland interface. The approved wildland interface brochure, along with its attachments, shall be included as part of the rental/lease agreements and as part of the sales literature for the project. The brochure shall address relevant issues, including the role of natural predators in the wildlands and how to minimize impacts of humans and domestic pets on native communities and their inhabitants.</p>  | Community Development Department |            |
| Include in the CC&Rs prior to issuance of certificate of occupancy. | <p><b>B 5.3-6</b> Per the Terms and Conditions specified in the USFWS Biological Opinion (USFWS 2001a) as amended, all dedicated lands including the wildlife corridor shall not be used for any purpose that would change or otherwise interfere with their value as wildlife habitat or a wildlife corridor. The project applicant shall not 1) erect any permanent or temporary structure in habitat; 2) allow these areas to be lighted without the expressed consent of ACOE and USFWS; or 3) enable or facilitate the ingress of domestic animals, exotic animals or non-native plants into corridor areas.</p>  | Community Development Department |            |
| Prior to issuance of certificate of occupancy                       | <p><b>B 5.3-7</b> The project applicant shall comply with the approved HMMP which requires the planting of over 150 Coast Live Oaks and Western Sycamores and over 950 Willows. In addition, the project applicant shall comply with the provisions of the tree permit to be issued by the City of Chino Hills, which will specify planting locations, site preparation, planting methods, maintenance, monitoring and reporting.</p>  | Community Development Department |            |

### 3. Mitigation Monitoring Requirements

| Timing                                | Mitigation Measure   | Responsible for Monitoring       | Completion |
|---------------------------------------|--|----------------------------------|------------|
| <b>CULTURAL RESOURCES</b>             |  |                                  |            |
| Prior to issuance of grading permits. | <p>CR 5.4-1 Prior to issuance of grading permits, a cultural resources mitigation monitoring and treatment plan will be prepared by the project applicant and submitted to the Director of Community Development for review and approval. The plan will include additional background research to determine whether Criterion A or B is pertinent. In addition, this research will permit interpretation of subsurface resources encountered. The plan will detail monitoring of all revegetation activities, demolition and grading to a depth of five feet to achieve observation of subsurface resources. The plan will establish criteria for testing and data recovery of potentially significant subsurface resources discovered during monitoring. The treatment plan and the final report will be submitted to the South Central Coast Information Center (SCCIC), and other agencies, as appropriate. Any archaeological or historical artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Director of Community Development where they would be afforded long term preservation to allow future scientific study.</p> | Community Development Department |            |
| Prior to issuance of grading permits. | <p>CR 5.4-2 Prior to issuance of grading permits, a cultural resources mitigation monitoring and treatment plan will be prepared by the project applicant and submitted to the Director of Community Development for review and approval. The plan will detail monitoring of all revegetation activities, demolition and grading to a depth of five feet to achieve observation of subsurface resources. The plan will establish criteria for testing and data recovery of potentially significant subsurface resources discovered during monitoring. The plan will include presence of a Native American monitor during work on the prehistoric site. The treatment plan and the final report will be submitted to the South Central Coast Information Center (SCCIC), and other agencies, as appropriate. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Director of Community Development where they would be afforded long term preservation to allow future scientific study.</p>  | Community Development Department |            |
| Prior to issuance of grading permits. | <p>CR 5.4-3 Prior to issuance of grading permits, a cultural resources mitigation monitoring and treatment plan will be prepared by the project applicant and submitted to the Director of Community Development for review and approval. The plan will include a sensitivity map showing areas to be monitored for paleontologic resources. In those areas, the plan will call for monitoring of all revegetation activities, demolition and grading to achieve observation of subsurface resources. The plan will establish criteria for evaluation and recovery of potentially significant fossil resources discovered during monitoring. The treatment plan and final report should accompany recovered fossils to the designated repository. Any fossils recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Director of Community Development where they would be afforded long term preservation to allow future scientific study.</p>   | Community Development Department |            |

### 3. Mitigation Monitoring Requirements

| Table 3-1<br>Mitigation Measure                   |          |   | Responsible for<br>Monitoring   | Completion |
|---|----------|---|---|------------|
| Timing  |          |   |   |            |
| <b>HAZARDOUS AND HAZARDOUS MATERIALS</b>          |          |   |   |            |
| On-going during construction.                     | HM 5.6-1 | The possibility that buried, concealed or hidden tanks, both below and above ground, may have existed or do exist shall be considered during project feasibility planning. If any such tanks are encountered during any implementation phase of the proposed project, they shall be removed and disposed in accordance with health department guidelines.   | Community Development Department  |            |
| On-going during construction.                     | HM 5.6-2 | If significant amounts of manure are encountered on-site during earthwork, the project geotechnical engineer shall be consulted regarding removal of the material.  | Community Development Department  |            |
| Prior to the issuance of building permits.        | HM 5.6-3 | Prior to the issuance of building permits, all exposed or buried trash, debris and waste materials, and the existing above ground storage tank, shall be disposed of off-site in accordance with current local, State and Federal disposal regulations.   | Community Development Department  |            |
| On-going during construction.                     | HM 5.6-4 | Any materials containing petroleum residues that may be encountered during property improvements shall be evaluated prior to removal and disposed in accordance with current local, State and Federal disposal regulations.   | Community Development Department  |            |
| Prior to the issuance of building permits.        | HM 5.6-5 | Prior to the issuance of building permits, any abandoned wells located in areas proposed for development shall be properly abandoned following State of California protocol, and evidence of proper abandonment shall be submitted to the Community Development Department.   | Community Development Department  |            |
| Prior to the issuance of building permits.        | HM 5.6-6 | Prior to the issuance of building permits, any buried septic systems encountered during construction of the proposed project shall be properly removed or abandoned following health department guidelines. Evidence of proper removal or abandonment shall be submitted to the Community Development Department.   | Community Development Department  |            |
| Prior to the issuance of building permits.        | HM 5.6-7 | Prior to issuance of building permits, the project proponent shall submit a fuel modification program to the Chino Valley Independent Fire District that complies with the District's Fuel Modification Guidelines. The project proponent shall provide evidence to the Community Development Department that the fuel modification program has been reviewed and approved by the Fire District.  | Chino Valley Independent Fire District/Community Development Department |            |
| Prior to the approval of final development plans. | HM 5.6-8 | Prior to the approval of final development plans, the project proponent shall implement a Vegetation Management Plan that specifies measures ensuring proper vegetation modification on an ongoing basis on the proposed project site. The provisions of the Vegetation Management Plan shall be incorporated into the CC&Rs for the proposed project.  | Community Development Department  |            |
| Prior to the approval of final development plans. | HM 5.6-9 | Prior to the approval of final development plans, the project proponent shall develop a plant palette for Fuel Modification Zones comprised of local, native plants as approved by fire agencies such as the California Department of Forestry and Fire Protection. The plant palette shall avoid including invasive exotic plants as identified by the California Exotic Pest Plant Council ( <a href="http://www.caleppc.org">www.caleppc.org</a> ). The plant palette shall be identified in the fuel modification program prescribed in Mitigation Measure 5.3-8. | Community Development Department  |            |

### 3. Mitigation Monitoring Requirements

| Table 3-1<br>Mitigation Measure  |  |  |            |
|--|--|--|------------|
| Timing   |  | Responsible for Monitoring             | Completion |
| Prior to the approval of final development plans.  | HM 5.6-10 Prior to the approval of final development plans, the project applicant shall develop and submit to the Chino Valley Independent Fire District for approval evacuation plans for all areas of the proposed project site that are proximate to natural areas.   | Chino Valley Independent Fire District |            |
| <b>HYDROLOGY AND WATER QUALITY</b>   |  |  |            |
| Prior to the issuance of building permits in the tract where the improvement is located. | <p>H/WQ 5.7-1 A detention basin shall be constructed and designed to meet or exceed structural requirements for a 100-year storm event for storage volume and outflow capacity, to contain and slowly discharge runoff over a prescribed period of time. The detention basin shall be designed to address stormwater quantity and quality impacts of the proposed development. The detention basin shall be constructed with a minimum freeboard of two feet. Per the maintenance requirements, sediment removal shall take place when the basin is thoroughly dry. Disposal of debris, trash, sediment, and other waste material shall be done at suitable disposal/recycling sites and in compliance with all applicable local, state, and federal waste regulations. Design requirements for the detention basin shall be approved by the City of Chino Hills City Engineer prior to project implementation.</p>  | Public Works Department                |            |
| <b>NOISE</b>   |  |  |            |
| Prior to the issuance of building permits.   | N 5.9-1 This subdivision includes lots or parcels that may be subject to noise impacts. Prior to the issuance of building permits for each structure other than a parking structure on such lots or parcels, the applicant shall submit a final acoustical report prepared to the satisfaction of the Director of Community Development. The report shall show that the development will be sound attenuated against present and projected noise levels, including roadway, aircraft, helicopter and railroad, to meet City interior and exterior noise standards. In order to demonstrate that all mitigation measures have been incorporated into the project, the report shall be accompanied by a list identifying the sheet(s) of the building plans that include the approved mitigation measures. Where practical, proposed residential units along perimeter roadways shall be placed no closer than those distances outlined in Table 5.9-6 for the 60 dBA CNEL (that includes cumulative impacts). | Community Development Department       |            |
| Prior to issuance of building permits.   | N 5.9-2 Where minimum distances are not feasible, property-specific sound walls or berms shall be erected to protect any exterior living areas (i.e., side or back yards) to an exterior level of no more than 60 dBA CNEL. The noise wall/berm shall be of sufficient height to interrupt the line-of-sight noise propagation from the roadway to the exterior living area. The ultimate size and placement of these walls/berms will vary with the actual placement of the perimeter structures as well as surrounding topography and must be evaluated on a case-by-case basis when final structure placement is determined.  | Community Development Department       |            |



### 3. Mitigation Monitoring Requirements.

| Table 3-1<br>Mitigation Measure   |           |  |            |
|---|-----------|--|------------|
| Timing  |           | Responsible for Monitoring             | Completion |
| Prior to issuance of certificate of occupancy.  | N 5.9-3   | Community Development Department       |            |
| On-going during construction.   | N 5.9-4   | Community Development Department       |            |
| On-going during construction.   | N 5.9-5   | Community Development Department       |            |
| On-going during construction.   | N 5.9-6   | Community Development Department       |            |
| On-going during construction.   | N 5.9-7   | Community Development Department       |            |
| On-going during construction.   | N 5.9-8   | Community Development Department       |            |
| On-going during construction.   | N 5.9-9   | Community Development Department       |            |
| <b>PUBLIC SERVICES</b>  |           |  |            |
| Prior to the issuance of building permits.  | PS 5.10-1 | Chino Valley Independent Fire District |            |
| Prior to the issuance of building permits.  | PS 5.10-2 | Chino Valley Independent Fire District |            |
| <b>TRAFFIC AND CIRCULATION</b>  |           |  |            |
| Prior to issuance of certificate of occupancy in the tract in which the improvements are to be constructed. | T 5.12-1  | Public Works Department                |            |

### 3. Mitigation Monitoring Requirements

| Table 3-1<br>Mitigation Measure   |  |                            |            |
|---|--|----------------------------|------------|
| Timing  |  | Responsible for Monitoring | Completion |
| Prior to issuance of certificate of occupancy in the tract in which the improvements are to be constructed. | T 5.12-2 Construct Avenida de Portugal North between Butterfield Ranch Road and Street "L" to its ultimate width as a 40-foot Public Collector Street in conjunction with development.                     | Public Works Department    |            |
| Prior to issuance of certificate of occupancy in the tract in which the improvements are to be constructed. | T 5.12-3 Construct Avenida de Portugal between Butterfield Ranch Road and Street "L" to its ultimate width as a 40-foot Public Collector Street in conjunction with development.                           | Public Works Department    |            |
| Prior to issuance of certificate of occupancy in the tract in which the improvements are to be constructed. | T 5.12-4 Construct Street "L" between Avenida de Portugal North and Avenida de Portugal to its ultimate width as a 40-foot Public Collector Street in conjunction with development.                        | Public Works Department    |            |
| Prior to issuance of certificate of occupancy in the tract in which the improvements are to be constructed. | T 5.12-5 Construct a median opening on Butterfield Ranch Road at Avenida de Portugal in conjunction with development.  | Public Works Department    |            |
| Prior to issuance of certificate of occupancy in the tract in which the improvements are to be constructed. | T 5.12-6 Construct a median opening on Butterfield Ranch Road at Avenida de Portugal South that allows left turns into the project but limits egress to right turns only, in conjunction with development. | Public Works Department    |            |
| Prior to issuance of certificate of occupancy in the tract in which the improvements are to be constructed. | T 5.12-7 Construct a traffic signal at the intersection of Butterfield Ranch Road and Avenida de Portugal.   | Public Works Department    |            |
| Prior to issuance of certificate of occupancy in the tract in which the improvements are to be constructed. | T 5.12-8 Provide one-way stop control on Street "L" at Avenida de Portugal North.  | Public Works Department    |            |

### 3. Mitigation Monitoring Requirements

| Table 3-1<br>Mitigation Measure   |   |                            |            |
|---|---|----------------------------|------------|
| Timing  |   | Responsible for Monitoring | Completion |
| Prior to issuance of certificate of occupancy in the tract in which the improvements are to be constructed. | T 5.12-9 Provide one-way stop control on Street "L" at Avenida de Portugal.   | Public Works Department    |            |
| Prior to issuance of certificate of occupancy in the tract in which the improvements are to be constructed. | T 5.12-10 Provide one-way stop control on Avenida de Portugal (EW) where it "Ts" into Avenida de Portugal (NS).   | Public Works Department    |            |
| Prior to issuance of certificate of occupancy in the tract in which the improvements are to be constructed. | T 5.12-11 Provide a two-way stop control on Avenida de Portugal at Avenida de Portugal South.   | Public Works Department    |            |
| Prior to issuance of certificate of occupancy in the tract in which the improvements are to be constructed. | T 5.12-12 Provide adequate sight distance at the project access points to meet the minimum City of Chino Hills/Caltrans requirements.   | Public Works Department    |            |
| Prior to issuance of certificate of occupancy in the tract in which the improvements are to be constructed. | T 5.12-13 Provide one-way stop controls on all project access points except Avenida de Portugal.  | Public Works Department    |            |
| Prior to approval of street improvement plans.  | T 5.12-14 To reduce the possibility that drivers may be prone to speed on the long segments of Avenida de Portugal North, Avenida de Portugal and Avenida de Portugal South, which are uninterrupted by traffic controls, the following traffic calming measures, subject to City of Chino Hills approval, shall be incorporated into the final design of these streets: Chokers shall be added to reduce the roadway width, resulting in the natural motorist reaction of slowing down to negotiate the narrower lane. Chokers are illustrated on Figures 5.12-37 through 5.12-40. | Public Works Department    |            |
| Prior to the issuance of building permits.  | T 5.12-15 Prior to the issuance of building permits, the project applicant shall submit an emergency access plan to the San Bernardino County Fire Department for review and approval. This plan shall identify alternate routes for emergency access during construction activities, and shall demonstrate that fire protection facilities and emergency vehicle access to and through the project site would be adequate during all phases of the proposed project.   | Public Works Department    |            |

### 3. Mitigation Monitoring Requirements

| Table 3-1<br>Mitigation Measure                     |           |   |                                  |
|---|-----------|---|----------------------------------|
| Timing  |           | Responsible for Monitoring  | Completion                       |
| On-going during construction and post-construction. | T 5.12-16 | Sufficient accessibility for fire-fighting equipment shall be provided during all phases of construction and subsequent operation of the proposed project.  | Public Works Department          |
| <b>UTILITIES AND SERVICE SYSTEMS</b>                |           |   |                                  |
| Prior to the issuance of building permits.          | U 5.13-1  | Prior to the issuance of building permits, the project applicant shall show on the site the location of receptacle(s) to accumulate construction-generated solid waste for recycling purposes.  | Community Development Department |
| Prior to the issuance of building permits.          | U 5.13-2  | Prior to the issuance of building permits, the project applicant shall submit a post-construction recycling program for the proposed project site to the Director of the City of Chino Hills Community Development Department for approval. The plan shall specify how residential and commercial recycling would be encouraged and facilitated on the proposed project site. | Community Development Department |
| Prior to issuance of certificate of occupancy.      | U 5.13-3  | Prior to issuance of certificate of occupancy, the project applicant and/or Southern California Edison shall construct proposed overhead utility distribution lines in conformance with applicable City standards.  | Community Development Department |



## COUNCIL AGENDA STAFF REPORT



Meeting Date: April 25, 2006

Public Hearing: ☒  
Discussion Item: ☐  
Consent Item: ☐

CITY CLERK USE ONLY

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OFFICE OF CITY CLERK  
CHINO HILLS

APRIL 18, 2006

TO: THE HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: Environmental Impact Report (EIR) (SCH #2004081134), General Plan Amendment 03GPA01; Zone Change 03ZC02; Development Code Amendment 03DCA01; Tentative Tract Maps (TTM) 15989; 16413; 16338; 16414.

RECOMMENDATION

That the City Council adopt:

## 1) A Resolution entitled:

"An Environmental Impact Report (SCH #2004081134) and a Statement of Overriding considerations;

## 2) A Resolution entitled:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHINO HILLS, CALIFORNIA APPROVING GENERAL PLAN AMENDMENT 03GPA01, TENTATIVE TRACT MAP NO.'S (TTM) 15989; 16413; 16338; 16414"; and,

## 3) An Ordinance entitled:

"AN ORDINANCE OF THE CITY OF CHINO HILLS, CALIFORNIA ADOPTING ZONE CHANGE 03ZC02."

Based on the findings of facts as listed in the attached Resolution and subject to the Conditions of Approval.

EXECUTIVE SUMMARY

The applicant, Parentex Enterprises, proposes to develop a multi-tract community known as Vila Borba, which would consist of 631 single family homes on 336 acres with a significant portion of the project as dedicated Open Space. See Exhibit "A". The site is located west of the Chino Valley Freeway (SR#71), east and west of Butterfield Ranch Road, south of Pine Avenue and north of the Hunter's Hill development (see the

000001

Agenda Date: April 25, 2006

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SUBJECT: Environmental Impact Report, General Plan Amendment 03GPA01, Zone Change 03ZC02, Development Code Amendment 03DCA01, and Tentative Tract Map No's. 15989, 16338, 16413 and 16414

vicinity map) and is described as Assessors Parcel Numbers: 1033-071-08, 09 & 1033-081-14 through -20.

With a Development Code Amendment and Zone Change, the applicant proposes lots that would average over 8,000 square feet in size, with a minimum lot size of 7,200 square feet. The overall density of the project is 1.9 dwelling units (du) per acre. These lots are anticipated to accommodate homes that range from 3,600 square feet to 4,500 square feet in size although no residential product is being proposed at this time.

Development is proposed to occur in four locations: 1) Tract 15989 (183 single family (sf) lots) is located on the west side of Butterfield Ranch Road; 2) Tract 16413 (19 sf lots), is also located on the west side of Butterfield Ranch Road, south of Tract 15989; 3) Tract 16338 (149 sf lots) is the only single family detached subdivision on the east side of Butterfield Ranch Road; and, 4) Tract 16414 (a maximum of 280 multi-family, attached dwelling units as well as five acres of commercial) is also located on the east side of Butterfield Ranch Road, and will be directly south of, and adjacent to, the Chino Hills Corporate Park on Pine Avenue. There are approximately 155 acres of natural Open Space within the property boundaries, and an additional 62 acres of open space including multi-purpose trails, manufactured slopes, parks, paseos and two proposed wetland areas for a total of approximately 218 acres of open space (See Exhibits "A").

Access is provided via Butterfield Ranch Road, a six-lane arterial. The applicant proposes to construct Avenida de Portugal as a public collector road within the project site from Butterfield Ranch Road up to the proposed entry into the multi-family home site. The road will then become privately maintained and continue through Tract 16338 and re-connect to Butterfield Ranch Road.

#### The Planning Commission,

The Planning Commission discussed the project and modified several conditions of approval to clarify intent, and to amend the timing of the signal installation at Butterfield Ranch Road and the new Avenida de Portugal. The Commission voted 5 to 0 in favor of recommending approval of the project to the City Council.

#### SITE DESCRIPTION

|                |   |
|----------------|---|
| Project Area:  | 336 Acres   |
| Lot Sizes:     | 7,200 sq. ft. minimum – 8,500 sq. ft. average.  |
| Land Use       | Vacant, undeveloped, cattle grazing   |
| General Plan   | Agriculture/Ranches. Low Density residential, Medium Density Residential, Commercial, Open Space.         |
| Zoning         | RS – Low Density Residential, RM1 – Medium Density Residential, CG – General Commercial, OS – Open space. |
| Sewer Service: | City of Chino Hills   |
| Water Service: | City of Chino Hills   |

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| LOCATION | GENERAL PLAN<br>LAND USE                    | ZONING  | EXISTING USES   |
|----------|---|---|---|
| Site     | Agriculture/Ranches<br>Low Density Res.     | RS - Low Density Res.<br>RM-1 - Medium Density Res.<br>CG - General Commercial<br>OS - Open Space | Vacant,<br>Undeveloped, cattle<br>grazing             |
| North    | Low Density Res.<br>Commercial              | Planned Development PD-57-171<br>(Low Density Residential)  | Single family<br>detached housing                     |
| South    | Agriculture/Ranches<br>Low Density Res.     | Planned Development PD-57-171<br>(Low Density Residential)  | Single family<br>detached housing,<br>Cattle grazing  |
| East     | Chino Valley<br>Freeway -SR #71             | State Property,<br>PD 57-171 (Open Space)   | Freeway & Open<br>Space                               |
| West     | Chino Hills St. Park<br>Agriculture/Ranches | Agriculture/Ranches,<br>State Property  | State Park, vacant,<br>undeveloped, cattle<br>grazing |

## BACKGROUND

The project site was initially considered by the County of San Bernardino and identified through the Chino Hills Specific Plan. The property was planned to include a mix of single-family and multi-family residential uses, a commercial area as well as a significant portion remaining as open space. At that time, the property was allocated a maximum unit yield of 835 units. In 1996, the owner proposed two tentative tract (TT) maps. One map, TT15696 was for a single family detached project which covered a portion of the site, while the other map, TT15710, was for conveyance purposes and covered the entire site. At that time staff required the applicant to identify specific land use designations for the property to help anticipate future development scenarios

A final map was never submitted for Tentative Tract Map 15696, therefore the map was never recorded and subsequently expired. During the interim, the applicant began processing applications for the entire 336 acres through various regulatory agencies including Fish & Game, the Fish and Wildlife Service and the Army Corp. of Engineers.

## PROPOSAL

To prepare four new Tentative Tract Maps for the 336.02-acre property, consisting of: TTM 15989 which contains 118.52 acres and proposes 183 Single-family homes, 5+ acres of public park, a water reservoir that will supply the project as well as other areas of the City; TTM 16413 which contains 107.37 acres and proposes 19 Single-family homes and natural open space; TTM 16338 which contains 86.40 acres and proposes 149 Single-family homes; TTM 16414 which contains 23.74 acres and proposes a maximum of 280 attached dwelling units, and five (5) acres of commercial. TTMs 15989, 16413 and 16338 are consistent with existing City General Plan and Zoning designations for the property. TTM 16414 proposes a General Plan Amendment and a rezoning for portions of the existing commercial land to a high-density multi-family zone (RM-2), which allows a density of up to 25 DU/AC. This proposed change would be

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SUBJECT: Environmental Impact Report, General Plan Amendment 03GPA01, Zone Change 03ZC02, Development Code Amendment 03DCA01, and Tentative Tract Map No's. 15989, 16338, 16413 and 16414

accomplished by transferring permitted residential densities from TTMs 15989, 16413 and 16338 to TTM 16414. There is also a concurrent rezoning of the RM-1, medium density residential to OS, Open Space. The proposed project would permit a maximum of 631 dwelling units and 5 acres of commercial land. The project also includes a Development Code Amendment to refine the delineation of the Prominent Ridgelines within the property boundaries. Also included are extensive natural open space areas including multi-purpose trails.

## ANALYSIS

### General Plan Amendment / Zone Change

The request for a General Plan Amendment and Zone Change is for a portion of Planning Area 4, 10 of the 15 acres of the existing commercial land, to a high-density multi-family zone (RM-2), which allows a density of up to 25 DU/AC. This proposed change would be accomplished by transferring permitted residential densities from TTMs 15989, 16413 and 16338 to TTM 16414. As a result, a portion of the property in Planning Area 3 would be converted to Open Space from RM-1 (Medium Density), (See Exhibits "B thru D").

### Development Code Amendment

The applicant is requesting an amendment to the Development Code, specifically Chapter 16.08, Figure 15-1 (Ridgelines). There are four Prominent Ridgelines currently shown within the project. The amendment would modify the termination point of two of those ridgelines, and will be discussed in greater detail later in this report.

### Project Description

The applicant, Parentex Enterprises, proposes to develop "Vila Borba" which would consist of 631 single family homes on 336 acres (See Exhibit "A"). The project is proposed in four Planning Areas (PA), utilizing four tract maps. Table 1 illustrates the development scenario.

Table 1

| PLANNING AREA | TRACT NO. | UNIT QTY. | ACREAGE | OPEN SPACE |
|---------------|-----------|-----------|---------|------------|
| 1             | 15989     | 183       | 118.52  | 35.48      |
| 2             | 16413     | 19        | 107.37  | 96.45      |
| 3             | 16338     | 149       | 86.40   | 23.53      |
| 4             | 16414     | 280       | 23.74   | 0.00       |
| TOTAL         |           | 631       | 336.03  | 155.46     |

280 dwelling units is the maximum yield allowed for PA 4.

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#### Tentative Tract 15989

Tentative Tract 15989 is within PA 1. It is located on the west side of Butterfield Ranch Road, south of and adjacent to the Pinehurst West residential development, east of the Chino Hills State Park and north of a 255' wide Edison easement. The tract contains 183 residential lots with the minimum lot size being 7,200 sq. ft, and the average lot size for this tract being approximately 8,600 sq. ft.. A five acre public park and a smaller pocket park with paseo are included within this tract, along with a small wet-lands mitigation area. It also provides a recycled water reservoir site.

#### Tentative Tract 16413

Located west of and immediately adjacent to Butterfield Ranch Road, this residential tract is a minor portion of PA 2, with the majority (87.51 acres) remaining outside the actual tract boundary as Open Space. There are an additional 8.94 acres of Open Space within the tract which equates to a total of 96.45 acres of Open Space for PA2. The tract is proposed to provide 19 single family lots with a minimum lot size of 7,670 sq. ft. with the average lot being approximately 9,900 sq. ft.

#### Tentative Tract 16338

Tract 16338, for 149 lots, is in PA 3 and is the only single family detached project on the east side of Butterfield Ranch Road. It is approximately 86 acres and located directly north of, and adjacent to, the Hunter's Hill development, west of the Chino Valley Freeway and south of the 255' Edison easement. This map includes the relocation of one of the Edison lines and easements. The tract provides a minimum lot size of 7,200 sq. ft. and an average of almost 8,800 sq. ft. This tract also includes a portion of the multi-purpose trail and the trail staging area. In addition, a large wet-lands mitigation area is included.

#### Tentative Tract 16414

This tract, located in PA 4, includes the multi-family and commercial portion of the project. It is also located on the east side of Butterfield Ranch Road, south of the adjacent Pine Corporate Center, west of the Chino Valley Freeway and north of the proposed new road (Avenida de Portugal) and PA 3. The tract contains 23.74 acres and is proposed to support five (5) acres of commercial and approximately 16 acres of multi-family property with a maximum yield of 280 dwelling units.

The proposal includes a reduction in commercial acreage, from approximately 15 to 5 acres, primarily due to the location. In addition, the multi-family designation will be shifted to the north, across Avenida de Portugal, due to the instability of the land in the current location.

All proposed maps meet the minimum development standards required by the City relative to lot size and dimensions.

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The Commercial and multi-family portions of the project will be subject to site plan review at a future date.

A single Homeowner's Association will be formed to oversee the maintenance of open space, common areas (i.e., landscape), lighting, private street area, etc. for tracts 15898, 16413 and 16338. Tract 16414 will have a separate property owner's association and associated CC&R's. Furthermore, the project's conditions of approval will include requiring Codes, Covenants, and Restrictions (CC&Rs) to be submitted to the City for review and approval.

#### Edison Easement Relocation

There are a number of Edison easements that bisect the property (Exhibit "E"). The primary easement (255' wide) runs essentially west to east and will remain in place. There are two smaller easements (100' & 60') that run in a southwest to northeast direction. The 60' wide easement will be relocated from the current location to run parallel with the 100' easement. This will remove the Edison lines and easement from the behind existing residential lots in the Hunter's Hill Development.

#### Ridgelines

There are currently four Prominent Ridgelines within the project (Exhibit "F"). The amendment would modify the termination point of two of those ridgelines (Exhibits F1 & F2 - large maps).

The first ridgeline enters and terminates in the northwest corner of the project. The ridgeline has been degraded by the construction of two City water reservoirs and the development of the Pinehurst residential project to the north. The remaining portion of the ridgeline does not seem to maintain the visual prominence once anticipated.

The second ridgeline is bisected by Butterfield Ranch Road as it crosses the project in an east/west direction. It currently supports the 255' wide Edison easement and electrical towers and lines. Any continuity the original ridgeline may have held was severely diminished by the construction of Butterfield Ranch Road. The applicant is requesting that the portion on the west side of Butterfield Ranch Road be deleted from Figure 15-1; and, the eastern terminus be adjusted to between the 670' and 700' elevation contour (Exhibit F2).

#### Zone Change & Density Transfer

As part of the overall proposal a change of zone is being requested to relocate the multi-family land use designation to the north, changing, and thereby reducing a portion of the commercially designated property (Exhibits "C & D"). Based on the overall dwelling unit allocation assigned to the Vila Borba property, dwelling units from Planning Areas 1,2 and 3 will be transferred to the new multi-family portion of the project.

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Dwelling unit density from the existing medium density area is also being transferred to the new RM-2, High Density Residential property creating an overall maximum of 280 dwelling units (Exhibit "G").

Geological reports have indicated that the property currently identified as multi-family residential is unstable. Changing the land use and zoning designations allow this portion of the property to remain as Open Space and primarily undeveloped except for the multi-purpose trail and staging area.

### Commercial Development

The project currently contains approximately 15 acres of commercially designated land. The commercial site is located adjacent to the Pine Corporate Center, and extends from Butterfield Ranch Road to the freeway, bounded by the new Avenida de Portugal. The project proposes to reduce the commercial property from approximately fifteen acres to five acres fronting onto Butterfield Ranch Road. The five acre site would be a corner lot and also have access via the new collector road, Avenida de Portugal. The reduction of the rear, less viable portion of the commercial property allows for the relocation of the multi-family designation from across Avenida de Portugal.

### Circulation

Primary access for the project will be provided via Butterfield Ranch Road. The main access from Butterfield Ranch Road into the project will be via Avenida de Portugal, for Tract Maps 15989 and 16388. The proposed multi-family portion of the project will also be accessed from Avenida de Portugal. The commercial property is proposed to have access from Avenida de Portugal and from Butterfield Ranch Road. Tract 16413 will take access directly from Butterfield Ranch Road.

The project will be conditioned to install a traffic signal, with an equestrian button, at the intersection of Butterfield Ranch Road and the new Avenida de Portugal.

### Drainage

There are two drainage collection basins (wet-lands) located within the project area boundary. The largest basin is approximately four and one half acres, and is located in Tract 16338 - PA 3, adjacent to the Chino Valley Freeway (SR #71). The second basin, located in Tract 15989 - PA 1, and is approximately 1.3 acres. It is adjacent to Butterfield Ranch Road and north of the park site. Both basins are designated wetlands areas in the EIR, and so may not be maintained as storm drain detention/retention basins, but will remain "natural."

The project is designed to meet the storm water dissipation requirements by utilizing an existing drainage facility located directly south and east of the project, and west of and adjacent to Butterfield Ranch Road. The existing facility, with minor modifications, will adequately support the entire project area.

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### Open Space

The project retains a substantial portion of the property as Open Space, both natural and man-made. Of the total, approximately 155 acres, or 42% of the entire project is maintained as natural Open Space. In addition, there is an additional 62 acres of man-made, or modified Open Space, including parks, paseos, wetlands, manufactured open space and existing manufactured slopes creating a total of 218 acres (or approximately 65%).

The proposed project includes the construction of a multi-purpose trail beginning in the northwest corner of the project and continuing through the pocket park within PA 1, and then extending eastward to the five acre community park (Exhibit "H"). The trail would then cross Butterfield Ranch Road, and run along Avenida de Portugal at the base of the second prominent ridgeline and would extend to the Chino Valley Freeway (SR#71).

Improvements associated with the proposed trail will be implemented pursuant to the requirements of the Parks and Recreation Commission. As a condition of approval, the long-term maintenance of the open space, park and other selected amenities shall be handled by the Landscape and Lighting District formed as a result of the Vila Borba project (See Condition No. 12). Also as a condition of approval, the City shall be granted easement access to the proposed multi-use trail.

### Design Review/Affordable Housing

The present application request does not include the architectural review of the proposed single-family homes. As a condition of approval, the applicant shall be required to submit a Design Review application to the City for review and approval prior to the issuance of building permits (See Condition No. 168). Additionally, the applicant is aware that the City is in the process of developing an affordable housing program, which would apply to all new residential developments. As a condition of approval, the applicant shall participate in the City's affordable housing program prior to their final map recordation (See Condition No. 6).

### PUBLIC COMMENTS

As of the writing of this staff report, staff received letters and comments pertaining to the Environmental Impact Report (EIR). The City's consultant, The Planning Center helped prepare a response to comments packet, which addresses all letters and comments on the Vila Borba project, received by the City during the review period, which began The Draft EIR review period began June 1, 2005 and ended on July 15, 2005. Pursuant to Section 15088 of the California Environmental Quality Act guidelines, the comments along with responses and appropriate revisions, will be included in the Final EIR prior to certification.

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### ENVIRONMENTAL ASSESSMENT:

An Environmental Impact Report (EIR) was prepared for the project in accordance with the California Environmental Quality Act (CEQA) Guidelines and the City of Chino Hills Procedures for Implementing the CEQA Guidelines. The EIR has been prepared following an extensive environmental review, which consisted of the following primary components:

- Initial Study, which provided a preliminary environmental review of the project and concluded that an EIR should be prepared.
- Notice of Preparation (NOP), which notified interested public agencies and the general public of the EIR process, and was released for a 30-day public review period from December 10, 2004 to January 10, 2005.
- Scoping Meeting, conducted on August 30, 2004, to which the general public and public agencies were invited to hear a presentation regarding the environmental review process for the project and to provide input regarding the scope of the EIR.
- Draft EIR, which consists of two volumes. (Reference, Draft EIR, transmitted previously). Volume I contains the body of the environmental analysis of the project, focusing on thirteen environmental factors identified by CEQA:
  - (1) Aesthetics – including potential impacts of project lighting on adjacent uses and Chino Hills State Park; and the potential visual impacts of the water reservoir, if constructed, on adjacent prominent and exceptionally prominent ridgelines.
  - (2) Air Quality – including potential impacts from project grading and construction; and project operation including vehicular traffic traveling to and from the project land uses, and area source emissions generated by project heating and electrical systems.
  - (3) Biological Resources – including potential impacts to wetlands and protected and sensitive species, most notably the Least Bell's Vireo.
  - (4) Cultural Resources – including potential impacts on any archaeological or historical artifacts or Native American resources that may be present on the site.
  - (5) Geology/Soils – including potential impacts related to project soils and geologic hazards such as seismicity, landslides and liquefaction.
  - (6) Hazards & Hazardous Materials – including potential impacts from underground tanks, pesticides or refuse from past cattle ranching operations; and potential impacts related to fire safety and emergency access.
  - (7) Hydrology and Water Quality – including potential impacts related to on-site drainage detention.
  - (8) Land Use and Planning – including potential conflicts with existing land use plans and surrounding land uses.



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- (9) Noise – including potential noise impacts to adjacent land uses from project construction; and potential impacts to future project residents from roadway noise.
- (10) Public Services – including potential impacts related to fire protection, law enforcement, schools, and library services.
- (11) Recreation – including potential impacts to existing park and recreation facilities; and potential impacts from construction of proposed park and trail facilities.
- (12) Traffic – including potential impacts on existing and future traffic volumes.
- (13) Utilities and Service Systems – including potential impacts to water, wastewater and solid waste facilities.

Volume II of the Draft EIR contains the Appendices, including the Initial Study, NOP, responses to the NOP, and technical analyses of the following subjects: air quality, biological resources, soils and geology, hazardous materials, hydrology, water quality, noise, transportation and circulation, and water supply. As required by CEQA, the Draft EIR was distributed for public review for a 45-day period, which ended June 1, 2005.

- Final EIR (Reference, Final EIR, transmitted previously), which includes: the Comments and City Responses to Comments on the Draft EIR; Mitigation Monitoring Report that provides a methodology and schedule for implementing and monitoring the numerous mitigation measures identified through the Draft EIR for the project; Findings, which describe the City's findings relative to each significant environmental impact and project alternative identified in the Draft EIR; and the Statement of Overriding Considerations, which describe the City's reasons for approving a project which has environmental impacts that are not substantially mitigated (i.e., significant unavoidable impacts).

#### Conclusions of the Draft EIR

The Draft EIR concludes that with inclusion of recommended mitigation measures and City conditions of approval, all adverse environmental impacts associated with the project, with one exception, would be reduced to less than significant levels. The exception is air quality.

According to the Draft EIR, project construction, operational and cumulative air quality impacts would exceed thresholds established by the Southern California Air Quality Management District (SCAQMD) despite recommended mitigation. Consequently, these air quality impacts would remain significant and unavoidable. These air quality impacts are largely due to the amount of grading and overall size of the project. Grading of the project is expected to exceed the SCAQMD threshold of 5,000 cubic yards of dirt three or more days in a single year. Size of the project would encompass 336 acres and contain 631 dwelling units and 5 acres of commercial uses.

#### Project Alternatives

In accordance with CEQA, the Draft EIR evaluated four alternatives to the project, including:

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- (1) No-Project/No Development Alternative
- (2) No-Project/Existing General Plan Alternative
- (3) Reduced Density Alternative
- (4) Reduced Density and Development Area Alternative

The analysis concluded that although the reduced density alternatives would have some reduced environmental impacts relative to the proposed project, all the development alternatives would have significant unavoidable adverse impacts relative to air quality.

#### Public Comments to the Draft EIR

As required by CEQA, the Draft EIR for the project was distributed for public review for a 45-day period, which ended June 1, 2005. Comments were received on the Draft EIR from twelve public agencies, including:

- (1) California Regional Water Quality Board
- (2) Chino Valley Independent Fire District
- (3) City of Chino
- (4) Hills for Everyone
- (5) Monte Vista Water District
- (6) State of Calif. Department of Parks and Recreation
- (7) Department of Toxic Substance Control
- (8) State Clearinghouse and Planning Unit
- (9) Southern California Association of Governments
- (10) Southern California Edison
- (11) Southern California Gas
- (12) Wildlife Corridor Conservation Authority

These comments address a wide array of issues, including: protection of streams crossing the site; projection of natural open space adjacent to Chino Hills State Park; compliance with the Clean Water Act; project traffic volumes; protection of the existing Edison easements; landscape screening around the proposed water tank; mitigation of potential hazardous substances on the project site; the size of the proposed project commercial site.

Two issues were addressed by multiple commenters:

- Desire for the City to approve a reduced density alternative to increase the amount of open space on the project site.
- Desire for the City to dedicate an open space conservation easement in perpetuity to protect the natural open space to be retained on the project site.

As noted above, the Final EIR contains these Comments and the City's Responses to these Comments. The Responses explain where and how issues raised through the

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Comments are addressed within the EIR. Regarding the reduced density alternatives issue, the Responses explain how the City's review of the project and project alternatives must comply with Section 65589.5 of the Government Code, which limits the City's ability to disapprove or to approve at a reduced density a housing project that complies with applicable General Plan standards. As discussed in the EIR, the proposed project would be consistent with the General Plan.

Regarding the open space conservation easement issue, the Responses explain how the project approved Habitat Mitigation and Monitoring Program (HMMP), contained within Appendix D of the Draft EIR, already requires a conservation easement to protect natural open spaces on the project site. The HMMP has been reviewed and approved by the Army Corps of Engineers and the United States Fish and Wildlife Service. It describes measures that have been incorporated in the project to restore the 4.7 acres of Riversidean sage scrub that would be removed during project construction on a 2:1 basis, which would result in planting of 9.40 acres of Riversidean sage scrub in a conservation easement. The HMMP also describes measures to restore 4.89 acres of Riversidean sage scrub and coast live oak woodland; to create a protected open space corridor utilizing the land area outside the Edison easement and placing a conservation easement over it; and preserving as Open Space 1.9 acres of Waters of the United States, 1.66 acres of jurisdictional wetlands, and 2.08 acres of riparian habitat within the California Department of Fish and Game (CDFG) jurisdiction. These dedications of open space and conservation easements are required to be made in perpetuity.

None of the comments received provided significant new information, nor substantially alter the analyses or findings of the Draft EIR. Consequently, pursuant to Section 15088.5 of the CEQA Guidelines, recirculation of the EIR is not warranted.

#### Findings/Statement of Overriding Considerations

In accordance with Section 15091 of the CEQA Guidelines, if a public agency approves a project that has significant impacts, the agency must make written findings regarding each of those effects. This is termed "Findings" or "Findings of Fact", as noted above. In accordance with Section 15093 of the CEQA Guidelines, if a public agency approves a project that has significant unavoidable impacts, the agency must state in writing the specific reasons for approving the project. This is termed, as noted above, a "Statement of Overriding Considerations" (SOC).

Because of the significant impacts and significant unavoidable air quality impacts associated with the project, the City will need to approve Findings and a SOC before approving the project. When reviewing the project, the City Council will be asked to balance the economic, legal, social, technological, or other benefits of the project against its unavoidable environmental risks to air quality.

The draft Findings and SOC prepared as part of the Final EIR conclude that the Vila Borba Planned Community will result in a beneficial mix of residential, commercial, recreation and open space uses, including the construction and dedication of a five-acre

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park, providing significant housing, recreational, and public services benefits of local and regional significance, as well as various public infrastructure improvements, which outweigh the unavoidable environmental impacts. The Council will consider the Findings and SOC as part of its review of the project.

An Environmental Impact Report (EIR), referenced with State Clearing House #2004081134, has been prepared to evaluate the potential environmental impacts associated with this project in accordance with the California Environmental Regulations, Title 14, Section 15000 et seq, and the rules, regulations, and procedures for implementing the California Environmental Quality Act (CEQA) Guidelines as adopted by the City of Chino Hills.

Respectfully submitted,

  
Douglas N. La Belle,  
City Manager

Recommended by:

  
James DeStefano,  
Community Development Director

Attachments:

- Location Map
- Resolution - EIR
- Resolution
- Ordinance
- Conditions of Approval
- Tentative Tract Map No. 15989
- Tentative Tract Map No. 16338
- Tentative Tract Map No. 16413
- Tentative Tract Map No. 16414
- Lot 6 - Tract Map 15710 - Existing
- Exhibit "A" - Planning Areas
- Exhibit "B" - Existing Land Use
- Exhibit "C" - Existing Zoning
- Exhibit "D" - Proposed Land Use and Zoning
- Exhibit "E" - Edison Easements
- Exhibit "F" - Ridgeline Maps
- Exhibit "G" - Land Use Density Transfer
- Exhibit "H" - Trail Exhibit
- Planning Commission Staff Report (without attachments)
- Preliminary Landscape Plans
- Findings and Statement of Overriding Considerations
- Final EIR - Response to Comments on the Draft Environmental Impact Report
- \*Draft Environmental Impact Report with appendices
- \*Draft Mitigation Monitoring Program
- (\* previously transmitted)

RESOLUTION NO. 06R-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHINO HILLS CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT, ADOPTING THE ENVIRONMENTAL FINDINGS, MITIGATION MEASURES AND STATEMENT OF OVERRIDING CONSIDERATIONS; AND APPROVING THE MITIGATION MONITORING AND REPORTING PROGRAM.

THE CITY COUNCIL OF THE CITY OF CHINO HILLS DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council does hereby make the following findings of fact:

- A. An Environmental Impact Report (EIR) (SCH #2004081134) was prepared to assess the environmental impacts of the proposed Vila Borba Project (Project), including the General Plan Amendment 03GPA01; Zone Change 03ZC02; and Tentative Tract Map No's. 15989, 16338, 16413 and 16414.
- B. The Project, as referenced above, a copy of which is on file at the City Clerk's Office and incorporated herein by reference, is being considered for approval and the Environmental Impact Report must be certified prior to said approval.
- C. The City Council has reviewed the Final Environmental Impact Report (FEIR) (a copy of which is on file with the City Clerk's Office and incorporated herein by reference) and found that the FEIR meets all provisions of the California Environmental Quality Act and that the Environmental Impact Report reflects the independent judgment of the City Council.
- D. The FEIR adequately identifies all the environmental impacts of the proposed Projects. Potentially significant impacts have been identified and conditions of project approval have been included or changes or alterations have been required in, or incorporated into the Project which will mitigate impacts to a level which will not cause a significant impact on the environment, with the exception of those unmitigated, significant impacts included in the Statement of Overriding Considerations as described in SUBSECTION G below.
- E. Mitigation measures, which mitigate or avoid most of the significant environmental impacts of the Project, are identified in the FEIR. The findings to support this conclusion are attached as Exhibit A and are hereby incorporated by reference.

- F. Pursuant to section 21081.6 of the Public Resources Code, a Mitigation Monitoring and Reporting Program has been included to mitigate or avoid potential significant impacts on the environment. The Mitigation Monitoring and Reporting Program for the Project is attached as Exhibit B and is hereby incorporated by reference. The City Council approves and adopts the Mitigation Monitoring and Reporting Plan.
- G. The unmitigated significant impact is identified in the FEIR, and a Statement of Overriding Considerations adopted. There are economic, social and other benefits of the proposed Project, which outweigh the Project's unavoidable significant environmental impact. A description of the impact, the Project's benefits and the findings for a Statement of Overriding Considerations as required by the California Environmental Quality Act are attached to the FEIR and hereby incorporated by reference. The City Council approves and adopts the Statement of Overriding Considerations and all other findings and elements of the Project.

SECTION 2. The City Council of the City of Chino Hills does hereby certify the Final Environmental Impact Report SCH #2004081134, adopts the environmental Findings, Mitigation Measures and Statement of Overriding Considerations, and approves the Mitigation Monitoring and Reporting Program, incorporated herein by reference.

SECTION 3. The City Clerk shall certify as to the adoption of this resolution.

PASSED, APPROVED, AND ADOPTED this 25<sup>th</sup> day of April, 2006.

  
ED GRAHAM, MAYOR

ATTEST:

  
MARY M. McDUFFEE, CITY CLERK

APPROVED AS TO FORM:

  
MARK D. HENSLEY, CITY ATTORNEY

STATE OF CALIFORNIA )  
COUNTY OF SAN BERNARDINO )  
CITY OF CHINO HILLS )

I, MARY M. McDUFFEE, City Clerk of the City of Chino Hills, DO HEREBY CERTIFY that the foregoing Resolution No. 06R-19 was duly passed and adopted by the City Council of the City of Chino Hills at their regular meeting held April 25, 2006, by the following roll call vote:

AYES: COUNCIL MEMBERS: GRAHAM, HAGMAN, AND KRUGER,  
NOES: COUNCIL MEMBERS: NONE  
ABSENT: COUNCIL MEMBERS: LARSON, NORTON-PERRY

  
MARY M. McDUFFEE, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 06R-19 duly passed and adopted by the Chino Hills City Council at their regular meeting held April 25, 2006.

  
MARY M. McDUFFEE, CITY CLERK

(SEAL)



RESOLUTION NO. 06R-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHINO HILLS RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT 03GPA01 AND APPROVAL OF TENTATIVE TRACT MAP NO'S. 15989, 16338, 16413 AND 16414.

THE CITY COUNCIL OF THE CITY OF CHINO HILLS DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council does hereby make the following findings of fact:

- a. The property owner, Parentex Enterprises, submitted multiple subdivision applications for approval of Tentative Tract Map No.'s: 15989; 16413; 16338; and, 16414. The project includes the subdivision of approximately 336 acres to allow up to 631 homes.
- b. Applications were also submitted for a General Plan Amendment, a Zone Change to revise the size and location of the Commercial and RM-1 land uses and a Development Code amendment to adjust the termination points of two of the four Prominent Ridgelines on the property.
- c. The site is located west of the Chino Valley Freeway (SR#71), east and west of Butterfield Ranch Road, south of Pine Avenue and north of the Hunter's Hill development. and legally described as a portion of Map Book 1033, page 071, parcels 08 & 09, page 081, parcels 14 - 20, as shown in the latest records of the San Bernardino County Tax Assessor.
- d. The General Plan currently designates the subject property as RS (Low Density Residential), RM-1 (Medium Density Residential), Commercial and Open Space with an overall maximum unit count of 835 dwelling units.
- e. An Environmental Impact Report (EIR), referenced with State Clearinghouse #2004081134, has been prepared to evaluate the potential environmental impacts associated with this project in accordance with the California Environmental Regulations, Title 14, Section 15000 et seq, and the rules, regulations, and procedures for implementing the California Environmental Quality Act (CEQA) Guidelines as adopted by the City of Chino Hills.
- f. The Planning Commission of the City of Chino Hills conducted a duly noticed public hearing on March 21, 2006, at which time all interested persons were given an opportunity to testify in support of, or in opposition to, the project.
- g. The City Council of the City of Chino Hills conducted a duly noticed public hearing on April 25, 2006, at which time all interested persons were given an opportunity to testify in support of, or in opposition to, the project.

SECTION 2. Based upon the testimony and other evidenced received at the public hearing, and upon studies and investigations made by the City Council and on its behalf, the City Council does further find as follows:

- a. **FINDING:** That the proposed subdivision, together with the provisions of its design and improvements is consistent with the General Plan and Zoning.

**FACT:** That the proposed subdivisions and proposed improvements are consistent with the General Plan and Zoning, or would be with the approval of the amendments as proposed for the multifamily site. Each parcel conforms to the development standards regarding lot size and dimension per the underlying zoning designation. The proposed development meets the minimum lot size and dimensions of the Development Code. The lot sizes for the project average 8,000 square feet, with a minimum lot size of 7,200 square feet.

- b. **FINDING:** The site is physically suitable for the type and proposed density of development.

**FACT:** The site is physically suitable at the current overall density of 1.9 dwelling units per acre for single-family homes in that each lot has adequate size and buildable area to meet the applicable standards set forth in the Development Code. The proposed lots that would average over 8,000 square feet in size, with a minimum lot size of 7,200 square feet.

- c. **FINDING:** The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially or avoidably injure fish or wildlife or their habitat.

**FACT:** The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially or avoidably injure fish or wildlife or their habitat in that an Environmental Impact Report was prepared and provides mitigation measures to reduce the potential impacts to below a significant level.

- d. **FINDING:** The design of the subdivision or the proposed improvements is not likely to cause serious public health problems.

**FACT:** The design of the subdivision or the proposed improvements is not likely to cause serious public health problems because the project is conditioned to ensure that the proposed design and improvements meet the City requirements for a subdivision.

- e. **FINDING:** The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- FACT:** The design of the subdivision and the type of improvement proposed will not conflict with the easements acquired by the public at large for access through or use of property within the proposed subdivision. The easements for the City's multi-purpose trail that is proposed within the project, including within the Edison easement are consistent with the City standards for trail width and would provide access/connection to the Citywide multi-purpose trails that are located in the vicinity.
- f. **FINDING:** The design of the subdivision provides to the extent feasible passive or natural heating and cooling opportunities.
- FACT:** Natural heating and cooling opportunities will be reviewed during construction plans review for the development of single-family homes within the Tentative Tract Maps, as well as the multi-family development to be designed and reviewed at a future date.
- g. **FINDING:** The proposed subdivision of land, its design, density and type of development and improvements conforms to the regulations of the Development Code and the regulations of any public agency having jurisdiction by law.
- FACT:** The proposed residential subdivisions are located within an RS, (Low Density Residential) zoning designation with a minimum required lot size of 7,200 square feet. The proposed subdivision complies with the regulations of the Chino Hills Development Code Section 16.20 (Planned Developments).
- h. **FINDING:** That if the proposed subdivision is a conversion of residential real property into a condominium project, a community apartment project or a stock cooperative project, the project must comply with the requirements of California Government Code Section 66427.1(a) and 66452.10 prior to approval of the proposed subdivision.
- FACT:** The proposed subdivision is not a conversion of residential real property into a condominium project, a community apartment project, or a stock cooperative project. The proposed subdivisions are land divisions creating 351 parcels for future development of single-family homes, and a single parcel for the development of up to 280 multi-family homes. The subdivision and any future development single-family homes on the

proposed parcels shall comply with the development standards as established in the Chino Hills Development Code.

- I. **FINDING:** That in the event that the land within the proposed subdivision is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (commencing with Section 51200 of Chapter 7 of Division 1 of Title 5 of the California Government Code), and the lot areas are less than that required subsection 83.040220(a)(2)(C), that
- (1) The lots created can sustain an agricultural use permitted under the contract, or are subject to a written agreement for joint management pursuant to California Government Code Section 51230.1, and the parcels which are jointly managed total at least ten (10) acres in size, in the case of prime agricultural land, or forty (40) acres in size, in the last of land which is not prime agricultural land; or
  - (2) One of the parcels contains a residence and is subject to Section 428 of the California Revenue and Taxation Code; the residence has existed on the property for at least five (5) years; the landowner has owned the parcels for at least ten (10) years; and the remaining parcels on the map are least ten (10) acres in size if the land is a prime agricultural land; or at least forty (40) acres in size if the land is not prime agricultural land.

**FACT:** The land proposed for the subdivision as described herein is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (commencing with Section 51200 of Chapter 7 of Division 1 of Title 5 of the California Government Code) and is not an agricultural land. Therefore, it is not subject to the minimum lot size requirements for agricultural land.

**SECTION 3.** Based upon the testimony and other evidenced received at the public hearing, and upon studies and investigations made by the City Council and on its behalf, the City Council further makes the following finding on General Plan Amendment 03GPA01:

- a. **FINDING:** That the proposed amendment is in the public interest, and that there will be a community benefit resulting from the amendment

**FACT:** The proposed project includes the creation of a five acre community park for the benefit of the public at large. In addition, a multi-purpose trail, and staging area are also included.

- b. **FINDING:** That the proposed amendment is consistent with the goals, policies, and objectives of the General Plan
- FACT:** The project establishes development at densities appropriate for the location, creates outdoor recreational opportunities and allows the relocation of residentially designated land to a more geologically stable area.
- c. **FINDING:** That the proposed amendment will not conflict with provisions of the Development Code, subdivision regulations, or any applicable specific plan
- FACT:** The amendment is to relocate the multi-family residential designation to a different location due to geological instability, but will comply with the Development Code and subdivision regulations.
- d. **FINDING:** In the event that the proposed amendment is a change to the land use policy map, that the amendment will not adversely affect surrounding properties
- FACT:** The proposed amendment will not adversely affect surrounding properties in that an environmental impact report has been completed for the project and a mitigation program is included in the proposed project conditions of approval. In addition, The project site was originally slated for a more intense development, consisting of up to 835 dwelling units. It is anticipated that the proposed 631 single-family homes will not adversely affect surrounding properties because the proposed development standards are consistent with the current development code requirements and are more restrictive than the adjacent single-family residential development.
- e. **FINDING:** With respect to all applications which seek to increase density for single-family detached residential development projects, including residential developments in the planned development district or in a PD development, that a fiscal impact analysis has been prepared as required by the city and paid for by the applicant. Further, this report shall include an analysis of the project's effect on the city's revenues, expenditures, service levels, capital improvement needs and project's ability to generate tax revenue.
- FACT:** The applicant does not propose to increase density for this project. The potential maximum of 631 single family homes does not exceed the maximum number of units allowed under the General Plan and does not exceed the maximum number of units that were originally approved for the property. Therefore, a fiscal impact analysis was not required.

SECTION 4. The City Council of the City of Chino Hills does hereby approve General Plan Amendment 03GPA01, and Tentative Tract Map No's. 15989, 16338, 16413 And 16414, based on the findings included within this resolution and subject to the Conditions of Approval incorporated herein by reference.

SECTION 5. The City Clerk shall certify as to the adoption of this resolution.

PASSED, APPROVED, AND ADOPTED this 25<sup>th</sup> day of April, 2006.

  
ED GRAHAM, MAYOR

ATTEST:

  
MARY M. McDUFFEE, CITY CLERK

APPROVED AS TO FORM:

  
MARK D. HENSLEY, CITY ATTORNEY

STATE OF CALIFORNIA )  
COUNTY OF SAN BERNARDINO )  
CITY OF CHINO HILLS )

I, MARY M. McDUFFEE, City Clerk of the City of Chino Hills, DO HEREBY CERTIFY that the foregoing Resolution No. 06R-20 was duly passed and adopted by the City Council of the City of Chino Hills at their regular meeting held April 25, 2006, by the following roll call vote:

AYES: COUNCIL MEMBERS: GRAHAM, HAGMAN, AND KRUGER,  
NOES: COUNCIL MEMBERS: NONE  
ABSENT: COUNCIL MEMBERS: LARSON, NORTON-PERRY

  
MARY M. McDUFFEE, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 06R-20 duly passed and adopted by the Chino Hills City Council at their regular meeting held April 25, 2006.

  
MARY M. McDUFFEE, CITY CLERK

(SEAL)



ORDINANCE NO. 187

AN ORDINANCE OF THE CITY OF CHINO HILLS, CALIFORNIA AMENDING THE CHINO HILLS MUNICIPAL CODE BY ADOPTING ZONE CHANGE 03ZC02 TO AMEND SECTION 16.04.020 (ZONING MAP) CHANGING PROPERTY FROM RM-1, MEDIUM DENSITY RESIDENTIAL AND CG, GENERAL COMMERCIAL TO OS, OPEN SPACE, AND RM2, HIGH DENSITY RESIDENTIAL RESPECTIVELY, AND ADOPTING DEVELOPMENT CODE AMENDMENT 03DCA01 TO AMEND SECTION 16.08 (FIGURE 15-1) TO ADJUST TWO PROMINENT RIDGELINES.

THE CITY COUNCIL OF THE CITY OF CHINO HILLS DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council does hereby make the following findings of fact:

- a. The property owner, Parentex Enterprises, submitted multiple subdivision applications for approval of Tentative Tract Map No.'s: 15989; 16413; 16338; and, 16414. The project includes the subdivision of approximately 336 acres to allow up to 631 homes.
- b. Applications were also submitted for a General Plan Amendment, a Zone Change to revise the size and location of the Commercial and RM-1 land uses, and a Development Code Amendment to adjust the termination points of two of the four Prominent Ridgelines on the property.
- c. The site is located west of the Chino Valley Freeway (SR#71), east and west of Butterfield Ranch Road, south of Pine Avenue, and north of the Hunter's Hill development and legally described as a portion of Map Book 1033, page 071, parcels 08 & 09, page 081, parcels 14 - 20, as shown in the latest records of the San Bernardino County Tax Assessor.
- d. The General Plan currently designates the subject property as RS (Low Density Residential), RM-1 (Medium Density Residential), Commercial and Open Space with an overall maximum unit count of 835 dwelling units.
- e. An Environmental Impact Report (EIR), referenced with State Clearinghouse #2004081134, has been prepared to evaluate the potential environmental impacts associated with this project in accordance with the California Environmental Regulations, Title 14, Section 15000 et seq, and the rules, regulations, and procedures for implementing the California Environmental Quality Act (CEQA) Guidelines as adopted by the City of Chino Hills.

- f. The Planning Commission of the City of Chino Hills conducted a duly noticed public hearing on March 21, 2006, at which time all interested persons were given an opportunity to testify in support of, or in opposition to, the project.
- g. On February 21, 2006, the Planning Commission provided a recommendation to approve the aforementioned application requests by Parentex Enterprises.
- h. The City Council of the City of Chino Hills conducted a duly noticed public hearing on April 25, 2006, at which time all interested persons were given an opportunity to testify in support of, or in opposition to, the project.

SECTION 2. Based upon the testimony and other evidence received at the public hearing, and upon studies and investigations made by the City Council and on its behalf, the City Council does hereby make the following findings on Zone Change 03ZC02:

- a. FINDING: That the proposed zone change is consistent with the goals, policies, and objectives of the General Plan.

FACT: The proposed project meets General Plan Goal 1: Preserving the Rural Character by retaining approximately 155 acres for open space and incorporating a multi-use trail. The proposed project also meets General Plan Focused Goal 1-3: Establishment of land use densities appropriate to their location in the City since there are single family detached units directly adjacent to the project to the north and south.

- b. FINDING: That the proposed zone change will not adversely affect surrounding properties.

FACT: The project site was originally slated for a more intense development, consisting of up to a total of 835 dwelling units over the entire project site. It is anticipated that the proposed maximum of 280 multi-family homes will not adversely affect surrounding properties since the development area for the re-location of the multi-family designation is adjacent to commercially designated property, and the development standards will conform to the current City requirements.

SECTION 3. Based upon the testimony and other evidence received at the public hearing, and upon studies and investigations made by the Planning Commission and on its behalf, the Planning Commission further makes the following finding on Development Code Amendment 03DCA01:

- a. FINDING: That the proposed Development Code Amendment is consistent with the goals, policies, and objectives of the General Plan.

FACT: The proposed project meets General Plan Goal 1-1: Retention of important ridgelines and open space areas by retaining approximately 155 acres for open space including multi-use trails. The proposed project proposes to more accurately delineate the ridgeline locations.

- b. FINDING: That the proposed Development Code Amendment will not adversely affect surrounding properties.

FACT: The project proposes to revise the termination points of the prominent ridgelines to more accurately reflect the actual field conditions and will not negatively impact the surrounding properties

SECTION 4. The City Council does hereby Adopt Zone Change 03ZC02, and Development Code Amendment 03DCA01, based on the findings of fact included within this ordinance.

SECTION 5. The City Council hereby declares that the provisions of this Ordinance are severable and, if for any reason, a court of competent jurisdiction shall hold any sentence, paragraph, or section of this Ordinance to be invalid, such decision shall not affect the validity of the remaining parts of this Ordinance.

SECTION 6. The City Clerk shall certify as to the adoption of this Ordinance and shall cause a summary thereof to be published within fifteen (15) days of the adoption and shall post a certified copy of this Ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

PASSED, APPROVED, AND ADOPTED this 9th day of May 2006.

  
ED GRAHAM, MAYOR

ATTEST:

  
MARY M. McDUFFEE, CITY CLERK

APPROVED AS TO FORM:

  
MARK D. HENSLEY, CITY ATTORNEY

STATE OF CALIFORNIA )  
COUNTY OF SAN BERNARDINO ) ss.  
CITY OF CHINO HILLS )

I, MARY M. McDUFFEE, City Clerk of the City of Chino Hills, DO HEREBY CERTIFY that Ordinance No. 187 was duly introduced at a regular meeting of the City Council held on the 25<sup>th</sup> day of April, 2006 and adopted at a regular meeting held on the 9<sup>th</sup> day of May, 2006, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS: GRAHAM, HAGMAN, KRUGER  
LARSON AND NORTON-PERRY

NOES: COUNCIL MEMBERS: NONE

ABSTAIN: COUNCIL MEMBERS: NONE

  
MARY M. McDUFFEE, CITY CLERK

(SEAL)

I hereby certify that the foregoing is the original of Ordinance No. 187 duly passed and adopted by the Chino Hills City Council at their regular meeting held on May 9, 2006 and that Summaries of the Ordinance were published on April 29, 2006 and May 13, 2006 in the Chino Hills Champion Newspaper.

  
MARY M. McDUFFEE, CITY CLERK

(SEAL)

## AFFIDAVIT OF MAILING

STATE OF CALIFORNIA                    )  
COUNTY OF SAN BERNARDINO        )  
CITY OF CHINO HILLS                 )       ss.

I, Kim Zuppiger, do hereby certify before the Planning Commission of the City of Chino Hills that a copy of the Public Meeting Notice for Extension of Time 16EXT03 for a two (2) year extension of time for Tentative Tract Map 16414 was mailed to each and every person set forth on the attached list on the 23<sup>rd</sup> of March 2016. A copy of said Notice is attached hereto. Mailing of this document was completed by placing a copy of said document in an envelope, with postage prepaid, and depositing same in the U.S. Mail at Chino Hills, California.

I declare under penalty of perjury that the foregoing is true and correct.

Dated at Chino Hills, California, this 23<sup>rd</sup> of March 2016.

  
\_\_\_\_\_  
Kim Zuppiger, Contract Planner

| PARCEL           | OWNER                                | ADDRESS                   | CITY            | STATE | ZIP   |
|------------------|--------------------------------------|---------------------------|-----------------|-------|-------|
| 1017 855 22 0000 | Bustamante John                      | 5645 Pine Ave             | Chino Hills     | CA    | 91709 |
| 1017 855 23 0000 | Tran Tony                            | 5653 Pine Ave             | Chino Hills     | CA    | 91709 |
| 1017 855 24 0000 | Purdy Brian                          | 5661 Pine Ave             | Chino Hills     | CA    | 91709 |
| 1017 855 37 0000 | Pinehurst Hills Community Assn       | Po Box 1117               | Corona          | CA    | 92878 |
| 1017 855 38 0000 | Pinehurst Hills Community Associatio | Po Box 1117               | Corona          | CA    | 92878 |
| 1027 512 33 0000 | Tang Liang                           | 5725 Beaver Springs Ct    | Chino Hills     | CA    | 91709 |
| 1027 512 34 0000 | Parker Rick L & Gloria R             | 5715 Beaver Springs Ct    | Chino Hills     | CA    | 91709 |
| 1027 512 35 0000 | Sweet Joshua Jay                     | 5705 Beaver Springs Ct    | Chino Hills     | CA    | 91709 |
| 1027 512 58 0000 | City Of Chino Hills                  | 14000 City Center Dr      | Chino Hills     | CA    | 91709 |
| 1027 581 01 0000 | Pine Corporate Center LLC            | 5877 Pine Ave #250        | Chino Hills     | CA    | 91709 |
| 1027 581 02 0000 | Pine Corporate Center LLC            | 5877 Pine Ave #250        | Chino Hills     | CA    | 91709 |
| 1027 581 03 0000 | Ark Industries LLC                   | 65 Parker                 | Irvine          | CA    | 92618 |
| 1027 581 04 1000 | Ark Industries LLC                   | 65 Parker                 | Irvine          | CA    | 92618 |
| 1027 581 05 0000 | Blevins Lee Dudley Separate Prop Re  | 5867 Pine Ave #A          | Chino Hills     | CA    | 91709 |
| 1027 581 06 0000 | Blevins Lee Dudley Separate Prop Re  | 5867 Pine Ave #B          | Chino Hills     | CA    | 91709 |
| 1027 581 07 0000 | Markovitz Jack Trust                 | Po Box 1604               | Sunset Beach    | CA    | 90742 |
| 1027 581 08 0000 | Markovitz Jack Trust                 | Po Box 1604               | Sunset Beach    | CA    | 90742 |
| 1027 581 09 0000 | Arellano-Britt Property Investments  | 5851 Pine Ave #A          | Chino Hills     | CA    | 91709 |
| 1027 581 10 0000 | Arellano-Britt Property Investments  | 5851 Pine Ave #A          | Chino Hills     | CA    | 91709 |
| 1027 581 11 0000 | Bdkd Investments LLC                 | 15328 Central Ave         | Chino           | CA    | 91710 |
| 1027 581 12 0000 | Cathay Bank                          | 9650 Flair Dr             | El Monte        | CA    | 91731 |
| 1027 581 13 0000 | Fuller Matthew M                     | 5839 Pine Ave #A          | Chino Hills     | CA    | 91709 |
| 1027 581 14 0000 | Fuller Matthew M                     | 5839 Pine Ave #B          | Chino Hills     | CA    | 91709 |
| 1027 581 15 0000 | Snowberry Properties LLC             | 5843 Pine Ave #A          | Chino Hills     | CA    | 91709 |
| 1027 581 16 0000 | Snowberry Properties LLC             | 5843 Pine Ave #A          | Chino Hills     | CA    | 91709 |
| 1027 581 17 0000 | Heg L L C                            | 19057 Colima Rd           | Rowland Heights | CA    | 91748 |
| 1027 581 18 0000 | Heg L L C                            | 23070 Paseo De Terrado #1 | Diamond Bar     | CA    | 91765 |
| 1027 581 19 0000 | Keybar Corporation                   | 881 Ocean Dr Ap 25b       | Key Biscayne    | FL    | 33149 |
| 1027 581 20 0000 | Keybar Corporation                   | 881 Ocean Dr Ap 25b       | Key Biscayne    | FL    | 33149 |
| 1027 581 21 0000 | Pine Corporate Center Owners Assn    | 2020 Main St #800         | Irvine          | CA    | 92614 |
| 1027 581 22 0000 | Heritage Mortgage Inc                | 5821 Pine Ave #A          | Chino Hills     | CA    | 91709 |
| 1027 581 23 0000 | Heritage Mortgage Inc                | 5821 Pine Ave #A          | Chino Hills     | CA    | 91709 |
| 1027 581 24 0000 | Guzman Benny & Rebecca Rev Liv Tr    | 1627 Vista Del Norte      | Chino Hills     | CA    | 91709 |
| 1027 581 25 0000 | Swift Robin M                        | 5827 Pine Ave #B          | Chino Hills     | CA    | 91709 |
| 1027 581 26 0000 | Lipinsky D & G Family Tr             | 5811 Pine Ave #A          | Chino Hills     | CA    | 91709 |
| 1027 581 27 0000 | Kim Jin Young                        | 5811 Pine Ave #B          | Chino Hills     | CA    | 91709 |
| 1027 581 28 0000 | Jordan Rose LLC                      | 5817 Pine Ave #A          | Chino Hills     | CA    | 91709 |
| 1027 581 29 0000 | Infospring Holdings LLC              | 5817 Pine Ave #B          | Chino Hills     | CA    | 91709 |
| 1027 581 30 0000 | Bkrp LLC                             | 5807 Pine Ave #A          | Chino Hills     | CA    | 91709 |
| 1027 581 31 0000 | Bkrp LLC                             | 5807 Pine Ave #A          | Chino Hills     | CA    | 91709 |
| 1027 581 32 0000 | Pine Corporate Center Owners Assn    | 2020 Main St #800         | Irvine          | CA    | 92614 |
| 1027 581 33 0000 | D & Z Properties Inc                 | 18001 Ventura Blvd #C     | Encino          | CA    | 91316 |
| 1027 581 34 0000 | D & Z Properties Inc                 | 18001 Ventura Blvd #C     | Encino          | CA    | 91316 |
| 1033 071 08 0000 | Li Jingshi                           | 16999 Nazare Dr           | Chino Hills     | CA    | 91709 |
| 1033 081 09 0000 | United States Of America             | 14000 City Center Dr      | Chino Hills     | CA    | 91709 |
| 1033 081 13 0000 | Standard Pacific Corp                | 255 E Rincon St #200      | Corona          | CA    | 92879 |
| 1033 081 14 0000 | Standard Pacific Corp                | 255 E Rincon St #200      | Corona          | CA    | 92879 |
| 1033 081 15 0000 | Standard Pacific Corp                | 255 E Rincon St #200      | Corona          | CA    | 92879 |
| 1033 081 16 0000 | Standard Pacific Corp                | 255 E Rincon St #200      | Corona          | CA    | 92879 |
| 1033 081 17 0000 | Standard Pacific Corp                | 255 E Rincon St #200      | Corona          | CA    | 92879 |

|                  |                       |                      |        |    |       |
|------------------|-----------------------|----------------------|--------|----|-------|
| 1033 081 18 0000 | Standard Pacific Corp | 255 E Rincon St #200 | Corona | CA | 92879 |
| 1033 081 19 0000 | Standard Pacific      | 255 E Rincon St #200 | Corona | CA | 92879 |
| 1033 081 20 0000 | Standard Pacific Corp | 255 E Rincon St #200 | Corona | CA | 92879 |



# PUBLIC HEARING NOTICE

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Chino Hills will hold a public hearing on Tuesday, April 5, 2016, at 7:00 p.m., in the Council Chambers of the City Hall, 14000 City Center Drive, Chino Hills, CA, to consider the following project.

**CASE NO.:** Extension of Time 16EXT03

**APPLICANT:** CalAtlantic Group, Inc.

**PROPOSAL:** The applicant is requesting a two (2) year extension of time for Tentative Tract Map 16414, which was originally approved by the City Council on April 25, 2006. The approved tentative map would subdivide the approximately 23.74 acres of vacant land to develop 2 residential properties.

**LOCATION:** The project site is located northeast corner of Butterfield Ranch Road and Avenida De Portugal.

**A.P.N.:** 1033-081-17 and 033-081-18



**ENVIRONMENTAL REVIEW:** A determination has been made that the proposed project has incorporated adequate mitigation and will not have a significant impact on the environment. An environmental review was completed for the project and an Environmental Impact Report (EIR) and Mitigation Monitoring Program were adopted by the City Council on April 25, 2006 (SCH#200408134), pursuant to the California Environmental Quality Act (CEQA) Guidelines and the City of Chino Hills Local Procedures for Implementing CEQA. As the current application requests an extension of time for the project as it was approved, there is no potential for the application to cause a significant effect on the environment. Therefore, the proposed extension of time is exempt from CEQA pursuant to Section 15061(b)(3) Review for Exemption of the CEQA Guidelines. Additional information regarding this project is available for public review at the City of Chino Hills Community Development Department, 14000 City Center Drive, Chino Hills, CA 91709 during the following hours: Monday thru Thursday from 7:30 a.m. to 5:30 p.m. and Friday from 7:30 a.m. to 4:30 p.m.

**STAFF:** Kim Zuppiger, Contract Planner

**NOTICE IS HEREBY FURTHER GIVEN** that if you challenge the above described project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing.

**ALL PERSONS INTERESTED** are invited to be present at the public hearing and encouraged to give testimony at the time and place indicated above. Additional information regarding this project may be obtained from Kim Zuppiger, Contract Planner with the Community Development Department, at [kzuppiger@chinohills.org](mailto:kzuppiger@chinohills.org) or (909) 364-2761.

  
Signature: Kim Zuppiger, Contract Planner

Date: March 23, 2016

## NOTICE OF PUBLIC HEARING

**DATE:** Tuesday, April 5, 2016,

**TIME:** 7:00 p.m.

**PLACE:** City of Chino Hills Council Chambers  
14000 City Center Drive  
Chino Hills, CA 91709

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Chino Hills will hold a public hearing at the time and place indicated above to consider Extension of Time 16EXT03.

**PROJECT DESCRIPTION:** The applicant, CalAtlantic Group, Inc., is requesting approval for a two (2) year extension of time for Tentative Tract Map 16414, which was originally approved by the City Council on April 25, 2006. The approved tentative map would subdivide 23.74 acres of vacant land to create 2 residential properties.

**PROJECT LOCATION:** The project site is located southwest of Butterfield Ranch Road and Avenida De Portugal.

**NOTICE IS HEREBY FURTHER GIVEN** that a determination has been made that the proposed project has incorporated adequate mitigation and will not have a significant impact on the environment. An environmental review was completed for the project and an Environmental Impact Report (EIR) and Mitigation Monitoring Program were adopted by the City Council on April 25, 2006 (SCH#200408134), pursuant to the California Environmental Quality Act (CEQA) Guidelines and the City of Chino Hills Local Procedures for Implementing CEQA. As the current application requests an extension of time for the project as it was approved, there is no potential for the application to cause a significant effect on the environment. Therefore, the proposed extension of time is exempt from CEQA pursuant to Section 15061(b)(3) Review for Exemption of the CEQA Guidelines.

Additional information regarding this project is available for public review at the City of Chino Hills Community Development Department, 14000 City Center Drive, Chino Hills, CA 91709 during the following hours: Monday thru Thursday from 7:30 a.m. to 5:30 p.m. and Friday from 7:30 a.m. to 4:30 p.m.

**NOTICE IS HEREBY FURTHER GIVEN** that if you challenge the above described project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

**ALL PERSONS INTERESTED** are invited to be present at the public are invited to be present at the public hearing. All persons may give testimony at the time and place indicated above. Additional information regarding this project may be obtained from Kim Zuppiger, Contract Planner with the Community Development Department at (909) 364-2761 or [kzuppiger@chinohills.org](mailto:kzuppiger@chinohills.org).

**DATED:** March 23, 2016  
S/ Kim Zuppiger,  
Contract Planner

**PUBLISH:** Chino Hills Champion  
Saturday, March 26, 2016



## COUNCIL AGENDA STAFF REPORT

CITY CLERK USE ONLY



Meeting Date: April 12, 2016

Item No.: D01

Public Hearing: ☒  
Discussion Item: ☐  
Consent Item: ☐

April 5, 2016

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: FACILITIES FEE REVIEW AND ADJUSTMENT

### RECOMMENDATION:

1. Conduct a public hearing; and
2. Adopt a resolution entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHINO HILLS, TO ADOPT THE ANNUAL ADJUSTMENT TO THE TRAFFIC, WATER, SEWER AND STORM DRAIN FACILITIES FEES BY A PRICE FACTOR AS AUTHORIZED BY CHINO HILLS MUNICIPAL CODE SECTION 3.40.120.C AND DETERMINE THIS RESOLUTION IS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

### BACKGROUND/ANALYSIS:

In April 2014, Keyser Marston completed an updated analysis of the Traffic, Water, Sewer and Storm Drain Facilities Fees (2014 KMA Evaluation) which the City adopted through Ordinance No. 277 on October 14, 2014. The update was conducted to determine the status of the fee programs and evaluate their ability to pay for the remaining facilities not yet built but contemplated by the Public Facilities Implementation Plan (PFIP) that was adopted by the City Council in August 1998. The model anticipated project costs and funding sources to estimate the fund balance at the end of the development period through FY 2026/27.

As stated in Ordinance No. 277, Chino Hills Municipal Code Section 3.40.120.C includes an automatic annual escalation price factor provision to be applied to Traffic, Water, Sewer, and Storm Drain Facilities Fees effective every July 1 based on the Engineering News Record's 20-City Construction Cost Index which reflects construction cost increases to ensure that the funds to construct the required public facilities which were calculated in 2013 dollars are not eroded over time by inflation. The 2014 KMA Evaluation Section IV (Paragraph 4) recommended that the fees be updated annually, such as at the beginning of the fiscal year, using the index change for the calendar year ending six months before and that the annual adjustments commence in FY 2015/16.

The Engineering News Record's 20-City Construction Cost Index for January 2015 is 9972 and January 2016 is 10132.55, which is a 1.61% increase over one year. The Engineering News Record's Los Angeles Construction Cost Index for January 2015 was 10999.00 and for January 2016 is 11115.28, which is a 1.06% increase over one year. City staff recommends that the City Council utilize the City of Los Angeles Construction Cost Index because it is more reflective of changes in construction costs for the City of Chino Hills' geographic region<sup>1</sup>. Therefore, staff is recommending that effective July 1, 2016, the facilities fees for Traffic, Water, Sewer and Storm Drain Facilities be increased by 1.06% as shown in the following table:

| Fee Category                    | Land Use                           | Unit  | Current Fees | Fees Effective 07/01/16 |
|---------------------------------|------------------------------------|---|--------------|-------------------------|
| Traffic Facilities              | Single-Family                      | Dwelling Unit   | \$ 226       | \$ 228                  |
|                                 | Multi-Family                       | Dwelling Unit   | 226          | 228                     |
| Storm Drain Facilities          | Single-Family                      | Dwelling Unit   | 1,248        | 1,261                   |
|                                 | Multi-Family                       | Dwelling Unit   | 1,248        | 1,261                   |
|                                 | Commercial                         | 1,000 SF  | 861          | 870                     |
|                                 | Business Park                      | 1,000 SF  | 648          | 655                     |
|                                 | Private Institutional              | 1,000 SF  | 861          | 870                     |
|                                 | Public Institutional               | 1,000 SF  | 861          | 870                     |
|                                 | Commercial Recreation              |   | TBD          | TBD                     |
| General City Facilities         | Single Family                      | Dwelling Unit   | 1,791        | 1,791                   |
|                                 | Multi-Family                       | Dwelling Unit   | 1,791        | 1,791                   |
|                                 | Private Institutional              | 1,000 SF  | 698          | 698                     |
|                                 | Commercial Recreation              |   | TBD          | TBD                     |
| Existing Infrastructure         | Single Family                      | Dwelling Unit   | 11,450       | 11,450                  |
|                                 | Multi-Family                       | Dwelling Unit   | 11,450       | 11,450                  |
|                                 | Commercial                         | 1,000 SF  | 2,290        | 2,290                   |
|                                 | Private Institutional              | 1,000 SF  | 2,290        | 2,290                   |
|                                 | Business Park                      | 1,000 SF  | 2,290        | 2,290                   |
|                                 | Public Institutional               | 1,000 SF  | 2,290        | 2,290                   |
|                                 | Commercial Recreation <sup>1</sup> |   | TBD          | TBD                     |
| Parks and Recreation Facilities | Single Family                      | Dwelling Unit   | 2,422        | 2,422                   |
|                                 | Multi-Family                       | Dwelling Unit   | 2,422        | 2,422                   |
| Quimby In-Lieu                  | Single-Family                      | Dwelling Unit   | 867          | 867                     |
|                                 | Multi-Family                       | Dwelling Unit   | 867          | 867                     |
| Sewer <sup>1</sup>              | Single-Family                      | Dwelling Unit   | 447          | 462                     |
|                                 | Multi-Family                       | Dwelling Unit   | 447          | 462                     |
|                                 | Non-Residential                    | Dwelling Unit Equivalents (Table 2, Section 3.40.110) | TBD          | TBD                     |

<sup>1</sup> It is permissible to utilize the Los Angeles Construction Cost Index instead of the Engineering News Record's 20-year City Construction Cost Index this year because the Los Angeles Construction Cost Index's increase was smaller.



| Fee Category                  | Land Use        | Unit           | Current Fees | Fees Effective 07/01/16 |
|-------------------------------|-----------------|----------------|--------------|-------------------------|
| Water Facilities <sup>2</sup> | Single-Family   | Dwelling Unit  | 6,348        | 6,415                   |
|                               | Multi-Family    | Dwelling Unit  | 4,443        | 4,490                   |
|                               | Non-residential | Per 1" meter   | 6,348        | 6,415                   |
|                               | Non-residential | Per 1 ½" meter | 9,522        | 9,623                   |
|                               | Non-residential | Per 2" meter   | 20,312       | 20,527                  |
|                               | Non-residential | Per 3" meter   | 44,434       | 44,905                  |
|                               | Non-residential | Per 4" meter   | 76,172       | 76,979                  |
|                               | Non-residential | Per 6" meter   | 158,692      | 160,374                 |
|                               | Non-residential | Per 8" meter   | 228,516      | 230,938                 |
|                               | Non-residential | Per 10" meter  | 368,165      | 372,068                 |
|                               | Non-residential | Per 12" meter  | 507,814      | 513,197                 |
|                               |                 |                |              |                         |

<sup>1</sup> Not imposed if septic system is used.

<sup>2</sup> Imposed at time of connection.

Note that the General City Facilities fee, Existing Infrastructure, Parks and Recreation Facilities, and Quimby-In-Lieu fees remain unchanged and are shown solely for the purpose of providing a complete schedule.

Public Notice:

A notice regarding the amending of fees was mailed to interested parties March 29, 2016. A public notice was published on April 2, 2016, and again on April 9, 2016, in the Chino Hills Champion newspaper and the data and documentation supporting the increase in facilities fees was made available to the public for public review on April 1, 2016.

Effective Date:

If adopted, the attached Resolution will become effective on July 1, 2016, which is no earlier than sixty (60) days after adoption as required by Government Code § 66017 for certain user fees and will remain in effect unless repealed or superseded.

REVIEW BY OTHERS:

This agenda item has been reviewed by the City Attorney, City Engineer, and the Community Development Director.

FISCAL IMPACT:

This recommendation will have no impact on the General Fund. The funding sources from Traffic, Water, Sewer, and Storm Drain facilities fees as well as existing fund balances, loan repayments, and other funding is anticipated to cover costs of facilities through FY 2026/27 at the anticipated development rate.

ENVIRONMENTAL REVIEW:

This project is exempt from review under the California Environmental Quality Act (Cal. Pub. Res. Code §§ 21000, *et seq.*; "CEQA") and CEQA regulations (Cal. Code Regs. tit. 14, §§ 15000, *et seq.*) because it establishes, modifies, structures, restructures, and approves rates and charges for meeting operating expenses; purchasing supplies, equipment, and materials; meeting financial requirements; and obtaining funds for capital projects needed to maintain service within existing service areas. This Resolution, therefore, is categorically exempt from further CEQA review under Cal. Code Regs. tit. 14, § 15273.

Respectfully submitted:

Recommended by:

  
Konradt Bartlam, City Manager

  
Judy R. Lancaster, Finance Director

KB:JRL:BJS:PA:dk

Attachment: Resolution

RESOLUTION NO. 2016R- \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHINO HILLS, TO ADOPT THE ANNUAL ADJUSTMENT TO THE TRAFFIC, WATER, SEWER AND STORM DRAIN FACILITIES FEES BY A PRICE FACTOR AS AUTHORIZED BY CHINO HILLS MUNICIPAL CODE SECTION 3.40.120.C AND DETERMINE THIS RESOLUTION IS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, Chino Hills Municipal Code Section 3.40.120.C includes an automatic annual escalation price factor provision to be applied to Traffic, Water, Sewer, and Storm Drain Facilities Fees effective every July 1 based on the Engineering News Record's 20-City Construction Cost Index which reflects construction cost increases to ensure that the funds to construct the required public facilities which were calculated in 2013 dollars are not eroded over time by inflation; and

WHEREAS, the City Council finds that the Engineering News Record's Los Angeles Construction Cost Index price factor is less than the Engineering News Record's 20-City Construction Cost Index price factor and is more reflective of changes in construction costs for the City of Chino Hills' geographic region; and

WHEREAS, the City proposes to amend the Facilities Fee Schedule to increase fees consistent with the Engineering News Record's Los Angeles Construction Cost Index price factor, and such adjustments are reflected in the fees set forth in Exhibit "A" attached to this Resolution and incorporated into this Resolution by this reference; and

WHEREAS, pursuant to Government Code §§ 66016 and 66018, notice was provided as follows: notice regarding the amending of fees was mailed to interested parties on March 29, 2016, and public notice was published on April 2, and April 9, 2016, in the Chino Hills Champion newspaper; and

WHEREAS, pursuant to Government Code § 66016, data and documentation supporting the increase in facilities fees was made available to the public for public review on April 1, 2016; and

WHEREAS, on April 12, 2016, the City Council heard public testimony and considered evidence in a public hearing held in accordance with Government Code § 66016 and 66018; and

WHEREAS, at the recommendation of the City's Departments and the City Manager, the City Council finds that it is in the public's interest to adjust the recommended fees to recover the costs of public services.



NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CHINO HILLS DOES RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. The fees set forth in Exhibit "A", the "Facilities Fee Schedule, amended, July 1, 2016," attached to this Resolution, are hereby adopted.

SECTION 2. This Resolution will become effective on July 1, 2016, which is no earlier than sixty (60) days after adoption as required by Government Code §66017 for certain User Fees, and will remain in effect unless repealed or superseded.

SECTION 3. This Resolution is exempt from review under the California Environmental Quality Act (Cal. Pub. Res. Code §§ 21000, *et seq.*; "CEQA") and CEQA regulations (Cal. Code Regs. tit. 14, §§ 15000, *et seq.*) because it establishes, modifies, structures, restructures, and approves rates and charges for meeting operating expenses; purchasing supplies, equipment, and materials; meeting financial requirements; and obtaining funds for capital projects needed to maintain service within existing service areas. This Resolution, therefore, is categorically exempt from further CEQA review under Cal. Code Regs. tit. 14, § 15273.

SECTION 4. The City Clerk shall certify as to the adoption of this Resolution.

PASSED, APPROVED, and ADOPTED this 12th day of April 2016.

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ART BENNETT, MAYOR

ATTEST:

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CHERYL BALZ, CITY CLERK

APPROVED AS TO FORM:

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MARK D. HENSLEY, CITY ATTORNEY

STATE OF CALIFORNIA                    )  
COUNTY OF SAN BERNARDINO        )  
CITY OF CHINO HILLS                 )       §

I, Cheryl Balz, City Clerk of the City of Chino Hills, DO HEREBY CERTIFY that the foregoing Resolution No. 2016R- was duly adopted at a regular meeting of the City Council of the City of Chino Hills held on the 12th day of April, 2016, by the following vote, to wit:

AYES:           COUNCIL MEMBERS:

NOES:           COUNCIL MEMBERS:

ABSENT:        COUNCIL MEMBERS:

(SEAL)

\_\_\_\_\_  
CHERYL BALZ, CITY CLERK

The foregoing is the original of Resolution No. 2016R- duly passed and adopted by the Chino Hills City Council at their regular meeting held April 12, 2016.

(SEAL)

\_\_\_\_\_  
CHERYL BALZ, CITY CLERK

# EXHIBIT A

| Fee Category                    | Land Use                           | Unit  | Current Fees | Fees Effective 07/01/16 |
|---------------------------------|------------------------------------|---|--------------|-------------------------|
| Traffic Facilities              | Single-Family                      | Dwelling Unit   | \$ 226       | \$ 228                  |
|                                 | Multi-Family                       | Dwelling Unit   | 226          | 228                     |
| Storm Drain Facilities          | Single-Family                      | Dwelling Unit   | 1,248        | 1,261                   |
|                                 | Multi-Family                       | Dwelling Unit   | 1,248        | 1,261                   |
|                                 | Commercial                         | 1,000 SF  | 861          | 870                     |
|                                 | Business Park                      | 1,000 SF  | 648          | 655                     |
|                                 | Private Institutional              | 1,000 SF  | 861          | 870                     |
|                                 | Public Institutional               | 1,000 SF  | 861          | 870                     |
|                                 | Commercial Recreation              |   | TBD          | TBD                     |
|                                 |                                    |   |              |                         |
| General City Facilities         | Single Family                      | Dwelling Unit   | 1,791        | 1,791                   |
|                                 | Multi-Family                       | Dwelling Unit   | 1,791        | 1,791                   |
|                                 | Private Institutional              | 1,000 SF  | 698          | 698                     |
|                                 | Commercial Recreation              |   | TBD          | TBD                     |
| Existing Infrastructure         | Single Family                      | Dwelling Unit   | 11,450       | 11,450                  |
|                                 | Multi-Family                       | Dwelling Unit   | 11,450       | 11,450                  |
|                                 | Commercial                         | 1,000 SF  | 2,290        | 2,290                   |
|                                 | Private Institutional              | 1,000 SF  | 2,290        | 2,290                   |
|                                 | Business Park                      | 1,000 SF  | 2,290        | 2,290                   |
|                                 | Public Institutional               | 1,000 SF  | 2,290        | 2,290                   |
|                                 | Commercial Recreation <sup>1</sup> |   | TBD          | TBD                     |
|                                 |                                    |   |              |                         |
| Parks and Recreation Facilities | Single Family                      | Dwelling Unit   | 2,422        | 2,422                   |
|                                 | Multi-Family                       | Dwelling Unit   | 2,422        | 2,422                   |
| Quimby In-Lieu                  | Single-Family                      | Dwelling Unit   | 867          | 867                     |
|                                 | Multi-Family                       | Dwelling Unit   | 867          | 867                     |
| Sewer <sup>1</sup>              | Single-Family                      | Dwelling Unit   | 457          | 462                     |
|                                 | Multi-Family                       | Dwelling Unit   | 457          | 462                     |
|                                 | Non-Residential                    | Dwelling Unit<br>Equivalents<br>(Table 2,<br>Section<br>3.40.110) | TBD          | TBD                     |
| Water Facilities <sup>2</sup>   | Single-Family                      | Dwelling Unit   | 6,348        | 6,415                   |
|                                 | Multi-Family                       | Dwelling Unit   | 4,443        | 4,490                   |
|                                 | Non-residential                    | Per 1" meter  | 6,348        | 6,415                   |
|                                 | Non-residential                    | Per 1 ½" meter  | 9,522        | 9,623                   |
|                                 | Non-residential                    | Per 2" meter  | 20,312       | 20,527                  |
|                                 | Non-residential                    | Per 3" meter  | 44,434       | 44,905                  |
|                                 | Non-residential                    | Per 4" meter  | 76,172       | 76,979                  |
|                                 | Non-residential                    | Per 6" meter  | 158,692      | 160,374                 |
|                                 | Non-residential                    | Per 8" meter  | 228,516      | 230,938                 |
|                                 | Non-residential                    | Per 10" meter   | 368,165      | 372,068                 |
|                                 | Non-residential                    | Per 12" meter   | 507,814      | 513,197                 |
|                                 |                                    |   |              |                         |

<sup>1</sup> Not imposed if septic system is used.

<sup>2</sup> Imposed at time of connection.



## CONSTRUCTION ECONOMICS

ENR's 20-city average cost indexes, wages and material prices. Historical data and details for ENR's 20 cities can be found at [ENR.com/economics](http://ENR.com/economics)

### Construction Cost Index

ANNUAL INFLATION RATE

**+1.6%**  
JAN. 2016

| 1913=100          | INDEX VALUE | MONTH | YEAR  |
|-------------------|-------------|-------|-------|
| CONSTRUCTION COST | 10132.55r   | 0.0%  | +1.6% |
| COMMON LABOR      | 21601.58r   | 0.0%  | +2.2% |
| WAGE \$/HR.       | 41.25r      | 0.0%  | +2.2% |

The Construction Cost Index's annual escalation rate declined to 1.6% in January, falling from 2.0% the previous month, as the materials component slipped 0.1%.

### Building Cost Index

ANNUAL INFLATION RATE

**+1.2%**  
JAN. 2016

| 1913=100      | INDEX VALUE | MONTH | YEAR  |
|---------------|-------------|-------|-------|
| BUILDING COST | 5561.76r    | 0.0%  | +1.2% |
| SKILLED LABOR | 9705.74r    | +0.1% | +2.3% |
| WAGE \$/HR.   | 53.84r      | +0.1% | +2.3% |

The Building Cost Index's annual escalation rate fell to 1.2% from 1.5% last month, due mostly to a 0.1% decline in materials costs.

### Materials Cost Index

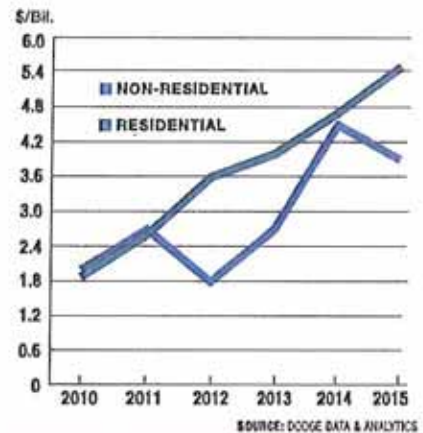
MONTHLY INFLATION RATE

**-0.1%**  
JAN. 2016

| 1913=100       | INDEX VALUE | MONTH | YEAR  |
|----------------|-------------|-------|-------|
| MATERIALS COST | 3035.31     | -0.1% | -1.2% |
| CEMENT \$/TON  | 114.50      | -0.2% | -1.3% |
| STEEL \$/CWT   | 49.50       | -0.2% | -2.2% |
| LUMBER \$/MBF  | 473.76      | -0.1% | +1.4% |

The steel component of the Materials Cost Index declined for the third consecutive month.

Construction starts in the Seattle metro area are estimated to have increased 2.5%, to \$9.4 billion, in 2015, according to Dodge Data & Analytics. The largest annual gain would be 17.8% for residential building construction. Dodge estimates the non-residential building market will slip 13.2% in 2015. Due to a computer malfunction, ENR is publishing the 1967=100 base year indexes for common labor, skilled labor and materials in place of the 1913=100 index.



## ENR's Cost Indexes by City

1913=100  
1967=100

|               | CONSTRUCTION COST |             | BUILDING COST  |             | COMMON LABOR   |             | SKILLED LABOR  |             | MATERIALS      |             |
|---------------|-------------------|-------------|----------------|-------------|----------------|-------------|----------------|-------------|----------------|-------------|
|               | JAN. '16: 1913    | % CHG. YEAR | JAN. '16: 1913 | % CHG. YEAR | JAN. '16: 1967 | % CHG. YEAR | JAN. '16: 1967 | % CHG. YEAR | JAN. '16: 1967 | % CHG. YEAR |
| ATLANTA       | 6249.51           | +0.1        | 4110.59        | +0.2        | 805.72         | 0.0         | 677.82         | 0.0         | 694.45         | +0.4        |
| BALTIMORE     | 6922.34           | -1.9        | 4736.23        | -3.7        | 902.87         | +2.4        | 815.04         | +2.6        | 651.03         | -11.8       |
| BIRMINGHAM    | 7034.17           | +1.6        | 4285.92        | +0.9        | 950.37         | +2.4        | 782.27         | +2.1        | 644.68         | -0.6        |
| BOSTON        | 13180.53          | +5.7        | 6884.75        | +1.9        | 1440.69        | +6.9        | 1292.34        | +3.1        | 626.57         | -1.3        |
| CHICAGO       | 14773.88          | +2.7        | 6937.51        | +1.4        | 1481.38        | +3.1        | 1242.24        | +1.9        | 562.73         | +0.1        |
| CINCINNATI    | 8779.36           | -1.5        | 4729.20        | -2.8        | 881.67         | 0.0         | 789.38         | 0.0         | 649.27         | -6.7        |
| CLEVELAND     | 11895.69          | +0.1        | 5503.27        | +0.5        | 1062.42        | 0.0         | 886.15         | +0.4        | 624.75         | +0.7        |
| DALLAS        | 5555.06           | +0.6        | 4168.57        | +0.7        | 727.89         | 0.0         | 716.63         | 0.0         | 622.67         | +1.7        |
| DENVER        | 7071.66           | -0.1        | 4443.86        | -0.2        | 786.97         | 0.0         | 730.54         | 0.0         | 633.25         | -0.3        |
| DETROIT       | 10951.51          | +2.6        | 5792.67        | +2.4        | 975.48         | +3.1        | 941.72         | +3.7        | 577.51         | -0.1        |
| KANSAS CITY   | 10976.74          | +0.7        | 5802.79        | +1.7        | 1259.83        | +1.0        | 1177.55        | +3.1        | 600.61         | -0.9        |
| LOS ANGELES   | 11115.28          | +1.1        | 5823.91        | +1.5        | 1038.57        | +1.5        | 993.62         | +2.8        | 625.41         | -1.1        |
| MINNEAPOLIS   | 11987.10          | +1.9        | 5702.60        | +2.4        | 1245.19        | +2.0        | 1084.28        | +2.7        | 609.62         | +1.8        |
| NEW ORLEANS   | 5861.55           | +0.1        | 3950.60        | +0.4        | 725.09         | 0.0         | 645.29         | +0.7        | 658.91         | +0.2        |
| NEW YORK CITY | 16253.80          | -0.4        | 8631.13        | +6.9        | 1278.75        | 0.0         | 1300.00        | +10.3       | 686.47         | -3.5        |
| PHILADELPHIA  | 12178.61          | +3.7        | 6579.81        | +1.5        | 1367.20        | +4.2        | 1174.37        | +1.7        | 697.02         | +1.2        |
| PITTSBURGH    | 8669.66           | -0.4        | 5320.60        | -0.6        | 882.26         | 0.0         | 874.66         | 0.0         | 553.12         | -1.7        |
| ST. LOUIS     | 11645.01          | +11.7       | 5702.70        | +1.4        | 1056.28        | +14.2       | 959.79         | +1.9        | 664.30         | +0.5        |
| SAN FRANCISCO | 11153.41          | -0.2        | 6387.49        | -0.3        | 956.17         | 0.0         | 1013.05        | 0.0         | 626.93         | -1.1        |
| SEATTLE       | 10396.13          | +0.1        | 5740.93        | +2.7        | 970.08         | 0.0         | 1037.06        | +3.9        | 725.45         | +0.4        |



# CONSTRUCTION ECONOMICS

ENR's 20-city average cost indexes, wages and material prices. Historical data and details for ENR's 20 cities can be found at [ENR.com/economics](http://ENR.com/economics)

## Construction Cost Index

ANNUAL INFLATION RATE

| 1913=100          | INDEX VALUE | MONTH | YEAR  |
|-------------------|-------------|-------|-------|
| CONSTRUCTION COST | 10132.55r   | 0.0%  | +1.6% |
| COMMON LABOR      | 21601.58r   | 0.0%  | +2.2% |
| WAGE \$/HR.       | 41.25r      | 0.0%  | +2.2% |

The Construction Cost Index's annual escalation rate declined to 1.6% in January, falling from 2.0% the previous month, as the materials component slipped 0.1%.

## Building Cost Index

ANNUAL INFLATION RATE

| 1913=100      | INDEX VALUE | MONTH | YEAR  |
|---------------|-------------|-------|-------|
| BUILDING COST | 5561.76r    | 0.0%  | +1.2% |
| SKILLED LABOR | 9705.74r    | +0.1% | +2.3% |
| WAGE \$/HR.   | 53.84r      | +0.1% | +2.3% |

The Building Cost Index's annual escalation rate fell to 1.2% from 1.5% last month, due mostly to a 0.1% decline in materials costs.

## Materials Cost Index

MONTHLY INFLATION RATE

| 1913=100       | INDEX VALUE | MONTH | YEAR  |
|----------------|-------------|-------|-------|
| MATERIALS COST | 3035.31     | -0.1% | -1.2% |
| CEMENT \$/TON  | 114.50      | -0.2% | -1.3% |
| STEEL \$/CWT   | 49.50       | -0.2% | -2.2% |
| LUMBER \$/MBF  | 473.76      | -0.1% | +1.4% |

The steel component of the Materials Cost Index declined for the third consecutive month.

The dollar value of total construction put-in-place showed a seasonally adjusted annual escalation rate of 10.5% in November, according to the latest data from the U.S. Dept. of Commerce. On a year-to-date basis, total construction through November remained 10.7% higher than last year. Most of the gain resulted from a 12.5% increase in private construction, while the public sector increased 6.2%. The largest annual gains came from a 47.5% increase in manufacturing-plant construction.

## TOTAL CONSTRUCTION

Seasonally adjusted rate in (\$) billions



PERCENT CHANGE NOV. '15 VS. NOV. '14

SOURCE: DEPT. OF COMMERCE

**Total Construction** | 1,011.93 2015 NOV. | 913.87 2014 NOV. | -8.8 % CHG. MONTH | +10.7 % CHG. YEAR

| CONSTRUCTION VALUE YEAR-TO-DATE, \$ BIL. | 2015 NOV.     | 2014 NOV.     | % CHG. MONTH | % CHG. YEAR  |
|--|---------------|---------------|--------------|--------------|
| <b>TOTAL PRIVATE</b>                     | <b>740.68</b> | <b>658.55</b> | <b>-7.5</b>  | <b>+12.5</b> |
| RESIDENTIAL BUILDINGS                    | 385.03        | 341.06        | -11.2        | +12.9        |
| LODGING                                  | 18.66         | 14.25         | -2.6         | +31.0        |
| OFFICE                                   | 43.68         | 34.88         | -2.1         | +25.2        |
| COMMERCIAL                               | 59.65         | 55.40         | -7.2         | +7.7         |
| HEALTH CARE                              | 28.56         | 26.10         | -2.8         | +9.4         |
| EDUCATIONAL                              | 16.33         | 15.44         | -5.5         | +5.8         |
| RELIGIOUS                                | 3.11          | 2.97          | -10.7        | +4.7         |
| AMUSEMENT AND RECREATION                 | 9.24          | 6.74          | -4.3         | +37.2        |
| TRANSPORTATION                           | 12.08         | 10.72         | +1.8         | +12.6        |
| COMMUNICATION                            | 17.15         | 15.32         | +6.5         | +11.9        |
| POWER                                    | 70.14         | 83.10         | -1.2         | -15.6        |
| MANUFACTURING                            | 75.63         | 51.28         | -7.0         | +47.5        |

| CONSTRUCTION VALUE YEAR-TO-DATE, \$ BIL. | 2015 NOV.     | 2014 NOV.     | % CHG. MONTH | % CHG. YEAR |
|--|---------------|---------------|--------------|-------------|
| <b>TOTAL PUBLIC</b>                      | <b>271.25</b> | <b>255.33</b> | <b>-12.3</b> | <b>+6.2</b> |
| RESIDENTIAL BUILDINGS                    | 5.97          | 4.62          | -6.6         | +29.3       |
| OFFICE                                   | 7.39          | 7.01          | -1.7         | +5.4        |
| COMMERCIAL                               | 2.31          | 1.79          | -3.8         | +29.6       |
| HEALTH CARE                              | 8.27          | 9.10          | -1.8         | -9.1        |
| EDUCATIONAL                              | 62.55         | 58.48         | -2.2         | +6.9        |
| PUBLIC SAFETY                            | 7.99          | 8.45          | -4.8         | -5.4        |
| AMUSEMENT AND RECREATION                 | 9.88          | 8.41          | -13.7        | +17.4       |
| TRANSPORTATION                           | 29.13         | 27.60         | -9.2         | +5.5        |
| POWER                                    | 9.90          | 10.86         | -11.2        | -8.8        |
| HIGHWAY AND STREET                       | 84.09         | 78.71         | -21.8        | +7.8        |
| SEWAGE AND WATER DISPOSAL                | 23.02         | 21.02         | -13.0        | +9.5        |
| WATER SUPPLY                             | 12.09         | 11.75         | -15.5        | +2.9        |
| CONSERVATION AND DEVELOPMENT             | 7.43          | 6.52          | -1.9         | +14.0       |

SOURCE: DEPT. OF COMMERCE, CONSTRUCTION PUT-IN-PLACE. DETAILS MAY NOT ADD UP TO TOTAL SINCE ALL TYPES OF CONSTRUCTION ARE NOT SHOWN SEPARATELY.