



AGENDA

CHINO HILLS CITY COUNCIL
REGULAR MEETING
TUESDAY, OCTOBER 25, 2016

6:00 P.M. CLOSED SESSION
7:00 P.M. PUBLIC MEETING/PUBLIC HEARING

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 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

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 Legal Counsel pursuant to Government Code Section 54956.9(d)(1) - Existing Litigation (5 cases):
 - a. John Reis, an individual v. City of Chino Hills, a Municipality; Time Warner NY Cable, LLC, a Delaware Limited Liability Company; Pauley Construction, an entity of unknown form; and Does 1 through 75, inclusive - San Bernardino County Superior Court Case No. CIVRS 1013457
 - b. James J. Caswell, an individual v. Trasia Group, Inc., a California Corporation; City of Chino Hills, a public entity; and Does 1 through 20, inclusive - San Bernardino County Superior Court Case No. CIVDS 1500819
 - c. Binita Patel, an individual, et. al. v. Daniel J. Eichmann, an individual; City of Chino Hills, a public entity; County of San Bernardino, a public entity; and Does 1 through 50 inclusive - San Bernardino County Superior Court Case No. CIVDS 1504718
 - d. Evelyn Wallace, an individual v. City of Chino Hills, a public entity; and Does 1 to 50 inclusive - San Bernardino County Superior Court Case No. CIVDS 1511692
 - e. (Heirs of) Michael Cole, an individual v. City of Chino Hills, a public entity; and Does 1 to 500 inclusive - San Bernardino County Superior Court Case No. CIVDS 1505641
3. Conference with Legal Counsel pursuant to Government Code Section 54956.9(d)(2) - Anticipated litigation related to Mexican American Legal Defense and Education Fund (MALDEF) demand that the city convert its at-large election system to a district-based electoral system in order to comply with the California Voting Rights Act
4. Conference with Legal Counsel pursuant to Government Code Section 54956.9(d)(1) - Joint Test Claim of San Bernardino County Local Agencies Concerning California Regional Water Quality Control Board, Santa Ana Region Water Permit, Order No. R8-2010-0036, Before the State Commission on Mandates (Case No. 10-TC-10)

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

PLEDGE OF ALLEGIANCE TO THE FLAG

INVOCATION: Pastor Shadrach Means, Calvary Chapel Chino Hills

ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION

5. **PROCLAMATION – BREAST CANCER AWARENESS:** Proclaiming the month of October as Breast Cancer Awareness Month; to be accepted by Tara Owsley, Change for a Cure
6. **PROCLAMATION - Red Ribbon Week:** Proclaiming October 23-31, 2016 as Red Ribbon Week; to be accepted by Police Chief Darren Goodman, Chino Hills Police
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.

CITY DEPARTMENT BUSINESS

CONSENT CALENDAR ITEMS 8 THROUGH 13 - *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.*

8. [Approve October 11, 2016 City Council Meeting Minutes](#)
9. [Approve Warrant Registers for period of September 22 through October 5, 2016 in amount of \\$2,618,266.90](#)
10. [Receive and file City Official Reports pursuant to Travel, Training and Meetings Reimbursement Policy for period of September 28 through October 11, 2016](#)
11. [Authorize execution of Amendment No. 1 to Agreement No. A2016-033 with Chino Valley Unified School District for School Resource Officer Program through June 2, 2017](#)

12. [Authorize publication of notice for unclaimed funds held by the City of Chino Hills in the escheat property account in accordance with Government Code Section 50050](#)
13. [Receive and file annual reports for Community Facilities District Nos. 1, 2, 4, 5, 6, 8, 9, and 10 and adopt resolutions establishing annual special tax respectively](#)
14. [Approve amendments to Fiscal Year 2016-17 Authorized Positions to increase one permanent part-time Administrative Assistant I position from 50 to 75 percent in Engineering Division, eliminate one 50 percent permanent part-time Office Assistant position and add one full-time permanent Administrative Assistant I position in Public Works Administrative Division; and approve appropriations increase in amount of \\$12,700 to Public Works General Fund for funding of temporary services through December 2016](#)

PLANNING COMMISSION MATTERS - *This portion of the City Council Agenda is for matters from the October 18, 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 14 and 15 is November 1, 2016, 5:30 p.m.*

15. [Custom Home Design Review No. 429 - 15451 Painter Drive: Adopted a resolution finding that the project is exempt from review under the California Environmental Quality Act and approved Custom Home Design Review No. 429 for the construction of a 5,225 square foot, two-story, single-family detached home with an 877-square foot, three car garage, based on the findings of facts and subject to the Conditions of Approval: Rock Development, Inc., Applicant](#)
16. [Site Plan Review No. 15SPR03 - The Rincon - Northeastern side of Soquel Canyon Parkway and Pomona Rincon Road: Adopted a resolution finding pursuant to Government Code Section 65402\(A\), that the conveyance of a 695 square foot City parcel to the applicant is consistent with and conforms to the General Plan and approved Site Plan Review No. 15SPR03 for the Development of The Rincon Commercial Center Project on 10.42 acres, based on findings of facts and subject to the Conditions of Approval: Ausmas Properties, LLC, Applicant](#)

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.*

17. [Introduce an Ordinance entitled: *An Ordinance of the City Council of the City of Chino Hills, California, Amending in its entirety Chapter 16.44 \(Wireless Communications Facilities\) and Appendix A \(Regulation of uses by Zoning District\) of the Chino Hills Municipal Code and determining the Ordinance is exempt from review under the California Environmental Quality Act - For first reading by title only - Waive further reading*](#)

PUBLIC INFORMATION OFFICER REPORT

SAFETY UPDATES - Police and Fire (if any)

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:

[Return to Agenda](#)

Item No.: 8

MINUTES

CITY COUNCIL
CITY OF CHINO HILLS

OCTOBER 11, 2016
REGULAR MEETING

Mayor Bennett called the Meeting of the City Council of the City of Chino Hills to order at 6:00 p.m. and requested the City Clerk to call roll.

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

ABSENT: COUNCIL MEMBERS: NONE

ALSO PRESENT: KONRADT BARTLAM, CITY MANAGER
MARK D. HENSLEY, CITY ATTORNEY
CHERYL BALZ, CITY CLERK
BENJAMIN MONTGOMERY, DEPUTY CITY MANAGER

PUBLIC COMMENTS

There were no public comments.

RECESS TO CLOSED SESSION

Mayor Bennett declared the meeting recessed at 6:01 p.m. for closed session.

ANTICIPATED LITIGATION

Conference with Legal Counsel pursuant to Government Code Section 54956.9(d)(2) - Anticipated litigation related to Mexican American Legal Defense and Education Fund (MALDEF) demand that the city convert its at-large election system to a district-based electoral system in order to comply with the California Voting Rights Act

EXISTING LITIGATION

Conference with Legal Counsel pursuant to Government Code Section 54956.9(d)(1) - Joint Test Claim of San Bernardino County Local Agencies Concerning California Regional Water Quality Control Board, Santa Ana Region Water Permit, Order No. R8-2010-0036, Before the State Commission on Mandates (Case No. 10-TC-10)

CLOSED SESSION RECESS

Mayor Bennett recessed the Closed Session at 6:57 p.m.

CONVENE REGULAR MEETING AND ROLL CALL

Mayor Bennett called the regular meeting order at 7:02 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 D. HENSLEY, CITY ATTORNEY
CHERYL BALZ, CITY CLERK
SCOTT ATKINSON, DEPUTY FIRE CHIEF, CHINO VALLEY FIRE
DEPARTMENT
DENISE CATTERN, PUBLIC INFORMATION OFFICER
DARREN GOODMAN, POLICE CHIEF, CHINO HILLS POLICE
JUDY LANCASTER, FINANCE DIRECTOR
JOANN LOMBARDO, COMMUNITY DEVELOPMENT DIRECTOR
NADEEM MAJAJ, PUBLIC WORKS DIRECTOR
JONATHAN MARSHALL, COMMUNITY SERVICES DIRECTOR
BENJAMIN MONTGOMERY, DEPUTY CITY MANAGER
LYNNAE SISEMORE, ASSISTANT CITY CLERK

PLEDGE OF ALLEGIANCE TO THE FLAG

Led by Cub Scout Pack 214.

INVOCATION

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

ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION

There was no reportable action taken in Closed Session.

PROCLAMATION – FIRE PREVENTION WEEK

Mayor Bennett presented a Proclamation proclaiming the week of October 9-15, 2016, as Fire Prevention Week to Deputy Fire Chief Scott Atkinson.

Deputy Fire Chief Atkinson thanked Council for the recognition and spoke of the importance of smoke alarm maintenance.

PUBLIC COMMENTS

Jane DeFrank, resident, spoke about political campaign flyers.

Joanne Genis, resident, voiced her opinions about the notification residents received from Southern California Edison regarding the Tehachapi Renewable Transmission Project (TRTP) and political campaign flyers.

Sal Carlos, resident, spoke about the Mexican American Legal Defense and Education Fund (MALDEF) letter the City received pertaining to district-based elections.

Jason Zara, Chino Valley Chamber of Commerce, spoke of upcoming Chamber events. He also thanked all the Chino Hills candidates for participating at the candidates' forum.

Bob Goodwin, resident, spoke about the overwhelming traffic in the City and political campaign flyers.

Jim Gallagher, resident, spoke about political campaign mailers.

CITY DEPARTMENT BUSINESS

City Clerk Cheryl Balz stated that there were corrections made to both the Regular City Council and Special Joint City Council/San Bernardino Fire District Board Meeting Minutes and asked Council to approve the minutes as amended.

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

MINUTES

The City Council approved the Regular City Council and Special Joint City Council/San Bernardino Fire District Board Meeting Minutes of September 27 and 28, 2016, as presented.

WARRANT REGISTERS

The City Council approved the Warrant Registers for period of September 8 through September 21, 2016 in amount of \$2,496,740.67, as presented.

CITY OFFICIAL REPORTS

The City Council received and filed the City Official Reports pursuant to Travel, Training and Meetings Reimbursement Policy for period of September 14 through September 27, 2016, as presented.

FINANCIAL REPORTS

The City Council received and filed the Monthly Financial Reports for August 2016.

TREASURER REPORT

The City Council approved the Treasurer's Report for August 2016.

AGREEMENT - SCHOOL CROSSING GUARD SERVICES

The City Council authorized the execution of Agreement No. A2016-192 with the City of Chino, Chino Valley Unified School District (CVUSD), and All City Management Services, Inc., in an amount not-to-exceed \$68,194.61 for Crossing Guard Services through June 30, 2017.

FOURTH QUARTER BUDGET AMENDMENTS

The City Council (1) received and filed the fourth quarter Budget Program Review; (2) approved the appropriation budget amendments as outlined in the written staff report; and (3) approved the recommended changes to the Capital Improvement Program.

AGREEMENT - HABITAT MITIGATION AND MONITORING PLAN

The City Council authorized the execution of Professional Services Agreement No. A2016-193 with AKM Consulting Engineers in an amount not-to-exceed \$249,910 for preparation of the Habitat Mitigation Implementation Design Plans pertaining to the Peyton Drive Phase 3 Widening and English Channel Improvement Project.

ONE WATER ONE WATERSHED 2.0 PLAN - RESOLUTION ADOPTED

The City Council adopted **Resolution No. 2016R-043**, *of the City Council of the City of Chino Hills supporting the One Water One Watershed (OWOW) 2.0 Plan of the Santa Ana Watershed Project Authority.*

Motion carried as follows:

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

NOES: COUNCIL MEMBERS: NONE

ABSENT: COUNCIL MEMBERS: NONE

PUBLIC HEARING

ELECTRIC VEHICLE CHARGING STATIONS - RESOLUTION ADOPTED

Public Works Director Majaj briefed the City Council on the staff report, which is on file in the City Clerk's Office. He cited that the City vehicle charging stations are located at City Hall and the Community Center.

Mayor Bennett opened the public hearing and asked if anyone wished to address the City Council on the matter. Hearing none, Mayor Bennett closed the public hearing.

Following discussion, a motion was made by Council Member Rogers, and seconded by Vice Mayor Marquez to adopt **Resolution No. 2016R-044**, *of the City Council of the City of Chino Hills establishing an hourly fee to be charged by the City for electric*

vehicle charging at city-owned electric vehicle charging stations, modifying the Master Schedule of Fees to include said fee, and superseding Resolution No. 2016R-026.

Motion carried as follows:

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

NOES: COUNCIL MEMBERS: NONE

ABSENT: COUNCIL MEMBERS: NONE

PUBLIC INFORMATION OFFICER REPORT

Public Information Officer (PIO) Denise Cattern announced the following events:

- 19th Annual Celebrate the Family Poster, Essay, and Photo Contest. Entries are due to City hall by 4:00 p.m. on Friday, October 14th. For more information visit the City's website at: www.chinohills.org/CelebrateTheFamily;
- Autumn-Landscape Heaven Class will take place on Saturday, October 22nd from 9:00 a.m. to 11:00 a.m. at the City of Upland's Public Works Facility, 1370 North Benson Avenue. The class will educate those attending in basic drought tolerant landscape designs and how to maintain an irrigation system. To make a reservation, call (909) 364-2804;
- Prescription Drug Take-Back Day is being held on Saturday, October 22nd from 10:00 a.m. to 2:00 p.m. at the Chino Hills Police Station, 14077 Peyton Drive;
- Chino Valley Chamber of Commerce Business Expo is being held on Saturday, October 22nd at The Shoppes at Chino Hills, 13920 City Center Drive. Visit the Chamber's website at: www.chinovalleychamber.com/business-expo for online registration;
- The Great California ShakeOut will occur on October 22nd where millions of Californians will "Drop, Cover, and Hold On.";
- The City Blood Drive will be held on Thursday, October 13th in the Government Center Parking lot, 14077 Peyton Drive; and
- The Artist Reception hosted by chARTS will display the work of local artists in the lobby of the Community Center at 14250 Peyton Drive starting on October 12th.

SAFETY UPDATES - Police

Police: Police Chief Goodman asked the community for prayers for the Palm Springs officers that were recently killed in the line of duty.

COUNCIL REPORTS

SAN BERNARDINO ASSOCIATED GOVERNMENTS

Council Member Graham attended the San Bernardino Associated Governments board meeting and stated that he voted against a Caltrans landscape plan for large Queen

Palms due to the lack of maintenance. He said the plan was approved along the 215 freeway, more landscape plans may decline due to the same plant palette.

COUNCIL COMMENTS

Graham: Council Member Graham asked the City Attorney what the City would have to do if Proposition 64, legalization of marijuana and hemp passes. City Attorney Hensley said currently the City prohibits cultivation, sales, and anything associated with marijuana. Mr. Hensley stated that Proposition 64 will not change the current laws of the City unless legislation shifts the rules. Council Member Graham spoke about the recent candidates' forum hosted by the Chamber of Commerce and asked staff to clarify the reference made about the City being \$26.8 million in debt. City Manager Bartlam stated that the \$26.8 million is not a debt incurred by the City, and that it is in reference to the Existing Infrastructure Fund (EIF) debt. He said the EIF is not a debt of the City; it is a debt of future developers. He said the County's development of the Chino Hills Specific Plan required developers to oversize infrastructure, to place infrastructure beyond their requirements. In turn developers were promised by agreement with the County reimbursement from future developers so that everyone would pay their fair share. City Manager Bartlam also stated in past that the City reimbursed \$8 million as a result in the rise of development. Lastly, he said that if a development never occurs that the City has no obligation to pay the debt.

Rogers: Council Member Rogers thanked the Chino Hills Community Foundation, volunteers and colleagues for a very successful 6th Annual Wine Walk event at The Shoppes Chino Hills. He said the event was sold out by 630 tickets and roughly raised \$71,000. He attended the California League of Cities conference in Long Beach, and stated how valuable the conference is to learn about best practices and current trends. Council Member Rogers asked staff for an update about the military banner program. Community Services Director Marshall replied that staff is currently inspecting banners citywide and will report the outcome back to Council at a later date. Lastly, Council Member Rogers announced that all of City staff is wearing pink to honor and support those that have battled breast cancer.

Moran: Council Member Moran stated that the Pomona Valley Hospital is offering low cost mammograms during the month of October. She asked staff if the City currently has bicycle racks. City Manager Bartlam stated that there are bicycle racks at all City facilities, and cannot speak for private businesses. Council Member Moran inquired about partnership with Republic Services for a community clean-up day to place bins in a specific locations for residents to dispose of large items. Deputy City Manager Montgomery stated that the event has not been offered since 2008. Council Member Moran asked if the community clean-up event could be reinstated. Vice Mayor Marquez stated that residents can dispose of large items along Carbon Canyon twice a year.

Marquez: Vice Mayor Marquez attended the League of Cities conference and stated that he was a voting member. He spoke about Vision Zero, a multi-national road traffic safety project to alleviate pedestrian deaths. He said that he was proud of Chino Hills for mitigating the roadways along the Western Hills Golf Course due to unsafe roadway conditions. He asked staff to address the issues with speeding and lack of vision in that Western Hills area. Public Works Director Nadeem Majaj stated that there was an issue

with speeding on Canyon Lane because the road looked like a raceway. He said that the City narrowed the visual of the road by restriping the median and including more speed limit signs and reflectors.

Bennett: Mayor Bennett mentioned the City lost a pedestrian and his dog by Oak Ridge Elementary school due to not being visible to drivers. He asked the community to wear bright clothes at night and to be cognizant while walking at nighttime. He announced the Bark for Life event starting at Boys Republic at 9:00 a.m. Mayor Bennett recognized students in the audience from Ayala High School's government class, and acknowledged Purple Heart recipient Ronnie Guyer and World War II Veteran Wilber Richardson.

ADJOURN IN MEMORIAM AND IN HOPE

Mayor Bennett adjourned the meeting in memory of the two Palm Springs Police Officers killed in the line of duty, and 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

Mayor Bennett adjourned at 7:54 p.m.

Respectfully submitted,

CHERYL BALZ, CITY CLERK

APPROVED:

COUNCIL AGENDA STAFF REPORT



Meeting Date: October 25, 2016

Public Hearing:

Discussion Item:

Consent Item: ☒

CITY CLERK USE ONLY

Item No.: 9

October 18, 2016

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: CITY OF CHINO HILLS WARRANT REGISTERS FOR WARRANTS
ISSUED FOR THE PERIOD SEPTEMBER 22, 2016 – OCTOBER 5,
2016, IN AN AMOUNT OF \$2,618,266.90

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 September 22, 2016, to October 5, 2016, payments in excess of \$25,000 have been issued totaling \$2,618,266.90.

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



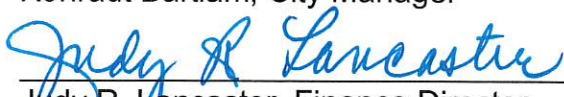
Mayor Art Bennett



Council Member Peter Rogers



Konrad Bartlam, City Manager



Judy R. Lancaster, Finance Director

Outgoing Wire Transfers Over \$25,000

From 9/22/16 to 10/5/16

Vendor Name	Due Date	Account Number	Item Description	Amount
Federal EFTPS	10/5/2016	575-0000-218-1000	P/R Tax Transfer - Federal	59,902.78
			Vendor Total *	59,902.78
			Grand Total Transfers Over \$25,000 *****	59,902.78

ITEMS EXCEEDING \$25,000.00

PREPARED 09/22/2016,12:44:36
PROGRAM: GM339L
CITY OF CHINO HILLS

EXPENDITURE APPROVAL LIST
AS OF: 09/28/2016 PAYMENT DATE: 09/28/2016

PAGE 1

VEND NO	SEQ#	VENDOR NAME	INVOICE	VOUCHER	P.O.	BNK	CHECK/DUE	ACCOUNT	ITEM	CHECK	EFT, EPAY OR
NO		NO	NO				DATE	NO	DESCRIPTION	AMOUNT	HAND-ISSUED
											AMOUNT
0002903	00	CALIFORNIA PUBLIC EMPLOYEES'									
2121/OCT'16		001451		00	09/28/2016			001-0300-888.15-40	CALPERS INSURANCE PREMIUM	299.38	
2121/OCT'16		001458		00	09/28/2016			001-0300-888.15-40	CALPERS INSURANCE PREMIUM	271.92	
2121/OCT'16		001461		00	09/28/2016			001-0400-888.15-40	CALPERS INSURANCE PREMIUM	1,108.56	
2121/OCT'16		001463		00	09/28/2016			001-0400-888.15-40	CALPERS INSURANCE PREMIUM	1,087.66	
2121/OCT'16		001466		00	09/28/2016			001-0400-888.15-40	CALPERS INSURANCE PREMIUM	297.23	
2121/OCT'16		001450		00	09/28/2016			001-1200-888.30-90	CALPERS INSURANCE PREMIUM	284.39	
2121/OCT'16		001462		00	09/28/2016			001-1200-888.15-40	CALPERS INSURANCE PREMIUM	1,087.66	
2121/OCT'16		001452		00	09/28/2016			001-2100-888.15-40	CALPERS INSURANCE PREMIUM	149.69	
2121/OCT'16		001459		00	09/28/2016			001-2100-888.15-40	CALPERS INSURANCE PREMIUM	135.96	
2121/OCT'16		001453		00	09/28/2016			001-2200-888.15-40	CALPERS INSURANCE PREMIUM	149.68	
2121/OCT'16		001460		00	09/28/2016			001-2200-888.15-40	CALPERS INSURANCE PREMIUM	135.95	
2121/OCT'16		001467		00	09/28/2016			001-2200-888.10-10	CALPERS INSURANCE PREMIUM	543.83	
2121/OCT'16		001464		00	09/28/2016			001-2510-888.15-40	CALPERS INSURANCE PREMIUM	504.64	
2121/OCT'16		001456		00	09/28/2016			003-0900-888.15-40	CALPERS INSURANCE PREMIUM	543.83	
2121/OCT'16		001455		00	09/28/2016			500-8113-888.15-40	CALPERS INSURANCE PREMIUM	297.23	
2121/OCT'16		001457		00	09/28/2016			500-8113-888.15-40	CALPERS INSURANCE PREMIUM	594.46	
2121/OCT'16		001454		00	09/28/2016			551-8200-888.15-40	CALPERS INSURANCE PREMIUM	566.53	
2121/OCT'16		001465		00	09/28/2016			551-8200-888.15-40	CALPERS INSURANCE PREMIUM	336.42	
2121/OCT'16		001449		00	09/28/2016			575-0000-217.10-00	CALPERS INSURANCE PREMIUM	83,627.44	
									VENDOR TOTAL *	92,022.46	
0000518	00	DOTY BROS. EQUIPMENT COMPANY									
53455		PI1801 170229	00	09/28/2016				500-8111-888.52-35	WATER/SEWER/REPAIRS	53,098.88	
									VENDOR TOTAL *	53,098.88	
0000011	00	EXCEL LANDSCAPE, INC.									
88330		PI1766 170347	00	09/28/2016				001-2510-888.50-10	LANDSCAPE SERVICES	3,646.00	
88330		PI1767 170347	00	09/28/2016				001-8400-888.50-10	LANDSCAPE SERVICES	5,130.00	
88330		PI1768 170347	00	09/28/2016				031-8400-888.50-10	LANDSCAPE SERVICES	3,480.00	
88330		PI1769 170347	00	09/28/2016				040-8400-888.50-10	LANDSCAPE SERVICES	17,468.81	
88330		PI1770 170347	00	09/28/2016				045-8400-888.50-10	LANDSCAPE SERVICES	32,462.65	
88330		PI1771 170347	00	09/28/2016				121-8400-888.50-10	LANDSCAPE SERVICES	4,915.00	
									VENDOR TOTAL *	67,102.46	
0001503	00	HD SUPPLY WATERWORKS									
G067464		PI1785 170368	00	09/28/2016				500-8112-888.84-20	WATER EQUIPMENT	140,881.48	
G094994		PI1786 170368	00	09/28/2016				500-8112-888.84-20	WATER EQUIPMENT	2,683.50	
									VENDOR TOTAL *	143,564.98	
0007154	00	HENSLEY LAW GROUP									
10335		001468		00	09/28/2016			001-1000-888.30-10	LEGAL SERVICES:AUG'16	608.00	
10335		001469		00	09/28/2016			001-1000-888.30-10	LEGAL SERVICES:AUG'16	17,879.00	
10335		001473		00	09/28/2016			005-4000-888.30-10	LEGAL SERVICES:AUG'16	2,132.00	
10335		001474		00	09/28/2016			005-4000-888.30-10	LEGAL SERVICES:AUG'16	686.00	
10335		001475		00	09/28/2016			399-7100-888.81-10	LEGAL SERVICES:AUG'16	114.00	
10335		001470		00	09/28/2016			500-8110-888.30-10	LEGAL SERVICES:AUG'16	2,595.45	
10335		001471		00	09/28/2016			501-8120-888.30-10	LEGAL SERVICES:AUG'16	741.00	
10335		001472		00	09/28/2016			552-2520-888.30-10	LEGAL SERVICES:AUG'16	551.00	
10335		001476		00	09/28/2016			657-5100-888.30-10	LEGAL SERVICES:AUG'16	38.00	

PREPARED 09/22/2016,12:44:36
PROGRAM: GM339L
CITY OF CHINO HILLS

EXPENDITURE APPROVAL LIST
AS OF: 09/28/2016 PAYMENT DATE: 09/28/2016

PAGE 2

VEND NO	SEQ#	VENDOR NAME	BNK	CHECK/DUE	ACCOUNT	ITEM	CHECK	EFT, EPAY OR
INVOICE	VOUCHER	P.O.		DATE	NO	DESCRIPTION	AMOUNT	HAND-ISSUED
NO	NO	NO						AMOUNT
0007154	00	HENSLEY LAW GROUP						
10335	001477		00	09/28/2016	699-5200-888.30-10	LEGAL SERVICES:AUG'16	38.00	
						VENDOR TOTAL *	25,382.45	
0000608	00	SBCERA						
PP 20/16	PR0928		00	09/28/2016	575-0000-216.20-06	SURVIVOR BENEFIT:EMPLOYEE	259.72	
PP 20/16	PR0928		00	09/28/2016	575-0000-217.35-05	CITY CONTR GEN MBR:TIER 1	148,876.99	
PP 20/16	PR0928		00	09/28/2016	575-0000-217.36-05	CITY CONTR GEN MBR:TIER 2	13,798.03	
PP 20/16	PR0928		00	09/28/2016	575-0000-217.35-10	NON-RFNDDBL GEN MBR CONTRB	23,431.85	
PP 20/16	PR0928		00	09/28/2016	575-0000-217.35-13	EMPL PAID PRETAX CONTRBTN	9,417.17	
PP 20/16	PR0928		00	09/28/2016	575-0000-217.36-13	EMPLOYEE RET. COST:TIER 2	4,363.92	
PP 20/16	PR0928		00	09/28/2016	575-0000-217.35-14	EXEMPT ADDT'L RETIREMENT	3,039.09	
PP 20/16	PR0928		00	09/28/2016	575-0000-217.35-15	REFUNDABLE GEN MBR CONTRB	9,986.37	
PP 20/16	PR0928		00	09/28/2016	575-0000-217.35-20	SURVIVORS BENFIT:EMPLOYER	259.72	
PP 20/16	PR0928		00	09/28/2016	575-0000-217.35-16	RETIREMENT SERVICE CREDIT	218.38	
						VENDOR TOTAL *	213,651.24	
						TOTAL EXPENDITURES ****	594,822.47	
						GRAND TOTAL *****		594,822.47

PREPARED 09/30/2016,15:10:56
 PROGRAM: GM339L
 CITY OF CHINO HILLS

EXPENDITURE APPROVAL LIST
 AS OF: 10/05/2016 PAYMENT DATE: 10/05/2016

PAGE 1

VEND NO	SEQ#	VENDOR NAME	INVOICE	VOUCHER	P.O.	BNK	CHECK/DUE	ACCOUNT	ITEM	CHECK	EFT, EPAY OR
NO			NO	NO			DATE	NO	DESCRIPTION	AMOUNT	HAND-ISSUED
											AMOUNT
0004290	00	CHINO BASIN DESALTER AUTHORITY									
290		001491				00	10/05/2016	500-8113-888.60-13	WATER PURCHASE AGREEMENT	924,863.65	
									VENDOR TOTAL *	924,863.65	
0000064	00	S.B.COUNTY SHERIFF'S DEPT.									
15927/OCT'16		001567				00	10/05/2016	001-6000-888.31-70	LAW ENFORCEMENT CONTRACT	1,009,783.00	
									VENDOR TOTAL *	1,009,783.00	
0001641	00	WEST COAST ARBORISTS, INC.									
118547		PI1884 170324 00 10/05/2016				001-8400-888.50-12			LANDSCAPE SERVICES	2,880.00	
118548		PI1868 170324 00 10/05/2016				040-8400-888.50-12			LANDSCAPE SERVICES	720.00	
118549		PI1885 170324 00 10/05/2016				045-8400-888.50-12			LANDSCAPE SERVICES	13,200.00	
118550		PI1886 170324 00 10/05/2016				071-8400-888.50-12			LANDSCAPE SERVICES	12,095.00	
									VENDOR TOTAL *	28,895.00	
									TOTAL EXPENDITURES ****	1,963,541.65	
									GRAND TOTAL *****		1,963,541.65

COUNCIL AGENDA STAFF REPORT



Meeting Date: October 25, 2016

Public Hearing:
Discussion Item:
Consent Item:

CITY CLERK USE ONLY

Item No.: 10

October 18, 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 October 11, 2016.

REVIEW BY OTHERS:

The report format has been reviewed by the City Attorney.

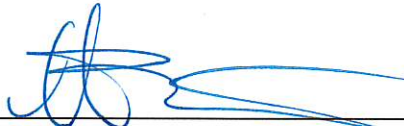
FISCAL IMPACT:

Travel, Training and Meeting expenses are included within the City's adopted budget for Fiscal Year 2016/2017.

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,



Konradt Bartlam, City Manager

KB:ssr

**CITY OFFICIAL REPORT
CITY OF CHINO HILLS
COUNCIL MEETING DATE: 10/25/16
PERIOD TO COVER: 09/28/16 – 10/11/16**

Event Date	Name of Payee	Meeting and Subject Matter	City Official Attendees	Purpose*
10/05-10/07/16	City of Chino Hills	League of California Cities Conf.	A. Bennett, Mayor R. Marquez, Vice Mayor E. Graham, Council Member C. Moran, Council Member P. Rogers, Council Member	Conference Attendance
10/11/16	City of Chino Hills	SCAG Housing Summit	R. Marquez, Vice Mayor C. Moran, Council Member	Educational Summit

*Details on expenses are maintained in the Finance Department.

COUNCIL AGENDA STAFF REPORT



Meeting Date: October 25, 2016

Public Hearing:

Discussion Item:

Consent Item: ☒

CITY CLERK USE ONLY

Item No.: 11

October 18, 2016

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: AMENDMENT NO. 1 TO AGREEMENT NO. A2016-033 FOR THE SCHOOL RESOURCE OFFICER PROGRAM BETWEEN THE CITY OF CHINO HILLS AND THE CHINO VALLEY UNIFIED SCHOOL DISTRICT

RECOMMENDATION:

Authorize execution of Amendment No. 1 to Agreement No. A2016-033 between the City of Chino Hills (City) and the Chino Valley Unified School District (CVUSD), amending Section 2 of the School Resource Officer Program, effective September 1, 2016 through June 2, 2017.

BACKGROUND/ANALYSIS:

In February 2016, the City Council approved a five-year agreement with the Chino Valley Unified School District (CVUSD) to equally share the cost of two Deputies for ten months for two full-time School Resource Officers (SROs). One Deputy will be assigned to the Ayala High School campus and one to the Chino Hills High School campus.

The SRO program continues to foster strong collaboration between Chino Hills and CVUSD. Results of this effort include immediate police response, expedited resolutions of criminal activity, student/law enforcement interaction and crime prevention.

The cost for the two SROs for FY 2016/2017 will be split between the City and CVUSD. The total ten-month cost for FY 2016/2017 is not to exceed \$446,323. The City's share is \$223,162. This is an increase of \$10,636 per agency, or \$21,272 total, from last year's cost. Overtime and vehicle costs, including fuel and maintenance, will be shared equally between the City and CVUSD and will be billed on a quarterly basis.

The cost of the School Resource Officer may be adjusted at any time to reflect salary or fringe benefit increases that affect Chino Hills' contract with the San Bernardino County Sheriff's Department. Overtime must be authorized by both parties and costs shared

AGENDA DATE: OCTOBER 25, 2016 PAGE TWO
SUBJECT: AMENDMENT NO. 1 TO AGREEMENT NO. A2016-033 FOR THE
SCHOOL RESOURCE OFFICER PROGRAM BETWEEN THE
CITY OF CHINO HILLS AND THE CHINO VALLEY UNIFIED
SCHOOL DISTRICT

equally. The City shall bill the District for its share in three installments due November 30, January 31, and June 30, as stipulated in the agreement.

REVIEW BY OTHERS:

This item has been reviewed by the Finance Director.

FISCAL IMPACT:

The cost has been included in the FY 2016/17 Budget.

CEQA REVIEW:

This action is not a project within the meaning of the CEQA Guidelines Section 15278 and is therefore exempt from CEQA as it is an administrative change that will not result in any direct or indirect physical change in the environment. It is therefore exempt from CEQA.

Respectfully submitted,



Konradt Bartlam
City Manager

Recommended by:



Benjamin Montgomery
Deputy City Manager

KB:BM:MS:ssr

Attachments

- 1) Amendment No. 1 to Agreement No. A2016-033
- 2) Schedule A – Law Enforcement Services Contract

CITY OF CHINO HILLS

**AMENDMENT NO.1 TO AGREEMENT NO. A2016-033
BETWEEN THE CITY OF CHINO HILLS AND
THE CHINO VALLEY UNIFIED SCHOOL DISTRICT**

THIS AMENDMENT No. 1 to Agreement No. A2016-033, dated February 9, 2016, is entered into in the State of California by and between the City of Chino Hills, a California general law municipal corporation, hereinafter called "City", and the Chino Valley Unified School District, hereinafter called "District".

Amend Agreement A2016-033 as follows:

1. Amend Section One, Paragraph Two – Services of the School Resource Officers:

The services of the two Officers will be provided between the dates of September 1, 2016 through June 2, 2017 at high schools located in the City of Chino Hills when mutually agreed upon by the DISTRICT and the CITY for approximately 40 hours per week.

2. Amend Section Two, Paragraph One – Funding Conditions:

The DISTRICT agrees to pay one half of the cost of the two Officers for ten months, for an amount not to exceed \$223,162, excluding overtime and subject to continued State Grant funding to the DISTRICT.

All other provisions of the agreement remain in effect.

IN WITNESS WHEREOF, the City Council of the City of Chino Hills has caused this Amendment No. 1 to Agreement No. A2016-033 to be subscribed by its duly authorized officers, in its behalf, on October 25, 2016 and the said party of the second part has signed this Agreement.

CHINO VALLEY UNIFIED SCHOOL DISTRICT

CITY OF CHINO HILLS

GREGORY J. STACHURA
ASSISTANT SUPERINTENDENT
FACILITIES, PLANNING & OPERATIONS

ART BENNETT, MAYOR

ATTEST:

LYNNAE SISEMORE
ASSISTANT CITY CLERK

APPROVED AS TO FORM:

MARK D. HENSLEY, CITY ATTORNEY

**SCHEDULE A
LAW ENFORCEMENT SERVICES CONTRACT
CITY OF CHINO HILLS
FY 2016-17**

SRO Cost for 2016-17

<u>LEVEL OF SERVICE</u>	FY 2016-17 <u>COST</u>
2 - School Resource Officer	345,926 ¹
2 - Marked Unit	26,690 ²
Dispatch Services	26,895 ¹
2 - HTs (Amortized over 7-years)	964
2 - HTs (Access & Maint Only)	1,272
2 - Taser Replacement (Amortized over 4-years)	656
Administrative Support	2,161
Services & Supplies	3,600
Vehicle Insurance	9,513
Personnel Liability & Bonding	10,819
County Administrative Cost	17,827
TOTAL COST:	\$ 446,323 ¹

Monthly Payment Schedule

1st payment due July 15, 2016:	\$37,200
2nd through 12th payments due the 5th of each month:	\$37,193

¹ Personnel costs include salary and benefits and are subject to change by Board of Supervisors' action. Changes in salary and benefit costs will be billed to the City on a quarterly invoice.

² Vehicle costs do not include fuel and maintenance. The City is responsible for fuel, repair and maintenance of all contract vehicles, including collision damage. All fuel, repair and maintenance costs incurred by the County will be billed to the City on a quarterly invoice.

COUNCIL AGENDA STAFF REPORT



Meeting Date: October 25, 2016

Public Hearing:
Discussion Item:
Consent Item: ☒

CITY CLERK USE ONLY

Item No.: 12

October 18, 2016

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: ESCHEAT PROPERTY HELD BY THE CITY

RECOMMENDATION:

Authorize a notice to be published of unclaimed monies for three or more years held by the City of Chino Hills in the escheat property account.

BACKGROUND/ANALYSIS:

The policy of the City has been to void outstanding checks and record them as stale after a year from issue date. The original accounts are then charged back. The checks with an amount of less than \$15.00 are transferred to a revenue account and the rest are transferred into the escheat property account until they are either claimed or classified as miscellaneous revenue in due time. The list of unclaimed monies is published annually.

State of California Government Code Sections 50050-50056 provides provisions for local agencies regarding unclaimed properties. Section 50050 states in part "money ... that is not the property of a local agency that remains unclaimed in its treasury ...for three years is the property of the local agency after notice if not claimed or if no verified complaint is filed and served... notice to be published once a week for two successive weeks in a newspaper of general circulation in the local agency." In order to comply with the acts and conditions required by the code, the following steps were taken:

1. Identified all outstanding checks voided from July 1, 2012, through June 30, 2013.
2. Verified which checks were legitimate payables and confirmed that they were not replaced or re-issued.
3. Compiled names and known addresses of payee, check numbers, dates, amounts, and account numbers charged.
4. Charged back original account numbers and credited the escheat property liability account to hold the unclaimed funds. Checks with amounts of less than \$15.00 were transferred into a revenue account.

AGENDA DATE: OCTOBER 25, 2016
SUBJECT: ESCHEAT PROPERTY HELD BY THE CITY

PAGE 2

Of the 68 letters sent to notify the payees of the unclaimed monies, only 15 responses were received. It is staff's recommendation to publish the list of names of the remaining 53 unclaimed accounts held in escheat property (see Exhibit A). Any monies not claimed within 60 days after publication of the first notice would become the property of the City and will be transferred to the General Fund. The expected publish dates are October 29, 2016, and November 5, 2016, which would result in a final claim date of December 28, 2016.

FISCAL IMPACT:

A potential increase of \$4,712.72 to Other Revenues in the General Fund if monies are not claimed.

Respectfully submitted:

Recommended by:


Konradt Bartlam, City Manager
Judy R. Lancaster, Finance Director

KB:JRL:PA:EC:dk

Attachments: Exhibit A – List of Escheat Property to be published

City of Chino Hills

Exhibit A - List of Escheat Property Unclaimed for more than 3 Years

As of June 30, 2016

Check #	Amount	Name	Last Known Address			
182278	\$ 44.29	Michael Gonzales	Chino Hills	CA	91709	
182448	\$ 27.24	Min Lu	Chino Hills	CA	91709	
182486	\$ 21.77	Lauren Stieger	Newbury Park	CA	91320	
182588	\$ 102.16	Melanie Lockett	Chapel Hill	NC	27517	
182610	\$ 42.26	Rodolfo Perez	Alhambra	CA	91801	
182838	\$ 16.65	Devin Carreon	Chino Hills	CA	91709	
183079	\$ 49.00	Kanimoshi Sivanesan	Chino Hills	CA	91709	
183165	\$ 53.00	Debao Gao	San Gabriel	CA	91776	
183386	\$ 71.36	Georgana Romano	Chino Hills	CA	91709	
183546	\$ 74.44	Hilary Ayers	Diamond Bar	CA	91765	
183550	\$ 49.92	Brea Property	Chino Hills	CA	91709	
183668	\$ 42.10	Jacqueline Segovia	Pomona	CA	91766	
183678	\$ 27.62	Amber Taylor	Marina Del Rey	CA	90292	
183717	\$ 19.07	Tess de los Reyes	Mira Loma	CA	91752	
184207	\$ 20.28	Vantagepoint Transfer	Washington	DC	20002	
184412	\$ 100.00	Shawn Keim	Chino Hills	CA	91709	
184690	\$ 35.19	Professional REO Agt	Huntington Beach	CA	92648	
184609	\$ 66.59	Christy Cole	Los Angeles	CA	90037	
184854	\$ 21.59	Caitlin Ray	Chino Hills	CA	91709	
184842	\$ 19.87	Samuel Perez	Fontana	CA	92336	
184851	\$ 28.47	Natasha Ramirez	Twenty Nine Palms	CA	92277	
185018	\$ 54.00	The Used Cel-Phone Guy	Chino Hills	CA	91709	
185056	\$ 94.09	Constance Cho	Chino Hills	CA	91709	
185081	\$ 48.00	Jenny Gomez	West Covina	CA	91790	
185155	\$ 72.71	The Balareza Group	Riverside	CA	92505	
185320	\$ 30.95	Evergreen Electric	Anaheim	CA	92802	
185483	\$ 22.50	Ming Wei Lee	Chino Hills	CA	91709	
185682	\$ 46.15	Kathryn Seipp	Yellville	AR	72687	
186342	\$ 40.00	Richard Huerta	Chino Hills	CA	91709	
186369	\$ 31.24	Martingale Investments	El Segundo	CA	90245	
186382	\$ 72.87	Hiromu Nakashita	Hacienda Heights	CA	91745	
186552	\$ 288.07	Chino Auto Parts	Chino	CA	91710	
186552	\$ 51.71	Chino Auto Parts	Chino	CA	91710	
186609	\$ 32.00	Brian Johsz	Chino Hills	CA	91709	
186961	\$ 27.08	Chasity Walden	Norco	CA	92860	
187070	\$ 43.00	Kun Wang	Chino Hills	CA	91709	
187077	\$ 26.51	Chain Young	Ontario	CA	91762	
187024	\$ 44.16	Consuelo Montoya	Chino	CA	91710	
187177	\$ 43.00	Tahsin Santitewagul	Chino Hills	CA	91709	
187382	\$ 68.13	Robert Arnold	Norwalk	CA	90650	
187406	\$ 24.70	Phillip Croulet	Corona	CA	92880	
187417	\$ 53.00	Cassandra Duran	Walnut	CA	91789	
187535	\$ 60.97	Jeffrey Wang	Monterey Park	CA	91754	
187577	\$ 1,000.00	Violeta Lopez Hernandez	Mira Loma	CA	91752	
187671	\$ 24.79	Carly Foley	Monrovia	CA	91016	
187691	\$ 67.09	Nancy Lang	Chino Hills	CA	91709	
187655	\$ 312.51	Frank Cooke	Long Beach	CA	90807	
188203	\$ 53.00	Elite Electric	Riverside	CA	92509	

As of June 30, 2016

Check #	Amount	Name	Last Known Address
188493	\$ 25.20	Judy Saul	San Bernardino CA 92407
189237	\$ 36.76	Chiayi Cheng	Chino Hills CA 91709
188577	\$ 27.50	April Leon	Montclair CA 91763
188851	\$ 864.00	C.J. Concrete Construct	Santa Fe Springs CA 90670
188907	\$ 94.16	Timothy Kubit	Fullerton CA 92831
	<u>\$ 4,712.72</u>		

COUNCIL AGENDA STAFF REPORT

CITY CLERK USE ONLY



Meeting Date: October 25, 2016

Item No.: 13

Public Hearing:
Discussion Item:
Consent Item: ☒

October 18, 2016

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: ANNUAL REPORTS AND RESOLUTIONS SETTING SPECIAL TAX FOR
2017 FOR COMMUNITY FACILITIES DISTRICTS NO. 1, 2, 4, 5, 6, 8, 9,
AND 10

RECOMMENDATION:

1. Receive and file the annual reports for Community Facilities Districts No. 1, 2, 4, 5, 6, 8, 9, and 10 (Exhibit A), pursuant to Government Code Section 53411.
2. Adopt the following Resolutions entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHINO HILLS,
ACTING IN ITS CAPACITY AS THE GOVERNING BODY OF COMMUNITY
FACILITIES DISTRICT NO. 1, ESTABLISHING ANNUAL SPECIAL TAX;

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHINO HILLS,
ACTING IN ITS CAPACITY AS THE GOVERNING BODY OF COMMUNITY
FACILITIES DISTRICT NO. 2, ESTABLISHING ANNUAL SPECIAL TAX;

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHINO HILLS,
ACTING IN ITS CAPACITY AS THE GOVERNING BODY OF COMMUNITY
FACILITIES DISTRICT NO. 4, ESTABLISHING ANNUAL SPECIAL TAX;

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHINO HILLS,
ACTING IN ITS CAPACITY AS THE GOVERNING BODY OF COMMUNITY
FACILITIES DISTRICT NO. 5, ESTABLISHING ANNUAL SPECIAL TAX;

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHINO HILLS,
ACTING IN ITS CAPACITY AS THE GOVERNING BODY OF COMMUNITY
FACILITIES DISTRICT NO. 6, ESTABLISHING ANNUAL SPECIAL TAX;

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHINO HILLS,
ACTING IN ITS CAPACITY AS THE GOVERNING BODY OF COMMUNITY
FACILITIES DISTRICT NO. 8, ESTABLISHING ANNUAL SPECIAL TAX;

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHINO HILLS,
 ACTING IN ITS CAPACITY AS THE GOVERNING BODY OF COMMUNITY
 FACILITIES DISTRICT NO. 9, ESTABLISHING ANNUAL SPECIAL TAX; and

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHINO HILLS,
 ACTING IN ITS CAPACITY AS THE GOVERNING BODY OF COMMUNITY
 FACILITIES DISTRICT NO. 10, ESTABLISHING ANNUAL SPECIAL TAX.

BACKGROUND/ANALYSIS:

Annually, in accordance with California Government Code Section 53411, the City's Finance Director must file a report with the City Council which identifies the funds collected and expended for each of the City's Community Facilities Districts (Exhibit A).

In addition, annually the City Council adopts a resolution establishing the Community Facilities Districts (CFD) tax rate for the next calendar year and fiscal year. The CFD's were formed to finance certain infrastructure in the development of the Chino Hills areas. All CFD's were formed by the County, with the exception of CFD No. 10, which was formed by the City after incorporation. Upon incorporation of the City, responsibility for CFD's 1, 2, 4, 5, 6, 8, and 9 was transferred to the City, with the City Council replacing the County Board of Supervisors as the legislative body of each CFD. The CFD's within Chino Hills and their proposed tax rates for the 2017 calendar year and 2017-18 fiscal year are as follows:

		<u>Tax "A"</u> ¹	<u>Tax "B"</u> ²	<u>Tax "C"</u> ³
CFD No. 1	Rolling Ridge	\$4,797.66	\$587.97	N/A
CFD No. 2	Los Ranchos	4,797.66	587.97	N/A
CFD No. 4	The Oaks	4,797.66	587.97	N/A
CFD No. 5	Soquel/Rincon/Woodview	4,797.66	587.97	N/A
CFD No. 6	Carbon Canyon	4,797.66	587.97	N/A
CFD No. 8	Butterfield	N/A ⁴	587.97	N/A
CFD No. 9	Rincon	4,797.66	587.97	(By agreement)

1 Tax "A" is a pass through, collected at the building permit stage, to the Chino Valley Unified School District for school development purposes.

2 Tax "B" is a per residential dwelling unit charge, or per equivalent dwelling unit, levied for CFD debt service and infrastructure improvements collected on an annual basis beginning with initial occupancy for a maximum of 25 years.

3 Tax "C" is a development financing mechanism "unique" to CFD No. 9.

4 For CFD No. 8, Chino Valley Unified School District and developer handled school development by separate agreement, negating the need for Tax "A" within this CFD.

5 Special Taxes for CFD No. 10 Residential Properties are assessed based on building square footage. The Special Tax is levied to fully satisfy the Zone 1 Special Tax Requirement and Zone 2 Special Tax Requirement, but in no event shall it be levied after Fiscal Year 2038/2039.

		Special Tax	
		Residential	Non-Residential
		\$ per unit	\$ per acre
CFD No. 10 ⁵	Fairfield Ranch		
	Zone 1	\$1,391.83 to \$2,425.21	\$23,703.28
	Zone 2	\$1,643.88 to \$2,555.44	\$26,767.01

The formation documents for CFD's 1, 2, 4, 5, 6, and 9 provide for an annual escalation in Tax "A" of 3 percent. The formation documents for CFD's 1, 2, 4, 5, 6, 8, and 9 also provide for an annual escalation in Tax "B" of 2 percent, effective January 1 each year. The formation documents for CFD 10 provide for an escalation in the Special Tax of 2 percent on July 1 each year. The escalation factor for Tax "A", which is a one-time tax payable when a building permit is issued, can be implemented as of January 1 each year, and has been reflected in the proposed resolutions. However, the escalation factor for Tax "B" cannot be implemented until July 1 each year because the January 1 effective date falls during a tax year for which Tax "B" has already been levied. Therefore, the escalation factor for Tax "B" and for the CFD 10 Special Tax has been implemented as of July 1 and is reflected in the proposed resolutions.

Approval of these resolutions will provide the necessary funds to insure adequate debt service funding, construction, and acquisition of needed public facilities.

REVIEW BY OTHERS:

This agenda item has been reviewed by the City's bond counsel, Norton Rose Fulbright, Willdan Financial Services, and the City's Consultant for Special District administration services, Harrell & Company Advisors.

FISCAL IMPACT:

All assessments received by the CFD's are deposited in accounts restricted in use for CFD purposes.

ENVIRONMENTAL REVIEW:

This recommended actions are exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA regulations (14 California Code of Regulations ("CCR") §§ 15000, et seq.) because these actions involve government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the

AGENDA DATE: OCTOBER 25, 2016 PAGE 4
SUBJECT: ADOPT RESOLUTIONS SETTING SPECIAL TAX FOR 2017 FOR
COMMUNITY FACILITIES DISTRICTS NO. 1, 2, 4, 5, 6, 8, 9, AND
10

environment and constitute an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. Accordingly, the recommended actions do 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

Attachments: Exhibit A – Annual Reports for Community Facilities Districts 1, 2,
4, 5, 6, 8, 9, 10
Resolutions Setting Special Tax for 2017 for Community Facilities
Districts No. 1, 2, 4, 5, 6, 8, 9, and 10

EXHIBIT A

Annual Reports
Community Facilities Districts (CFD) No. 1, 2, 4, 5, 6, 8, 9 and 10

	FY 15/16 Actuals
CFD NO. 1 - ROLLING RIDGE¹	
Beginning Fund Balance	\$ 1,083,694.16
Revenues	
Taxes Collected	413,520.30
Other Revenues	12,423.08
Total Revenues	425,943.38
Expenditures	
Debt Service	(297,748.34)
Operating Expenditures	(49,189.87)
Total Expenditures	(346,938.21)
Ending Fund Balance	\$ 1,162,699.33
CFD NO. 2 - LOS RANCHOS	
Beginning Fund Balance	\$ 6,853,337.36
Revenues	
Taxes Collected	2,092,529.07
Other Revenues	1,923,543.16
Total Revenues	4,016,072.23
Expenditures	
Debt Service	(2,313,619.94)
Operating Expenditures	(194,453.90)
Transfer-out for construction projects	(919,049.42) ²
Transfer-out for bond refunding	(1,788,981.33) ³
Total Expenditures	(5,216,104.59)
Ending Fund Balance	\$ 5,653,305.00
CFD NO. 4 - THE OAKS¹	
Beginning Fund Balance	\$ 10,315,816.39
Revenues	
Taxes Collected	70,610.64
Other Revenues	226,374.55
Total Revenues	296,985.19
Expenditures	
Debt Service	(188,182.51)
Operating Expenditures	(42,480.52)
Total Expenditures	(230,663.03)
Ending Fund Balance	\$ 10,382,138.55

EXHIBIT A

Annual Reports
Community Facilities Districts (CFD) No. 1, 2, 4, 5, 6, 8, 9 and 10

	FY 15/16 Actuals
CFD NO. 5 - WOODVIEW / RINCON VILLAGE¹	
Beginning Fund Balance	\$ 3,327,077.54
Revenues	
Taxes Collected	2,575,611.14
Other Revenues	52,769.10
Transfer-in for bond refunding	11,381,200.70
Total Revenues	<u>14,009,580.94</u>
Expenditures	
Debt Service	(2,259,919.41)
Operating Expenditures	(391,962.95)
Transfer-out for bond refunding	(10,629,948.55) ³
Total Expenditures	<u>(13,281,830.91)</u>
Ending Fund Balance	<u>\$ 4,054,827.57</u>
CFD NO. 6 - CARBON CANYON¹	
Beginning Fund Balance	\$ 1,447,666.04
Revenues	
Taxes Collected	302,809.54
Other Revenues	26,276.75
Total Revenues	<u>329,086.29</u>
Expenditures	
Debt Service	(246,687.83)
Operating Expenditures	(28,446.34)
Total Expenditures	<u>(275,134.17)</u>
Ending Fund Balance	<u>\$ 1,501,618.16</u>
CFD NO. 8 - BUTTERFIELD¹	
Beginning Fund Balance	\$ 2,284,476.79
Revenues	
Taxes Collected	149,014.45
Other Revenues	25,722.09
Total Revenues	<u>174,736.54</u>
Expenditures	
Debt Service	(199,058.74)
Operating Expenditures	(26,070.88)
Transfer-out for bond refunding	(1,899,998.06) ³
Total Expenditures	<u>(2,125,127.68)</u>
Ending Fund Balance	<u>\$ 334,085.65</u>

EXHIBIT A

Annual Reports
Community Facilities Districts (CFD) No. 1, 2, 4, 5, 6, 8, 9 and 10

	FY 15/16 Actuals
CFD NO. 9 - RINCON VILLAGE	
Beginning Fund Balance	\$ 1,225,315.26
Revenues	
Taxes Collected	854,206.94
Other Revenues	13,084.34
Total Revenues	867,291.28
Expenditures	
Debt Service	(574,040.64)
Operating Expenditures	(44,105.99)
Transfer to construction fund	(170,427.26) ⁴
Total Expenditures	(788,573.89)
Ending Fund Balance	\$ 1,304,032.65
CFD NO. 10 - FAIRFIELD RANCH¹	
Beginning Fund Balance	\$ 1,846,240.97
Revenues	
Taxes Collected	986,680.46
Other Revenues	12,947.89
Total Revenues	999,628.35
Expenditures	
Debt Service	(912,525.02)
Operating Expenditures	(47,159.50)
Total Expenditures	(959,684.52)
Ending Fund Balance	\$ 1,886,184.80

1. With respect to CFDs 1, 4, 5, 6, 8 and 10, all previous projects have been completed and no additional projects were undertaken during the 15-16 fiscal year.

2. With respect to CFD 2, special tax funds were spent for the construction of a portion of the Peyton Drive and English Channel project (S15009) which was completed during the 15-16 fiscal year.

3. During the 15-16 fiscal year, the 2007 Certificates of Participation were refunded with the issuance of the 2015 Revenue Bonds (Community Facilities District Bond Program), Series C. The refunding in the amount of \$14,175,000 was completed using the combined bonding capacity of CFD No. 2 and CFD No. 5, together with \$1.9 million unencumbered special taxes on hand in CFD No. 8.

4. With respect to CFD 9, surplus special tax funds were transferred to the Community Facilities District No. 9 Construction Fund to be used to pay the cost of facilities, pursuant to Section 5.02(d) of the Trust agreement.

RESOLUTION NO. 2016R- _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CHINO HILLS, ACTING IN ITS CAPACITY AS THE
GOVERNING BODY OF COMMUNITY FACILITIES DISTRICT
NO. 1 ESTABLISHING ANNUAL SPECIAL TAX.

WHEREAS, the Board of Supervisors of the County of San Bernardino, State of California, initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of Special Tax "A" and Special Tax "B" in Community Facilities District No. 1, as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code for the State of California. This Community Facilities District shall hereinafter be referred to as

COMMUNITY FACILITIES DISTRICT NO. 1

(hereinafter referred to as the "District"); and

WHEREAS, the Board of Supervisors of the County of San Bernardino ("County"), acting in its capacity as the Governing Body of the aforementioned District, by Ordinance as authorized by Section 53340 of the Government Code of the State of California, authorized the levy of Special Tax "A", a special one time development tax to pay for the cost of making certain regional and local public facilities available, and to benefit parcels within the District, said tax due and payable prior to the granting of any building permit and Special Tax "B", a special annual use tax to pay for the cost of making certain regional and local public facilities available, and to benefit parcels within the District, said tax due and payable for a period of years not to exceed twenty-five (25), commencing subsequent to occupancy of any dwelling unit or residential dwelling unit; and

WHEREAS, upon incorporation on December 1, 1991, the City became the successor to the County as the legislative body of CFD No. 1, and this legislative body desires to establish the specific rate of the special tax to be collected for the 2017 calendar year with respect to Special Tax "A" and the 2017-18 fiscal year with respect to Special Tax "B", respectively.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CHINO HILLS, ACTING IN ITS CAPACITY AS THE GOVERNING BODY OF THE AFOREMENTIONED DISTRICT, DOES RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. That the amount of the special taxes to be levied for the calendar year 2017 with respect to Special Tax "A" and fiscal year beginning July 1, 2017, and ending June 30, 2018, with respect to Special Tax "B", for the aforementioned district is as follows:

SPECIAL TAX "A" \$4,797.66 per residential dwelling unit

SPECIAL TAX "B" \$ 587.97 per residential dwelling unit
or equivalent dwelling unit

SECTION 3. That the amounts as set forth above do not exceed the amounts previously authorized by Ordinance, and are not in excess of that as previously approved by the qualified electors of the District.

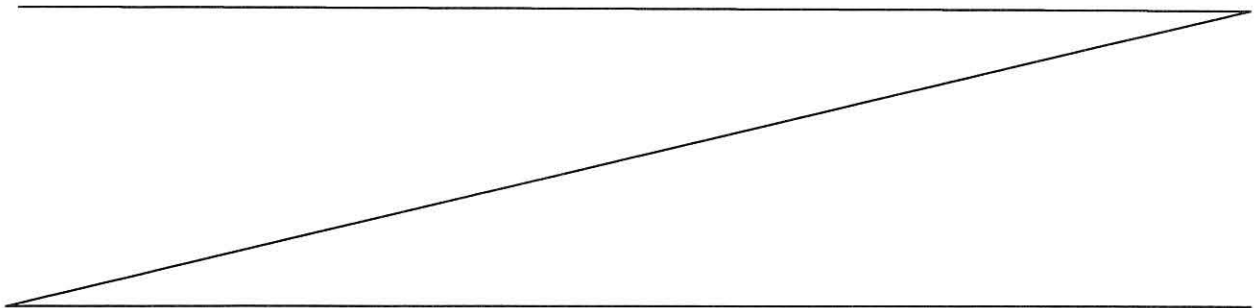
SECTION 4. That the Special Tax "A" shall be due and payable prior to the granting of any building permit. Special Tax "A", for any qualified low-to-moderate income housing units, may be deferred and collected at the close of escrow by authorization of the City Manager.

SECTION 5. That the Special Tax "B" shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said special tax.

SECTION 6: All monies above collected shall be paid into the Community Facilities District funds, including any bond fund and reserve fund.

SECTION 7. As authorized by Section 53340, subsection (e) of the Government Code of the State of California, the Auditor of the County is hereby requested to enter on the next County assessment roll on which taxes will become due, opposite each lot or parcel of land effected in a space marked "public improvements, special tax", or by any other suitable designation, the installment of the Special Tax "B", and for the exact rate and amount of said tax.

SECTION 8. The County Auditor shall then, at the close of the tax collection period, promptly render to this District a detailed report showing the amount and/or amounts of such Special Tax "B" installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.



SECTION 9. The City Clerk shall certify as to the adoption of this resolution.

PASSED, APPROVED, and ADOPTED this 25th day of October 2016.

ART BENNETT, MAYOR

ATTEST:

CHERYL BALZ, CITY CLERK

APPROVED AS TO FORM:

MARK D. HENSLEY, CITY ATTORNEY

RESOLUTION NO. 2016R- _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CHINO HILLS, ACTING IN ITS CAPACITY AS THE
GOVERNING BODY OF COMMUNITY FACILITIES DISTRICT
NO. 2 ESTABLISHING ANNUAL SPECIAL TAX.

WHEREAS, the Board of Supervisors of the County of San Bernardino, State of California, initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of Special Tax "A" and Special Tax "B" in Community Facilities District No. 2, as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code for the State of California. This Community Facilities District shall hereinafter be referred to as

COMMUNITY FACILITIES DISTRICT NO. 2

(hereinafter referred to as the "District"); and

WHEREAS, the Board of Supervisors of the County of San Bernardino ("County"), acting in its capacity as the Governing Body of the aforementioned District, by Ordinance as authorized by Section 53340 of the Government Code of the State of California, authorized the levy of Special Tax "A", a special one time development tax to pay for the cost of making certain regional and local public facilities available, and to benefit parcels within the District, said tax due and payable prior to the granting of any building permit and Special Tax "B", a special annual use tax to pay for the cost of making certain regional and local public facilities available, and to benefit parcels within the District, said tax due and payable for a period of years not to exceed twenty-five (25), commencing subsequent to occupancy of any dwelling unit or residential dwelling unit; and

WHEREAS, upon incorporation on December 1, 1991, the City became the successor to the County as the legislative body of CFD No. 2, and this legislative body desires to establish the specific rate of the special tax to be collected for the 2017 calendar year with respect to Special Tax "A" and the 2017-18 fiscal year with respect to Special Tax "B", respectively.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CHINO HILLS, ACTING IN ITS CAPACITY AS THE GOVERNING BODY OF THE AFOREMENTIONED DISTRICT, DOES RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. That the amount of the special taxes to be levied for the calendar year 2017 with respect to Special Tax "A" and fiscal year beginning July 1, 2017, and ending June 30, 2018, with respect to Special Tax "B", for the aforementioned district is as follows:

SPECIAL TAX "A"	\$4,797.66	per residential dwelling unit
SPECIAL TAX "B"	\$ 587.97	per residential dwelling unit or equivalent dwelling unit

SECTION 3. That the amounts as set forth above do not exceed the amounts previously authorized by Ordinance, and are not in excess of that as previously approved by the qualified electors of the District.

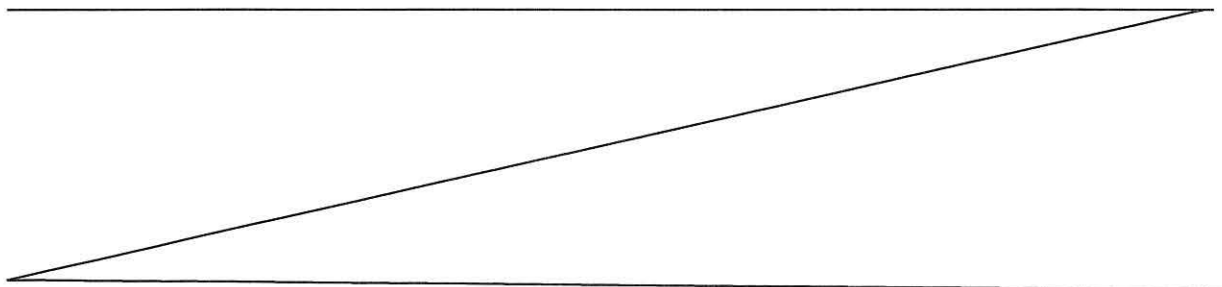
SECTION 4. That the Special Tax "A" shall be due and payable prior to the granting of any building permit. Special Tax "A", for any qualified low-to-moderate income housing units, may be deferred and collected at the close of escrow by authorization of the City Manager.

SECTION 5. That the Special Tax "B" shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said special tax.

SECTION 6. All monies above collected shall be paid into the Community Facilities District funds, including any bond fund and reserve fund.

SECTION 7. As authorized by Section 53340, subsection (e) of the Government Code of the State of California, the Auditor of the County is hereby requested to enter on the next County assessment roll on which taxes will become due, opposite each lot or parcel of land effected in a space marked "public improvements, special tax", or by any other suitable designation, the installment of the Special Tax "B", and for the exact rate and amount of said tax.

SECTION 8. The County Auditor shall then, at the close of the tax collection period, promptly render to this District a detailed report showing the amount and/or amounts of such Special Tax "B" installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.



SECTION 9. The City Clerk shall certify as to the adoption of this resolution.

PASSED, APPROVED, and ADOPTED this 25th day of October 2016.

ART BENNETT, MAYOR

ATTEST:

CHERYL BALZ, CITY CLERK

APPROVED AS TO FORM:

MARK D. HENSLEY, CITY ATTORNEY

RESOLUTION NO. 2016R- _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CHINO HILLS, ACTING IN ITS CAPACITY AS THE
GOVERNING BODY OF COMMUNITY FACILITIES DISTRICT
NO. 4 ESTABLISHING ANNUAL SPECIAL TAX.

WHEREAS, the Board of Supervisors of the County of San Bernardino, State of California, initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of Special Tax "A" and Special Tax "B" in Community Facilities District No. 4, as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code for the State of California. This Community Facilities District shall hereinafter be referred to as

COMMUNITY FACILITIES DISTRICT NO. 4

(hereinafter referred to as the "District"); and

WHEREAS, the Board of Supervisors of the County of San Bernardino ("County"), acting in its capacity as the Governing Body of the aforementioned District, by Ordinance as authorized by Section 53340 of the Government Code of the State of California, authorized the levy of Special Tax "A", a special one time development tax to pay for the cost of making certain regional and local public facilities available, and to benefit parcels within the District, said tax due and payable prior to the granting of any building permit and Special Tax "B", a special annual use tax to pay for the cost of making certain regional and local public facilities available, and to benefit parcels within the District, said tax due and payable for a period of years not to exceed twenty-five (25), commencing subsequent to occupancy of any dwelling unit or residential dwelling unit; and

WHEREAS, upon incorporation on December 1, 1991, the City became the successor to the County as the legislative body of CFD No. 4, and this legislative body desires to establish the specific rate of the special tax to be collected for the 2017 calendar year with respect to Special Tax "A" and the 2017-18 fiscal year with respect to Special Tax "B", respectively.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CHINO HILLS, ACTING IN ITS CAPACITY AS THE GOVERNING BODY OF THE AFOREMENTIONED DISTRICT, DOES RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. That the amount of the special taxes to be levied for the calendar year 2017 with respect to Special Tax "A" and fiscal year beginning July 1, 2017, and ending June 30, 2018, with respect to Special Tax "B", for the aforementioned district is as follows:

SPECIAL TAX "A"	\$4,797.66	per residential dwelling unit
SPECIAL TAX "B"	\$ 587.97	per residential dwelling unit or equivalent dwelling unit

SECTION 3. That the amounts as set forth above do not exceed the amounts previously authorized by Ordinance, and are not in excess of that as previously approved by the qualified electors of the District.

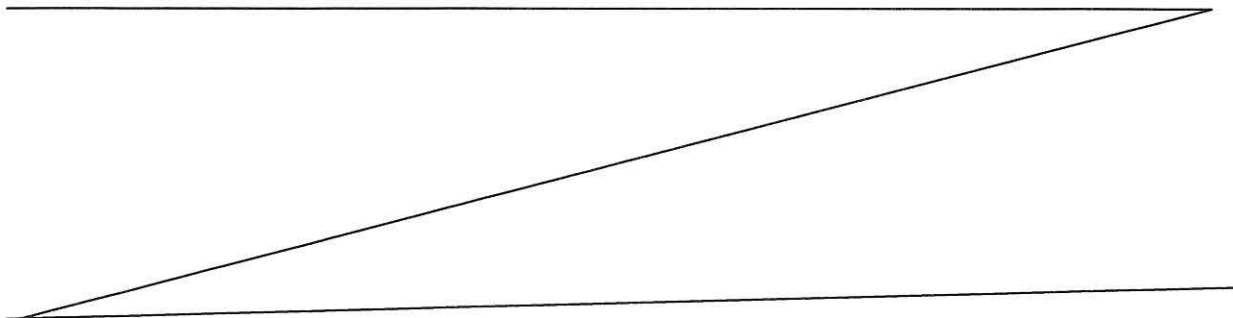
SECTION 4. That the Special Tax "A" shall be due and payable prior to the granting of any building permit. Special Tax "A", for any qualified low-to-moderate income housing units, may be deferred and collected at the close of escrow by authorization of the City Manager.

SECTION 5. That the Special Tax "B" shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said special tax.

SECTION 6. All monies above collected shall be paid into the Community Facilities District funds, including any bond fund and reserve fund.

SECTION 7. As authorized by Section 53340, subsection (e) of the Government Code of the State of California, the Auditor of the County is hereby requested to enter on the next County assessment roll on which taxes will become due, opposite each lot or parcel of land effected in a space marked "public improvements, special tax", or by any other suitable designation, the installment of the Special Tax "B", and for the exact rate and amount of said tax.

SECTION 8. The County Auditor shall then, at the close of the tax collection period, promptly render to this District a detailed report showing the amount and/or amounts of such Special Tax "B" installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.



SECTION 9. The City Clerk shall certify as to the adoption of this resolution.

PASSED, APPROVED, and ADOPTED this 25th day of October 2016.

ART BENNETT, MAYOR

ATTEST:

CHERYL BALZ, CITY CLERK

APPROVED AS TO FORM:

MARK D. HENSLEY, CITY ATTORNEY

RESOLUTION NO. 2016R- _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CHINO HILLS, ACTING IN ITS CAPACITY AS THE
GOVERNING BODY OF COMMUNITY FACILITIES DISTRICT
NO. 5 ESTABLISHING ANNUAL SPECIAL TAX.

WHEREAS, the Board of Supervisors of the County of San Bernardino, State of California, initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of Special Tax "A" and Special Tax "B" in Community Facilities District No. 5, as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code for the State of California. This Community Facilities District shall hereinafter be referred to as

COMMUNITY FACILITIES DISTRICT NO. 5

(hereinafter referred to as the "District"); and

WHEREAS, the Board of Supervisors of the County of San Bernardino ("County"), acting in its capacity as the Governing Body of the aforementioned District, by Ordinance as authorized by Section 53340 of the Government Code of the State of California, authorized the levy of Special Tax "A", a special one time development tax to pay for the cost of making certain regional and local public facilities available, and to benefit parcels within the District, said tax due and payable prior to the granting of any building permit and Special Tax "B", a special annual use tax to pay for the cost of making certain regional and local public facilities available, and to benefit parcels within the District, said tax due and payable for a period of years not to exceed twenty-five (25), commencing subsequent to occupancy of any dwelling unit or residential dwelling unit; and

WHEREAS, upon incorporation on December 1, 1991, the City became the successor to the County as the legislative body of CFD No. 5, and this legislative body desires to establish the specific rate of the special tax to be collected for the 2017 calendar year with respect to Special Tax "A" and the 2017-18 fiscal year with respect to Special Tax "B", respectively.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CHINO HILLS, ACTING IN ITS CAPACITY AS THE GOVERNING BODY OF THE AFOREMENTIONED DISTRICT, DOES RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. That the amount of the special taxes to be levied for the calendar year 2017 with respect to Special Tax "A" and fiscal year beginning July 1, 2017, and ending June 30, 2018, with respect to Special Tax "B", for the aforementioned district is as follows:

SPECIAL TAX "A" \$4,797.66 per residential dwelling unit

SPECIAL TAX "B" \$ 587.97 per residential dwelling unit
or equivalent dwelling unit

SECTION 3. That the amounts as set forth above do not exceed the amounts previously authorized by Ordinance, and are not in excess of that as previously approved by the qualified electors of the District.

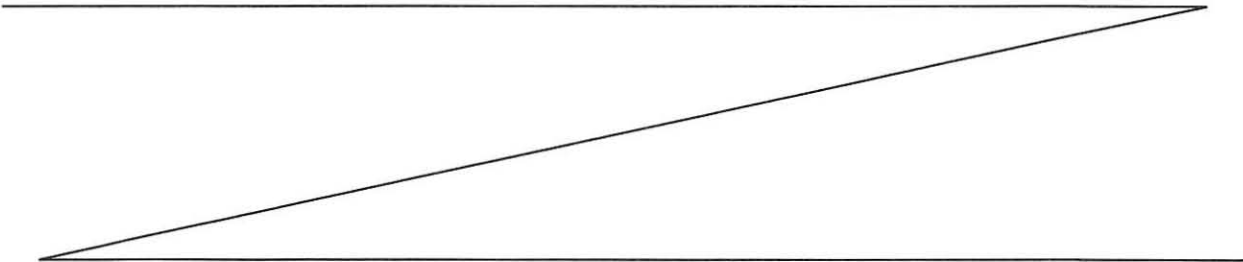
SECTION 4. That the Special Tax "A" shall be due and payable prior to the granting of any building permit. Special Tax "A", for any qualified low-to-moderate income housing units, may be deferred and collected at the close of escrow by authorization of the City Manager.

SECTION 5. That the Special Tax "B" shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said special tax.

SECTION 6. All monies above collected shall be paid into the Community Facilities District funds, including any bond fund and reserve fund.

SECTION 7. As authorized by Section 53340, subsection (e) of the Government Code of the State of California, the Auditor of the County is hereby requested to enter on the next County assessment roll on which taxes will become due, opposite each lot or parcel of land effected in a space marked "public improvements, special tax", or by any other suitable designation, the installment of the Special Tax "B", and for the exact rate and amount of said tax.

SECTION 8. The County Auditor shall then, at the close of the tax collection period, promptly render to this District a detailed report showing the amount and/or amounts of such Special Tax "B" installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.



SECTION 9. The City Clerk shall certify as to the adoption of this resolution.

PASSED, APPROVED, and ADOPTED this 25th day of October 2016.

ART BENNETT, MAYOR

ATTEST:

CHERYL BALZ, CITY CLERK

APPROVED AS TO FORM:

MARK D. HENSLEY, CITY ATTORNEY

RESOLUTION NO. 2016R- _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CHINO HILLS, ACTING IN ITS CAPACITY AS THE
GOVERNING BODY OF COMMUNITY FACILITIES DISTRICT
NO. 6 ESTABLISHING ANNUAL SPECIAL TAX.

WHEREAS, the Board of Supervisors of the County of San Bernardino, State of California, initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of Special Tax "A" and Special Tax "B" in Community Facilities District No. 6, as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code for the State of California. This Community Facilities District shall hereinafter be referred to as

COMMUNITY FACILITIES DISTRICT NO. 6

(hereinafter referred to as the "District"); and

WHEREAS, the Board of Supervisors of the County of San Bernardino ("County"), acting in its capacity as the Governing Body of the aforementioned District, by Ordinance as authorized by Section 53340 of the Government Code of the State of California, authorized the levy of Special Tax "A", a special one time development tax to pay for the cost of making certain regional and local public facilities available, and to benefit parcels within the District, said tax due and payable prior to the granting of any building permit and Special Tax "B", a special annual use tax to pay for the cost of making certain regional and local public facilities available, and to benefit parcels within the District, said tax due and payable for a period of years not to exceed twenty-five (25), commencing subsequent to occupancy of any dwelling unit or residential dwelling unit; and

WHEREAS, upon incorporation on December 1, 1991, the City became the successor to the County as the legislative body of CFD No. 6, and this legislative body desires to establish the specific rate of the special tax to be collected for the 2017 calendar year with respect to Special Tax "A" and the 2017-18 fiscal year with respect to Special Tax "B", respectively.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CHINO HILLS, ACTING IN ITS CAPACITY AS THE GOVERNING BODY OF THE AFOREMENTIONED DISTRICT, DOES RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. That the amount of the special taxes to be levied for the calendar year 2017 with respect to Special Tax "A" and fiscal year beginning July 1, 2017, and ending June 30, 2018, with respect to Special Tax "B", for the aforementioned district is as follows:

SPECIAL TAX "A"	\$4,797.66	per residential dwelling unit
SPECIAL TAX "B"	\$ 587.97	per residential dwelling unit or equivalent dwelling unit

SECTION 3. That the amounts as set forth above do not exceed the amounts previously authorized by Ordinance, and are not in excess of that as previously approved by the qualified electors of the District.

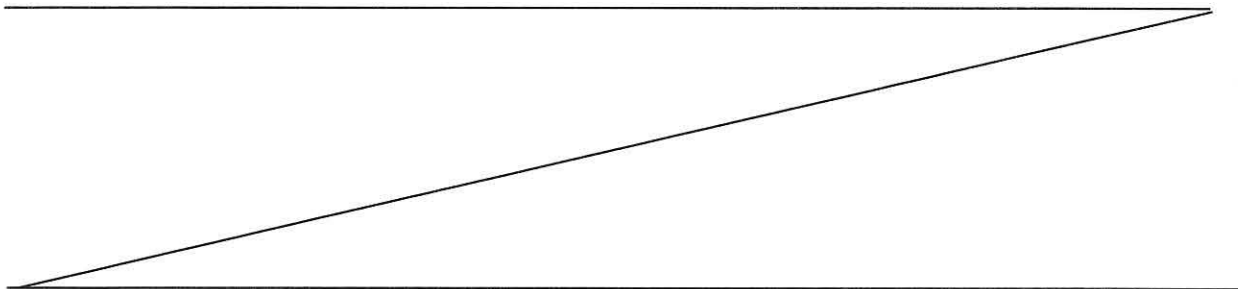
SECTION 4. That the Special Tax "A" shall be due and payable prior to the granting of any building permit. Special Tax "A", for any qualified low-to-moderate income housing units, may be deferred and collected at the close of escrow by authorization of the City Manager.

SECTION 5. That the Special Tax "B" shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said special tax.

SECTION 6. All monies above collected shall be paid into the Community Facilities District funds, including any bond fund and reserve fund.

SECTION 7. As authorized by Section 53340, subsection (e) of the Government Code of the State of California, the Auditor of the County is hereby requested to enter on the next County assessment roll on which taxes will become due, opposite each lot or parcel of land effected in a space marked "public improvements, special tax", or by any other suitable designation, the installment of the Special Tax "B", and for the exact rate and amount of said tax.

SECTION 8. The County Auditor shall then, at the close of the tax collection period, promptly render to this District a detailed report showing the amount and/or amounts of such Special Tax "B" installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.



SECTION 9. The City Clerk shall certify as to the adoption of this resolution.

PASSED, APPROVED, and ADOPTED this 25th day of October 2016.

ART BENNETT, MAYOR

ATTEST:

CHERYL BALZ, CITY CLERK

APPROVED AS TO FORM:

MARK D. HENSLEY, CITY ATTORNEY

RESOLUTION NO. 2016R- _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CHINO HILLS, ACTING IN ITS CAPACITY AS THE
GOVERNING BODY OF COMMUNITY FACILITIES DISTRICT
NO. 8 ESTABLISHING ANNUAL SPECIAL TAX.

WHEREAS, the Board of Supervisors of the County of San Bernardino, State of California, initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of Special Tax "B" in Community Facilities District No. 8, as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code for the State of California. This Community Facilities District shall hereinafter be referred to as

COMMUNITY FACILITIES DISTRICT NO. 8

(hereinafter referred to as the "District"); and

WHEREAS, the Board of Supervisors of the County of San Bernardino ("County"), acting in its capacity as the Governing Body of the aforementioned District, by Ordinance as authorized by Section 53340 of the Government Code of the State of California, authorized the levy of Special Tax "B", a special annual use tax to pay for the cost of making certain regional and local public facilities available, and to benefit parcels within the District, said tax due and payable for a period of years not to exceed twenty-five (25), commencing subsequent to occupancy of any dwelling unit or residential dwelling unit; and

WHEREAS, upon incorporation on December 1, 1991, the City became the successor to the County as the legislative body of CFD No. 8, and this legislative body desires to establish the specific rate of the special tax to be collected for the 2017-18 fiscal year with respect to Special Tax "B".

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CHINO HILLS, ACTING IN ITS CAPACITY AS THE GOVERNING BODY OF THE AFOREMENTIONED DISTRICT, DOES RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. That the amount of the special taxes to be levied for the fiscal year beginning July 1, 2017, and ending June 30, 2018, with respect to Special Tax "B", for the aforementioned district is as follows:

SPECIAL TAX "B" \$ 587.97	per residential dwelling unit or equivalent dwelling unit
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SECTION 3. That the amount as set forth above does not exceed the amount previously authorized by Ordinance, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. That the Special Tax "B" shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said special tax.

SECTION 5. All monies above collected shall be paid into the Community Facilities District funds, including any bond fund and reserve fund.

SECTION 6. As authorized by Section 53340, subsection (e) of the Government Code of the State of California, the Auditor of the County is hereby requested to enter on the next County assessment roll on which taxes will become due, opposite each lot or parcel of land effected in a space marked "public improvements, special tax", or by any other suitable designation, the installment of the Special Tax "B", and for the exact rate and amount of said tax.

SECTION 7. The County Auditor shall then, at the close of the tax collection period, promptly render to this District a detailed report showing the amount and/or amounts of such Special Tax "B" installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 8. The City Clerk shall certify as to the adoption of this resolution.

PASSED, APPROVED, and ADOPTED this 25th day of October 2016.

ART BENNETT, MAYOR

ATTEST:

CHERYL BALZ, CITY CLERK

APPROVED AS TO FORM:

MARK D. HENSLEY, CITY ATTORNEY

RESOLUTION NO. 2016R- _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CHINO HILLS, ACTING IN ITS CAPACITY AS THE
GOVERNING BODY OF COMMUNITY FACILITIES DISTRICT
NO. 9 ESTABLISHING ANNUAL SPECIAL TAX.

WHEREAS the Board of Supervisors of the County of San Bernardino, State of California, initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of Special Tax "A" and Special Tax "B" in Community Facilities District No. 9, as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code for the State of California. This Community Facilities District shall hereinafter be referred to as

COMMUNITY FACILITIES DISTRICT NO. 9

(hereinafter referred to as the "District"); and

WHEREAS, the Board of Supervisors of the County of San Bernardino ("County"), acting in its capacity as the Governing Body of the aforementioned District, by Ordinance as authorized by Section 53340 of the Government Code of the State of California, authorized the levy of Special Tax "A", a special one time development tax to pay for the cost of making certain regional and local public facilities available, and to benefit parcels within the District, said tax due and payable prior to the granting of any building permit and Special Tax "B", a special annual use tax to pay for the cost of making certain regional and local public facilities available, and to benefit parcels within the District, said tax due and payable for a period of years not to exceed twenty-five (25), commencing subsequent to occupancy of any dwelling unit or residential dwelling unit, and Special Tax "C", which states that all taxable property, upon the formation of the Community Facilities District, shall be subject to a special tax based upon its land use, rates, method of collection and discharge; and

WHEREAS, upon incorporation on December 1, 1991, the City became the successor to the County as the legislative body of CFD No. 9, and this legislative body desires to establish the specific rate of the special tax to be collected for the 2017 calendar year with respect to Special Tax "A" and the 2017-18 fiscal year with respect to Special Tax "B" and "C", respectively.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CHINO HILLS, ACTING IN ITS CAPACITY AS THE GOVERNING BODY OF THE AFOREMENTIONED DISTRICT, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. That the amount of the special taxes to be levied for the calendar year 2017 with respect to Special Tax "A" and fiscal year beginning July 1, 2017, and ending June 30, 2018, with respect to Special Tax "B" and "C", for the aforementioned district is as follows:

SPECIAL TAX "A"	\$4,797.66	per residential dwelling unit
SPECIAL TAX "B"	\$ 587.97	per residential dwelling unit or equivalent dwelling unit
SPECIAL TAX "C"		SEE A. BELOW

A. LAND USE (ZONE) RATE FOR TOTAL ZONE(NOT TO EXCEED)

Zone 1

Estimated number of units-377 \$ 940,000.00 per Area per year

Special Tax "C" has been discharged with respect to all properties in Zones 2 and 3.

B. DISCHARGE OF SPECIAL TAX "C"

At or prior to: (a) the close of any escrow to the original residential homeowner for a dwelling unit, and (b) the issuance of a certificate of occupancy or equivalent permit for any non-residential property, the above Special Tax "C" shall be subject to the following discharge payment:

- a) Determine each area's total remaining bond principal or other indebtedness that will not be repaid through Special Tax "B" collections.
- b) Subtract from (a) above, each area's share of the total remaining bond reserve fund.
- c) For each area, divide the result of (b) above by each area's total remaining projected equivalent dwelling units, including the unit for which this calculation is being performed.
- d) Add to (c) above an amount not to exceed 15% of the discharge amount in (c) above to cover costs for interest, administration and redemption.
- e) Subtract from (d) above to determine the units discharge payment the interest earnings from the discharge payments that accrue during the period commencing 4 years after the discharge date and ending on the next available bond or other public debt call date.

SECTION 3. That the amounts as set forth above do not exceed the amounts previously authorized by Ordinance, and are not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. That the Special Tax "A" shall be due and payable prior to the granting of any building permit.

SECTION 5. That the Special Tax "B" shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said special tax.

SECTION 6. All monies above collected shall be paid into the Community Facilities District funds, including any bond fund and reserve fund.

SECTION 7. As authorized by Section 53340, subsection (e) of the Government Code of the State of California, the Auditor of the County is hereby requested to enter on the next County assessment roll on which taxes will become due, opposite each lot or parcel of land effected in a space marked "public improvements, special tax", or by any other suitable designation, the installment of the Special Tax "B", and for the exact rate and amount of said tax.

SECTION 8. The County Auditor shall then, at the close of the tax collection period, promptly render to this District a detailed report showing the amount and/or amounts of such Special Tax "B" installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 9. The City Clerk shall certify as to the adoption of this resolution.

PASSED, APPROVED, and ADOPTED this 25th day of October 2016.

ART BENNETT, MAYOR

ATTEST:

CHERYL BALZ, CITY CLERK

APPROVED AS TO FORM:

MARK D. HENSLEY, CITY ATTORNEY

RESOLUTION NO. 2016R- _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHINO HILLS, ACTING IN ITS CAPACITY AS THE GOVERNING BODY OF COMMUNITY FACILITIES DISTRICT NO. 10 (FAIRFIELD RANCH), ESTABLISHING AN ANNUAL SPECIAL TAX.

WHEREAS, the City Council of the City of Chino Hills has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of the Special Tax in Community Facilities District No. 10 (Fairfield Ranch), as authorized pursuant to the terms and provision of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code for the State of California. This Community Facilities District shall hereinafter be referred to as

COMMUNITY FACILITES DISTRICT NO. 10 (FAIRFIELD RANCH)

(hereinafter referred to as the "District"); and

WHEREAS, the City Council of the City of Chino Hills acting in its capacity as the Governing Body of the aforementioned District, by Ordinance as authorized by Section 53340 of the Government Code of the State of California, authorized the levy of Special Tax within each Zone for "Developed Property," "Taxable Property Owner Association Property," "Taxable Public Property," and "Undeveloped Property" to pay for the cost of making certain regional and local public facilities available, and to benefit parcels within the District, said tax due and payable for the period necessary to fully satisfy the Zone 1 Special Tax Requirement and Zone 2 Special Tax Requirement, but in no event shall it be levied after Fiscal Year 2038-2039. All taxable property in the District shall be subject to a special tax based upon its land use, rates, method of collection, and this legislative body desires to establish the specific rate of the special tax to be collected for the 2017-18 fiscal year.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CHINO HILLS, ACTING IN ITS CAPACITY AS THE GOVERNING BODY OF THE AFOREMENTIONED DISTRICT, DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. That amount of the special taxes to be levied for the fiscal year beginning July 1, 2017, and ending June 30, 2018, for the aforementioned district are as follows:

1. Zone 1

a. Zone 1 Developed Property

Residential Property in Zone 1 shall be assigned to Land Use Classes 1 through 8 as listed in Table 1 below based upon the Residential Floor Area Footage allocated to each dwelling unit. Non-Residential Property shall be assigned to Land Use Class 9.

(i) Maximum Special Tax

The Maximum Special Tax for each Assessor's Parcel classified as Developed Property in Zone 1 shall be the greater of (i) the amount derived by application of the Assigned Special Tax or (ii) the Amount derived by application of the Backup Special Tax.

(ii) Assigned Special Tax

The Assigned Special Tax of each Land Use Class in Zone 1 for Fiscal Year 2017-18 is shown below in Table 1.

TABLE 1

ZONE 1 (Richmond American)
Assigned Special Taxes for Developed Property
For Fiscal Year 2017-18
Community Facilities District No. 10

Land Use Class	Description	Residential Floor Area	Assigned Special Tax Per Unit/Acre
1	Residential Property	<=1,500 sq. ft.	\$ 1,391.83 per Unit
2	Residential Property	1,501 to 1,650 sq. ft.	\$ 1,512.26 per Unit
3	Residential Property	1,651 to 1,800 sq. ft.	\$ 1,631.28 per Unit
4	Residential Property	1,801 to 1,950 sq. ft.	\$ 1,726.49 per Unit
5	Residential Property	1,951 to 2,100 sq. ft.	\$ 2,075.15 per Unit
6	Residential Property	2,101 to 2,250 sq. ft.	\$ 2,086.35 per Unit
7	Residential Property	2,251 to 2,400 sq. ft.	\$ 2,279.59 per Unit
8	Residential Property	> 2,400 sq. ft.	\$ 2,425.21 per Unit
9	Non-Residential Property	Not Applicable	\$23,703.28 per Acre

(iii) Backup Special Tax

The Fiscal Year 2017-18 Backup Special Tax for the Assessor's Parcel of Developed Property in Zone 1 shall equal \$1,893.12 per dwelling unit for Land Use Classes 1 through 8. For Land Use

Class 9, the Backup Special Tax and the Assigned Special Tax are equal.

b. Zone 1 Undeveloped Property, Taxable Property Owner Association Property and Taxable Public Property

(i) Maximum Special Tax

The Fiscal Year 2017-18 Maximum Special Tax for Undeveloped Property, Taxable Property Owner Association Property, and Taxable Public Property in Zone 1 shall be \$23,703.28 per Acre.

2. Zone 2

a. Zone 2 Developed Property

Residential Property in Zone 2 shall be assigned to Land Use Classes 1 through 7 as listed in Table 2 below based upon the Residential Floor Area Footage allocated to each dwelling unit. Non-Residential Property shall be assigned to Land Use Class 8.

(i) Maximum Special Tax

The Maximum Special Tax for each Assessor's Parcel classified as Developed Property in Zone 2 shall be the greater of (i) the amount derived by application of the Assigned Special Tax or (ii) the Amount derived by application of the Backup Special Tax.

(ii) Assigned Special Tax

The Assigned Special Tax of each Land Use Class in Zone 2 for Fiscal Year 2017-18 is shown below in Table 2.

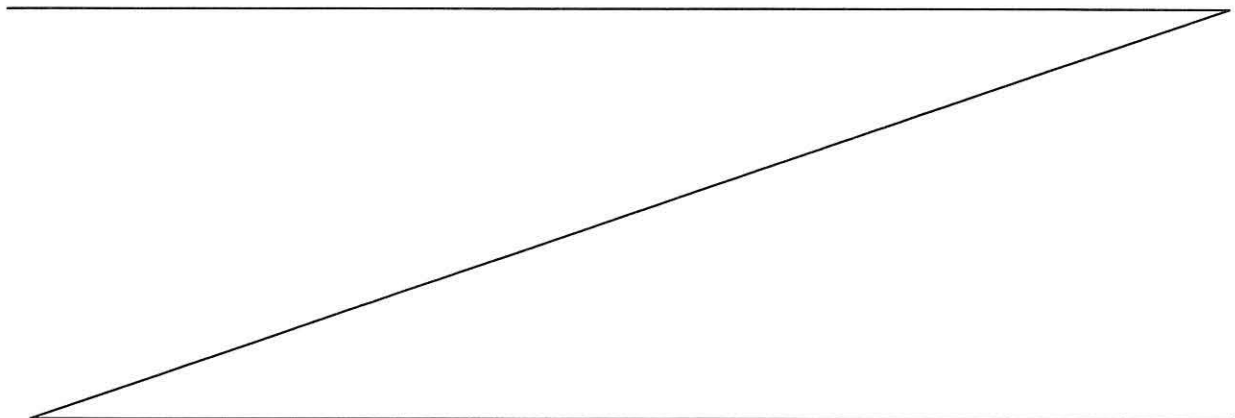


TABLE 2

**ZONE 2 (Centex)
Assigned Special Taxes for Developed Property
For Fiscal Year 2017-18
Community Facilities District No. 10**

Land Use Class	Description	Residential Floor Area	Assigned Special Tax Per Unit/Acre
1	Residential Property	<=1,800 sq. ft.	\$ 1,643.88 per Unit
2	Residential Property	1,801 to 1,950 sq. ft.	\$ 1,666.28 per Unit
3	Residential Property	1,951 to 2,100 sq. ft.	\$ 1,764.30 per Unit
4	Residential Property	2,101 to 2,250 sq. ft.	\$ 2,159.17 per Unit
5	Residential Property	2,251 to 2,400 sq. ft.	\$ 2,328.60 per Unit
6	Residential Property	2,401 to 2,550 sq. ft.	\$ 2,458.82 per Unit
7	Residential Property	> 2,550 sq. ft.	\$ 2,555.44 per Unit
8	Non-Residential Property	Not Applicable	\$26,767.01 per Acre

(iii) Backup Special Tax

The Fiscal Year 2017-18 Backup Special Tax for the Assessor's Parcel of Developed Property in Zone 2 shall equal \$2,206.78 per dwelling unit for Land Use Classes 1 through 7. For Land Use Class 8, the Backup Special Tax and the Assigned Special Tax are equal.

b. Zone 2 Undeveloped Property, Taxable Property Owner Association Property and Taxable Public Property

(i) Maximum Special Tax

The Fiscal Year 2017-18 Maximum Special Tax for Undeveloped Property, Taxable Property Owner Association Property, and Taxable Public Property in Zone 2 shall be \$26,767.01 per Acre.

SECTION 3. That the amounts as set forth above do not exceed the amounts previously authorized by Ordinance, and are not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. That the Special Tax shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedures and sale in cases of any delinquency for ad valorem taxes, and the Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said special tax; provided, however, that the District may directly bill the Special Tax, may collect Special Taxes at a different time or in a different

manner if necessary to meet its financial obligations, and may covenant to foreclose and may actually foreclose on delinquent Assessor's Parcels as permitted by the Act.

SECTION 5. All monies above collected shall be paid into the District funds, including any bond fund and reserve fund.

SECTION 6. As authorized by Section 53340, subsection (e) of the Government Code of the State of California, the Auditor of the County is hereby requested to enter on the next County assessment roll on which taxes will become due, opposite each lot or parcel of land effected in space marked "public improvements, special tax", or by any other suitable designation, the installment of the Special Tax, and for the exact rate and amount of said tax based on such parcel's Land Use Class.

SECTION 7. The County Auditor shall then at the close of the tax collection period, promptly render to this District a detailed report showing the amount and/or amounts of such Special Tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 8. The City Clerk shall certify as to the adoption of this resolution.

PASSED, APPROVED, and ADOPTED this 25th day of October 2016.

ART BENNETT, MAYOR

ATTEST:

CHERYL BALZ, CITY CLERK

APPROVED AS TO FORM:

MARK D. HENSLEY, CITY ATTORNEY

COUNCIL AGENDA STAFF REPORT

CITY CLERK USE ONLY



Meeting Date: October 25, 2016

Item No.: 14

Public Hearing:

Discussion Item:

Consent Item: ☒

October 18, 2016

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: PUBLIC WORKS DEPARTMENT STAFFING CHANGES

RECOMMENDATION:

1. Approve an amendment of the FY 2016-17 authorized positions of the Engineering Division to increase one permanent part-time Administrative Assistant I position from 50 percent to 75 percent.
2. Approve an appropriations increase to the Public Works General Fund in the amount of \$12,700 to fund temporary services through December 2016.
3. Approve amendment of the FY 2016-17 authorized positions of the Public Works Administration Division to eliminate one 50 percent permanent part-time Office Assistant and add one full-time permanent Administrative Assistant I position.

BACKGROUND/ANALYSIS:

In January 2016, the City Council approved a permanent part-time position for 50 percent time in the Engineering Division. In general, this position performs duties related to invoice processing, grant applications, development bonds, and trust deposit accounts. This position also provides administrative support to the engineers on CIP projects. In reviewing the current and future workload, it is felt that the Division would be better served by increasing the permanent part-time position from 50 percent to 75 percent. Staff recommends the change to take effect immediately after receiving City Council's approval.

On August 26, 2016, the Office Assistant position in the Public Works Department was vacated. In general, this position greets the public, answers phone calls and receives/files service requests via the Public Works call center. A review of workloads within the front office and in consideration of overall efficiencies, this permanent part-time position would better serve the City if it is reclassified to an Administrative Assistant I and increased to a full-time position. The proposed change will enhance the response to the residents' needs and allow for improved distribution of higher level duties than the existing part-time Office Assistant classification. Staff anticipates this position to be filled by January 1, 2017 and is currently using temporary services to cover these duties.

REVIEW BY OTHERS:

This item was reviewed by the Deputy City Manager and the Finance Director.

FISCAL IMPACT:

No additional appropriations are needed for action item 1 as the costs will be covered by the salary savings from the vacant City Engineer position. An appropriations increase in the amount of \$12,700 is requested to reflect the net cost increase of action item 2. This amount reflects the net of the temporary services cost and the savings from the vacant Office Assistant position.

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 as it is an administrative change that will not result in any direct or indirect physical change in the environment.

Respectfully submitted,

Recommended by:



Konradt Bartlam, City Manager



Nadeem Majaj, P.E., Director of Public Works

NM/JD/VC/MG/mh




City Manager

MEMORANDUM

DATE: October 19, 2016

TO: Honorable Mayor and City Council

FROM: Konradt Bartlam, City Manager 

RE: **PLANNING COMMISSION ACTION REGARDING AGENDA ITEM 5B -
CUSTOM HOME DESIGN REVIEW NO. 429 FOR 15451 PAINTER
DRIVE**

At their meeting on October 18, 2016, the Planning Commission (Commission) received a report from City staff regarding the above-mentioned item, a request for approval of a Custom Home Design Review for the construction of a two-story, single-family, detached residence consisting of 5,225 square feet of livable space with an attached 877-square foot, three-car garage. The existing 1,636-square foot single family residence will be demolished. The lot is approximately 20,160 square feet and is located in the R-S Low Density zone.

The Commission had questions about the project's conformance with the requirement for 360-degrees of architectural enhancement in regards to window placement and overall design compatibility with the neighborhood. Commissioner Stover asked about drainage in the rear of the lot. Staff provided additional information explaining the window placement, design compatibility and drainage.

There were no comments from the public concerning this project. The Commission approved the project by unanimous vote 4-0 (Commissioner Voigt was absent).

KB:JL:MB

PLANNING COMMISSION AGENDA STAFF REPORT



Meeting Date: October 18, 2016

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

October 11, 2016

Agenda Item No.: 5b

TO: CHAIRMAN AND PLANNING COMMISSIONERS
FROM: JOANN LOMBARDO, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: CUSTOM HOME DESIGN REVIEW NO. 429 – 15451 PAINTER DRIVE
ROCKPORT DEVELOPMENT, INC.

EXECUTIVE SUMMARY

The applicant, Rockport Development, is requesting approval of Custom Home Design Review No. 429 for the construction of a 5,225-square foot, two-story, single-family detached home with an attached 877-square foot three-car garage located at 15451 Painter Drive.

RECOMMENDATION

Staff recommends that the Planning Commission adopt the attached resolution approving Custom Home Design Review No. 429 based on the findings of facts as listed in the attached resolution and subject to the Conditions of Approval.

PROJECT:

CASE NO.: Custom Home Design Review No. 429
APPLICANT/
OWNER: Rockport Development, Inc.
1619 W. Garvey Ave, Suite 207 West Covina, CA 91790
LOCATION: 15451 Painter Drive
Assessor's Parcel Number 1030-051-07

BACKGROUND

The project site is located at 15451 Painter Drive and is legally described as lot 18 of Tract 9881. The lot size is approximately 20,160 square feet and is zoned Low Density Residential (R-S). The property is currently developed with a 1,636-square foot, one-story, single-family home with an attached two-car garage. The project site is located within a neighborhood of one and two-story homes (Exhibit "B").

Pursuant to Section 16.06.130 of the Chino Hills Development Code, and per Section 16.10.050 of the Residential Development Standards and Design Guidelines, a Design Review approval is required for the construction of a new single-family residential unit.



PROPOSAL

The applicant proposes to demolish an existing 1,636 square foot, one-story, single-family home with an attached two-car garage and construct a two-story, single-family detached home consisting of 5,225 square feet of livable space an attached 877-square foot three-car garage. Additionally, the proposed project includes 266 square foot veranda, 95 square foot covered patio, 186-square foot lattice patio cover and 2,155 square feet of wood decking area in the rear. The first floor, measuring 2,437 square feet, will consist of a foyer, living room, dining room, family room, kitchen, office, powder room, and one guest suite. The second floor, measuring 2,788 square feet, will consist of a master suite, three bedrooms, three bathrooms, a laundry room, a family room, and entertainment space (Exhibit "A").

DEVELOPMENT STANDARDS

In accordance with Section 16.10.050 of the Development Code, the applicant has addressed the following design elements:

- General Plan and Zoning Consistency: The project site is identified as Low Density Residential on the General Plan Land Use Map and is zoned R-S (Low Density Residential). The primary intended use of the project site and the surrounding properties, pursuant to the General Plan land use designation and

zoning, is single-family detached residences. The proposed home is consistent with the standards of this district in that the proposed design and layout of the home maintains the proper setback requirements, is within the height limitations for residential construction, and does not exceed the allowable lot coverage. The construction of a new single-family residence is subject to the approval of a Custom Home Design Review, pursuant to Section 16.10.050 of the Development Code. If the Custom 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 Goal H-1 and goal H-2 of the General Plan by providing "a range of housing types while maintaining the City's overall low density character". In providing the applicant the opportunity to construct a new single-family residential dwelling unit in Chino Hills, the City furthers its goal of providing a range of housing types. Therefore, the approval of Custom Home Design Review No. 429, subject to the attached Conditions of Approval, would be consistent with the General Plan.

- **Building Size & Mass:** The proposed two-story, single-family home measures 32 feet 6 inches at its highest point. The maximum building height for R-S zoning district is 35 feet; therefore, the proposal meets the building height development standard (Exhibit "A").

The proposed floor area and improvements on the site are detailed below:

Proposed First Floor Area	2,437 sq. ft.
Proposed Second Floor Area	<u>2,788 sq. ft.</u>
Total Livable Floor Area	5,225 sq. ft.

Total Building Footprint

Livable Area	2,437 sq. ft.
Three-Car Garage	877 sq. ft.
Porch/Veranda (beneath the roofline)	<u>266 sq. ft.</u>
Total Structure Coverage	3,580 sq. ft.

Total Impervious Area inside Front Yard Setback	1,117 sq. ft.
--	----------------------

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, or as otherwise provided within 16.10.030 Table 20-1, note (h). As shown in the following table, the proposal meets the standards for lot coverage by structure and by impervious surfaces.

PROJECT INFORMATION	PROPOSAL	MAXIMUM ALLOWED	MEETS REQUIREMENT?
Property Size (sq. ft.)	20,160	--	--
Building Footprint (sq. ft.)	3,580	8,064	Yes
Percent Coverage by Structure	18%	40%	Yes
Front Yard Setback (sq. ft.)	3512	--	--
Front Yard Impervious Surfaces (sq. ft.)	1,177	1,756	Yes
Percent Coverage by Front Yard Impervious Surfaces (sq. ft.)	33%	50%	Yes

- **Building Materials:** The applicant has submitted a color/materials board and pictures of adjacent residences for architectural comparison (Exhibit C).

MATERIAL	COLOR	MANUFACTURER
Terracotta Tile Flat Roof	Red & Mix	Ludowici
Exterior Wall Stucco	Silver Bullet (DE6381)	La Habra Stucco
Accent Stucco	Cool December(DEW383)	La Habra Stucco
Stone Veneer	Pro Ledge – Huron	Coronado Stone
Gate Pilasters	Pro Ledge – Huron	Coronado Stone

- **Facade and Roof Articulation:** The material finish of the proposed home will be stucco and stone veneer. Awning and fixed windows of various shapes and sizes, varied in color scheme, decorative light fixtures, garage doors featuring an anodized aluminum frame with frosted glass, accent tiles, and gabled rooflines at the front entry add detail and architectural interest to the home. Terraces, varied building setbacks, octagonal wall plane in the rear elevation, and pitched rooflines at varied levels improve articulation and provide architectural relief.
- **Unit Placement:** The applicant has proposed to develop within the buildable area of the lot and will comply with the development standards as shown in the table below:

SETBACKS	PROPOSED	REQUIRED	MEETS REQUIREMENT?
Front yard	53'-2"	35'-0"	Yes
Side yard	12'-4" & 19'10"	5'-0" & 10'-0"	Yes
Rear yard	79'-3"	15'-0"	Yes

- **Compatibility:** There are several different architectural styles and finishes used in the neighborhood, ranging from Spanish to Mediterranean. The proposed design features Contemporary Mediterranean architecture and incorporates features and elements exhibited on surrounding homes. Given that the lots in the area have been built with varying designs, no one architectural style dominates the neighborhood, and the proposed home incorporates elements present in existing homes, the proposed home is compatible with the surrounding neighborhood.

ENVIRONMENTAL ASSESSMENT

Staff has determined that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303(a) (New Construction or Conversion of Small Structures) of the CEQA Guidelines. The proposed project consists of the construction of one (1) single-family residence in a residential zone. Further, staff has determined with certainty that the project does not have the potential to cause a negative impact on the environment pursuant to CEQA Guidelines Section 15061(b)(3), the "common sense" exemption.

Respectfully submitted,



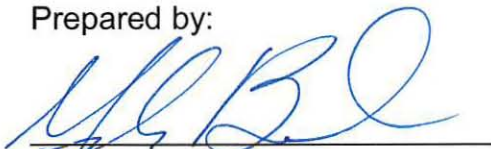
Joann Lombardo
Community Development Director

Recommended by:



Ryan Gackstetter
Senior Planner

Prepared by:



Melissa Beeler
Planning Technician II

Attachments: Resolution
 Exhibit "A" – Conditions of Approval
 Exhibit "B" – Project Plans, colored elevations
 Exhibit "C" – Colors/Materials Board
 Exhibit "D" – Site Photos
 Exhibit "E" – Site Photo of SFR to be demolished
 Exhibit "F" – Surrounding Property Photos
 Affidavit of Mailing (Notification Letter & Mailing List)

RESOLUTION NO. PC 2016-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO HILLS APPROVING CUSTOM HOME DESIGN REVIEW NO. 429 FOR THE CONSTRUCTION OF A 5,225 SQUARE FOOT, TWO-STORY, SINGLE-FAMILY DETACHED HOME WITH AN 877-SQUARE FOOT, THREE CAR GARAGE LOCATED AT 15451 PAINTER DRIVE AND DETERMINING THAT THE PROJECT IS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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, Rockport Development, Inc., requested approval of Custom Home Design Review No. 429 for the development of a 5,225-square foot, two-story, single-family detached home with an attached 877-square foot, three-car garage located at 15451 Painter Drive.
- B. The site is located at 15451 Painter Drive and is legally described as Assessor's Parcel Number (APN) 1030-051-07 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 has a General Plan designation of Low Density Residential.
- D. The approximately 20,160-square foot property is currently developed with a 1,636-square foot, one-story, single-family home with an attached two-car garage. These existing improvements will be demolished as part of the proposed project.
- E. Staff has determined that the proposed project is categorically exempt from the California Environmental Quality Act pursuant to Section 15303(a) New Construction or Conversion of Small Structures of the California Environmental Quality Act Guidelines. The project consists of the construction of one (1) single-family residence on a developed property in a residential zone. Further, staff has determined with certainty that the project does not have the potential to cause a negative impact on the environment pursuant to CEQA Guidelines Section 15061(b)(3), the "common sense" exemption the environment.

- F. Pursuant to Section 16.06.130.B., this application is a design review processed pursuant to Section 16.10.050 of the Chino Hills Development Code.
- G. The Planning Commission of the City of Chino Hills held a duly noticed public meeting on October 18, 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 Custom Home Design Review No. 429, 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, pursuant to Section 16.10.050 of the Chino Hills Development Code, 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 on the General Plan Land Use Map and is zoned R-S (Low Density Residential). The primary intended use of the project site and the surrounding properties, pursuant to the General Plan land use designation and zoning, is single-family detached residences. The proposed home is consistent with the standards of this district in that the proposed design and layout of the home maintains the proper setback requirements, is within the height limitations for residential construction, and does not exceed the allowable lot coverage. The construction of a new single-family residence is subject to the approval of a Custom Home Design Review, pursuant to Section 16.10.050 of the Development Code. If the Custom 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 Goal H-1 and Goal H-2 of the General Plan by providing a range of housing types while maintaining the City's overall low density character. In providing the applicant the opportunity to construct a new single-family residential dwelling unit in Chino Hills, the City furthers its goal of providing a range of housing types. Therefore, the approval of Custom Home Design Review No. 429, 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 material finish of the proposed home will be stucco and stone veneer. Awning and fixed windows of various shapes and sizes, varied in color scheme, decorative light fixtures, garage doors featuring an

anodized aluminum frame with frosted glass, accent tiles, and gabled rooflines at the front entry add detail and architectural interest to the home. Terraces, varied building setbacks, octagonal wall plane in the rear elevation, and pitched hip rooflines at varied levels improve articulation and provide architectural relief.

- 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 color, materials, and design of the proposed custom home are consistent with the colors, materials, and designs of the existing homes within the project area and the proposed home provides 360° of architectural enhancements. The proposed design features Contemporary Mediterranean architecture and incorporates features and elements exhibited on surrounding homes. The mass and scale of the proposed home is also compatible with other homes within the same area. The style and materials of the applicant's home contribute to the overall high quality of design in the neighborhood.

- 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 proposed custom home complies with the Residential Design Guidelines set forth in the Development Code because it maintains the proper setback requirements, is within the height limitations for residential construction, and does not exceed the allowable lot coverage. The proposed project also complies with the provisions of the Residential Design Guidelines addressing building massing and scale, enhanced architectural treatment, and varied structure design. In addition, the adjacent property owners were notified of the proposed project, staff did not receive any comments as of the writing of the staff report.

SECTION 3. Based on the findings and conclusions set forth above, the Planning Commission hereby approves Custom Home Design Review No. 429 pursuant to Sections 16.06.130 and 16.10.050 of the Chino Hills Development Code, subject to the Conditions of Approval dated October 18, 2016 and labeled as Exhibit "A" incorporated into this resolution by 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 18th day of October 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)
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 18th day of October 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. 429
15451 Painter Drive

Community Development Department

1. The project construction shall be in substantial conformance with Exhibits "B" and "C" as approved by the Planning Commission. 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 Community Development Director or his/her designee.
2. 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.
3. Prior to the final planning inspection of the project, irrigation and landscaping shall be installed within the front yard.
4. Exterior materials, finishes, and colors shall be in substantial conformance with Exhibits "B" and "C" as approved by the Planning Commission for a period of one (1) year following the completion of project construction and the final City-required inspection.
5. 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".

Chino Valley Independent Fire District

6. 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.

Engineering Department

7. Review and approval is required for any proposed improvement within public right-of-way.
8. An encroachment permit will be required prior to issuance of building permit for any proposed work within public right-of-way.
9. Inspection fees shall be required for all work with public right-of-way.

END OF SEQUENTIAL CONDITIONS

Project Manager: Melissa Beeler

**ROCKPORT DEVELOPMENT, INC.
CUSTOM HOME DESIGN REVIEW NO. 429
15451 PAINTER DRIVE
PHOTO OF PROJECT SITE**



15451 Painter Drive - view from Peyton

Exhibit "D"

**ROCKPORT DEVELOPMENT, INC.
CUSTOM HOME DESIGN REVIEW NO. 429
15451 PAINTER DRIVE
PHOTO OF PROJECT SITE**



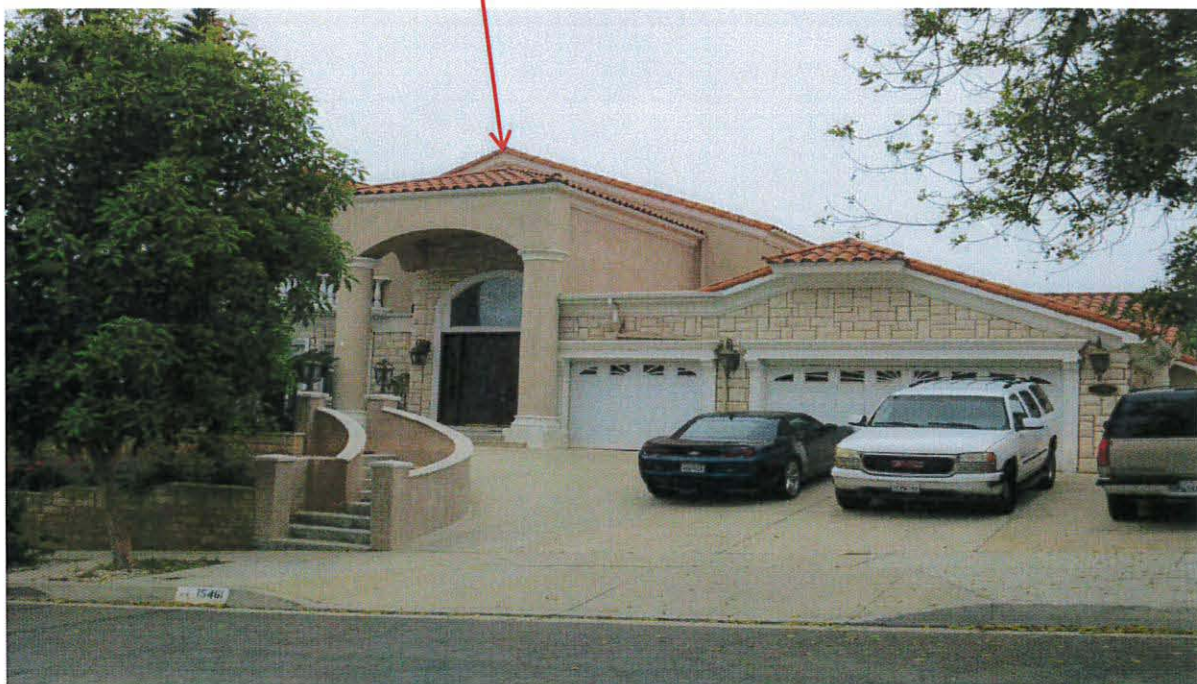
Exhibit "D"

**ROCKPORT DEVELOPMENT, INC.
CUSTOM HOME DESIGN REVIEW NO. 429
15451 PAINTER DRIVE
PHOTO OF EXISTING SFR TO BE DEMOLISHED**



Exhibit "E"

**ROCKPORT DEVELOPMENT, INC.
CUSTOM HOME DESIGN REVIEW NO. 429
15451 PAINTER DRIVE
SURROUNDING PROPERTY PHOTOS**



15461 Painter Drive

**ROCKPORT DEVELOPMENT, INC.
CUSTOM HOME DESIGN REVIEW NO. 429
15451 PAINTER DRIVE
SURROUNDING PROPERTY PHOTOS**



15444 Painter Drive

Exhibit "F"

**ROCKPORT DEVELOPMENT, INC.
CUSTOM HOME DESIGN REVIEW NO. 429
15451 PAINTER DRIVE
SURROUNDING PROPERTY PHOTOS**



15456 Painter Drive

**ROCKPORT DEVELOPMENT, INC.
CUSTOM HOME DESIGN REVIEW NO. 429
15451 PAINTER DRIVE
SURROUNDING PROPERTY PHOTOS**



15428 Painter Drive

Exhibit "F"
82/268

**ROCKPORT DEVELOPMENT, INC.
CUSTOM HOME DESIGN REVIEW NO. 429
15451 PAINTER DRIVE
SURROUNDING PROPERTY PHOTOS**



15484 Painter Drive

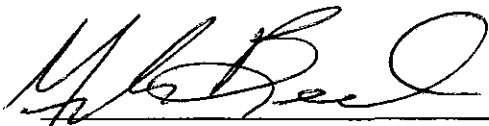
AFFIDAVIT OF MAILING

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

I, Melissa Beeler, 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. 429 was mailed to each and every person set forth on the attached list on the 4th of October 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 4th of October 2016.



Melissa Beeler, Planning Technician II

1
15451 PAINTER LLC
1619 W GARVEY AVE N # N207
WEST COVINA CA 91790

2
MUSHARBASH, WILLIAM
15461 PAINTER DR
CHINO HILLS CA 91709

3
MAAS, LEE KENNETH
15456 PAINTER DR
CHINO HILLS CA 91709

4
SANCHEZ, EMANUEL
15444 PAINTER DR
CHINO HILLS CA 91709

5
GUI, JING
3363 GABRIEL DR
CHINO HILLS CA 91709

6
POISSON, RONALD J
3381 GABRIEL DR
CHINO HILLS CA 91709

7
ANAYA, ARLENE
15482 TERN ST
CHINO HILLS CA 91709

8
KIM, JUNG SOO
15494 TERN ST
CHINO HILLS CA 91709

999
~~JPL ZONING SERVICES #7870
6257 VAN NUYS BL #101
VAN NUYS CA 91401~~

999
THE CODE SOLUTION - LIZ JUN
1125 W 6TH ST SUITE 205
LOS ANGELES CA 90017



SITE ADDRESS:

15451 PAINTER DRIVE
CHINO HILLS, CA

APN: 1030-051-07

LEGEND:

1 - 8. OWNERS
15461 PAINTER DR. ADDRESS
(051) PAGE NUMBER

ADJACENT OWNERSHIP RADIUS MAP



JPL Zoning Services
6257 Van Nuys Blvd. #101
Van Nuys, CA 91401
(818)-781-0016

CASE NO:

DATE: 05-3-2016

SCALE: 1" = 100'

USES: FIELD

CONTACT PERSON
THE CODE SOLUTION

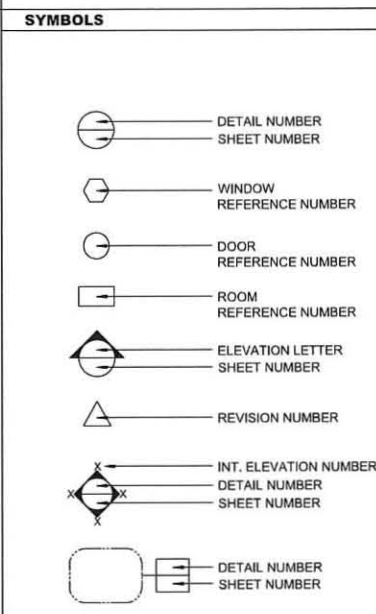
PHONE: (213) - 531 - 6531

JPL#7870 AF



NORTH

GOVERNING CODES THE PROJECT SHALL COMPLY WITH 2013 EDITIONS OF THE CALIFORNIA BUILDING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA FIRE CODE AND THE CALIFORNIA ENERGY CODE.
&LOS ANGELES CODE

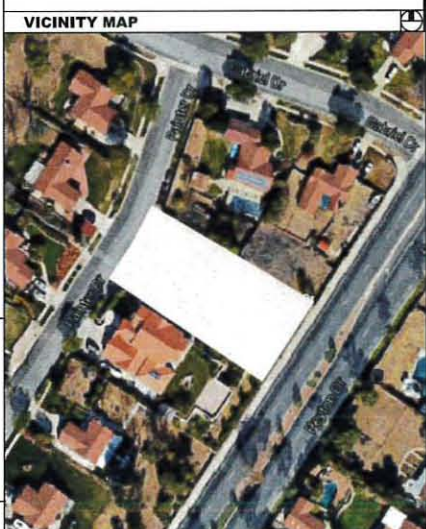


SHEET INDEX	
<u>ARCHITECTURE</u>	
T-1.0	TITLE SHEET
A-1.0	SITE TOPO
A-2.0	1ST FLOOR PLAN
A-3.0	2ND FLOOR PLAN
A-4.0	ROOF PLAN
A-5.0	ELEVATION
A-6.0	ELEVATION
A-7.0	CONCEPTUAL GRADING PLAN

SITE PLAN	SCALE	1
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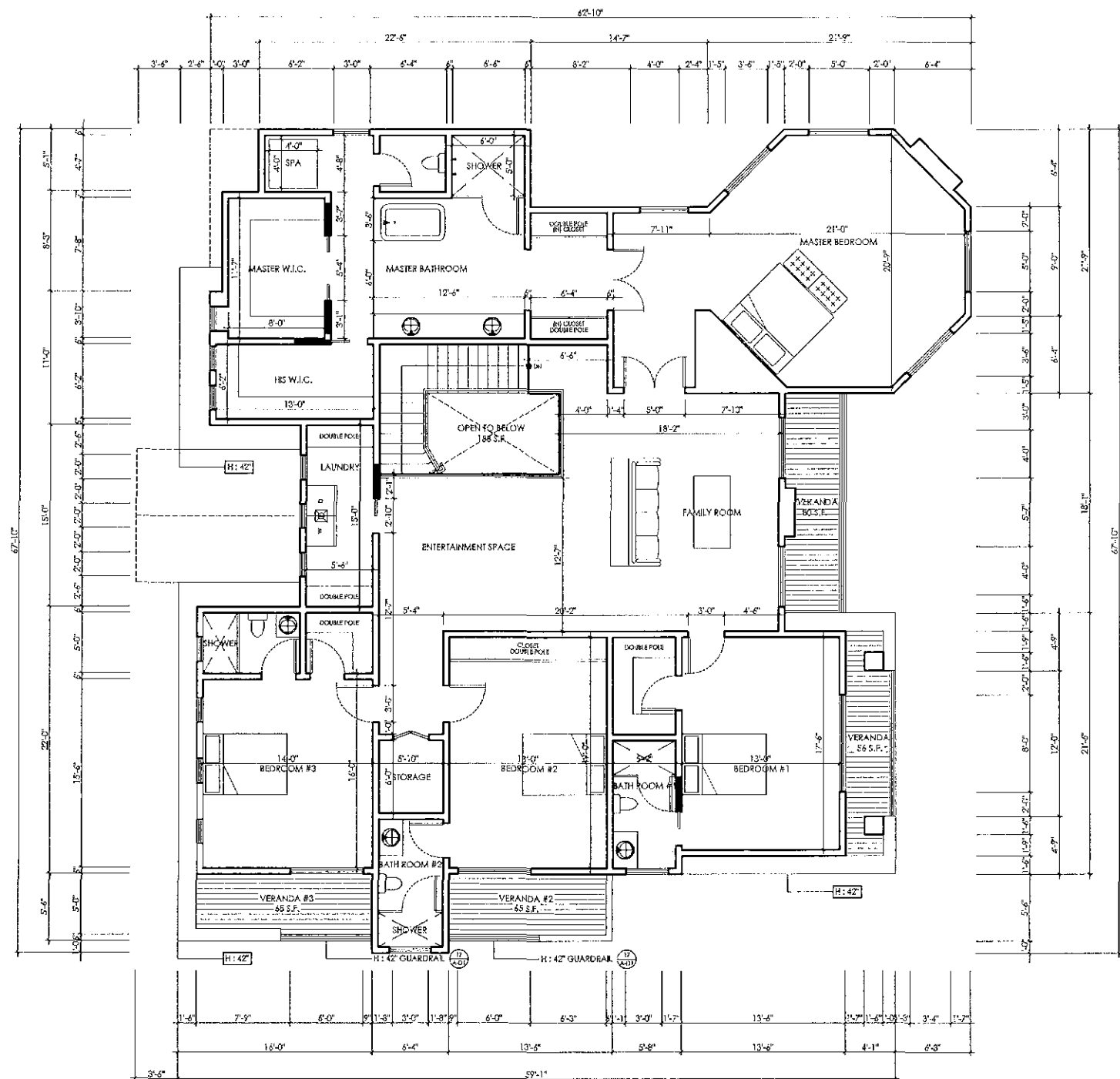


PL	PROPERTY LINE	DM	CELRANC MASONRY DETAIL	TPART	TOILET PARTITION	FDC	FASD OF CONCRETE
PLAM	PLASTIC LAMINATE	DMU	CONCRETE MASONRY UNIT	TV	TELEVISION	HDP	FASD OF BRUSH
PLG	PLATE GLASS	COL	CONCRETE	TYP	TYPICAL	FMD	FASD MACHINERY
PNE	PINE	CON	CONCRETE	UP	UNDERCUT	FS	FLOOR FINISH
PSF	POUNDS PER SQUARE FOOT	COMP	COMPRESSION (HGT. HOLE)	US	UNLESS OTHERWISE NOTED	FS	FLOOR FINISH, TALL SIZE
PSI	POUNDS PER SQUARE INCH	CONC	CONCRETE	UP	UNDERCUT	FS	FLOOR FINISH, TALL SIZE
PST	POST TENSION	CONC	CONCRETE	UP	UNDERCUT	FS	FLOOR FINISH, TALL SIZE
PVC	POLYVINYL CHLORIDE	CONC	CONCRETE	UP	UNDERCUT	FS	FLOOR FINISH, TALL SIZE
PLUM	PLUMB	CONC	CONCRETE	UP	UNDERCUT	FS	FLOOR FINISH, TALL SIZE
QT	QUARTZ TILE	CONC	CONCRETE	UP	UNDERCUT	FS	FLOOR FINISH, TALL SIZE
R	REINFORCING	CONC	CONCRETE	UP	UNDERCUT	FS	FLOOR FINISH, TALL SIZE
RAD	RADIUS	CONC	CONCRETE	UP	UNDERCUT	FS	FLOOR FINISH, TALL SIZE
RBT	RUBBER TILE	CONC	CONCRETE	UP	UNDERCUT	FS	FLOOR FINISH, TALL SIZE
RCF	REINFORCED CONCRETE PIPE	CONC	CONCRETE	UP	UNDERCUT	FS	FLOOR FINISH, TALL SIZE
RCP	REINFORCED CONCRETE PIPE	CONC	CONCRETE	UP	UNDERCUT	FS	FLOOR FINISH, TALL SIZE
RS	REINFORCING	CONC	CONCRETE	UP	UNDERCUT	FS	FLOOR FINISH, TALL SIZE
RES	REINFORCING	CONC	CONCRETE	UP	UNDERCUT	FS	FLOOR FINISH, TALL SIZE
RET	RETURN	CONC	CONCRETE	UP	UNDERCUT	FS	FLOOR FINISH, TALL SIZE
REV	REVERSED REVISION	CONC	CONCRETE	UP	UNDERCUT	FS	FLOOR FINISH, TALL SIZE
RTG	ROOF TRUSS	CONC	CONCRETE	UP	UNDERCUT	FS	FLOOR FINISH, TALL SIZE
STM	STEEL MESH	CONC	CONCRETE	UP	UNDERCUT	FS	FLOOR FINISH, TALL SIZE
RL	REFLECT (SEE INCL. INCL.)	CONC	CONCRETE	UP	UNDERCUT	FS	FLOOR FINISH, TALL SIZE
RL	RIGHT HAND	CONC	CONCRETE	UP	UNDERCUT	FS	FLOOR FINISH, TALL SIZE



TCS	The Code Solution <input type="checkbox"/> architecture <input type="checkbox"/> engineering <input type="checkbox"/> planning <input type="checkbox"/> land-use consultation	1125 W 6th St. Suite 205, Los Angeles, California 90017 Tel. 213.537.0158	
SINGLE FAMILY DWELLING			
ADDRESS PROJECT :15451 PAINTER DR. CHINO HILLS, CA 91709			
PROJECT			
JOB NUMBER			
LICENSE STAMP			
DATE	09.28.2016		
SHEET	TITLE SHEET SITE PLAN		
T-1.0			





2ND FLOOR PLAN

SCALE
3/16" = 1' - 0"

1

The Code Solution
architecture
engineering
planning
landscape consultation

TCS

1125 W 6th St. Suite 205, Los Angeles, California 90017
Tel. 213.537.0158

REVISION

PROJECT
SINGLE FAMILY DWELLING
ADDRESS PROJECT :15451 PAINTER DR. CHINO HILLS, CA 91709

JOB NUMBER

LICENSE STATE

DATE 09.21.2016

SHEET

A-3.0

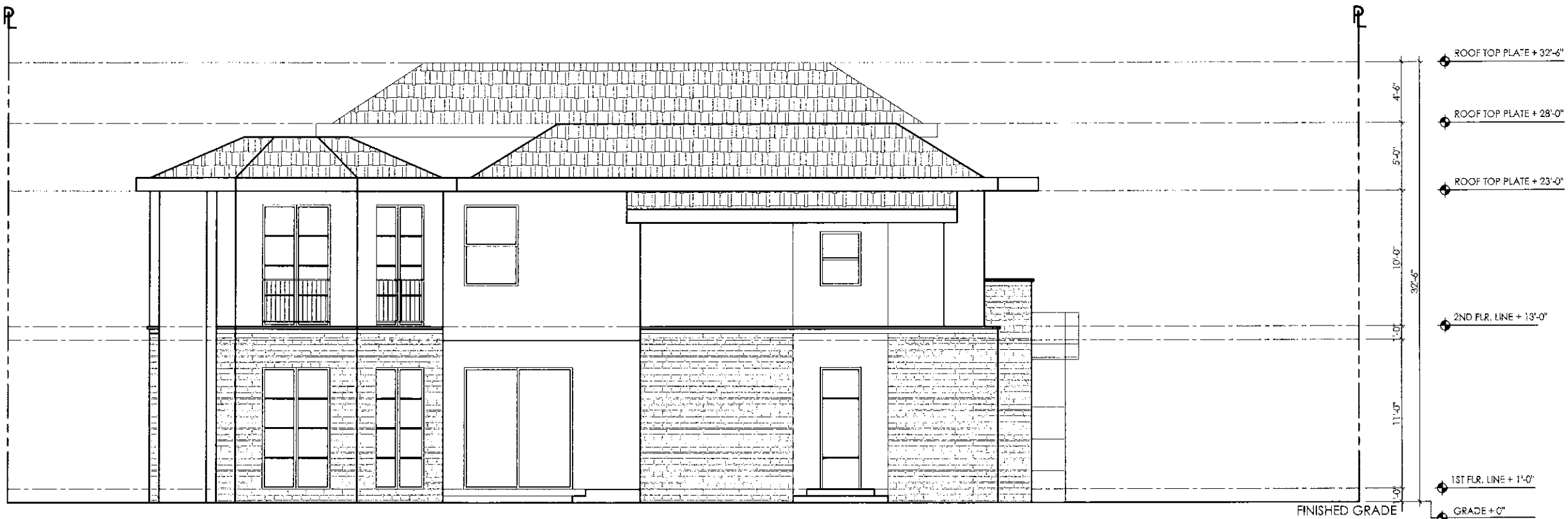




FRONT ELEVATION

SCALE
1/4" = 1' - 0"

1



LEFT ELEVATION

SCALE
1/4" = 1' - 0"

2

The Code Solution
Architecture
Engineering
Land-Use Consultation
TCS
1125 W 6th St. Suite 205, Los Angeles, California 90017
Tel. 213.237.0158

REVISION

PROJECT
NEW SINGLE FAMILY DWELLING
ADDRESS PROJECT : 15451 PAINTER DR. CHINO HILLS, CA 91709

JOB NUMBER

ISSUE STATE

DATE
09.21.2016

SHEET
ELEVATION

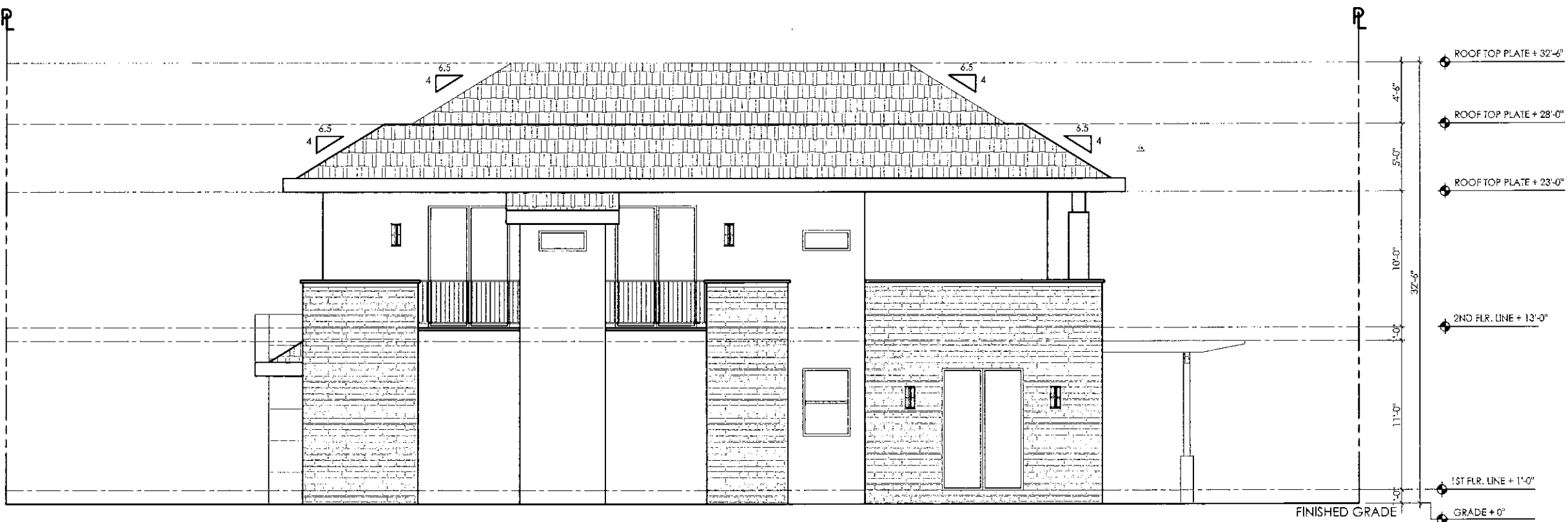
A-5.0



REAR ELEVATION

SCALE
1/4" = 1' - 0"

3



RIGHT ELEVATION

SCALE
1/4" = 1' - 0"

4

The Code Solution
to architecture
to engineering
to planning
to land-use consultation

TCS

1125 W 6th St, Suite 205, Los Angeles, California 90017
Tel. 213.537.0159

REVISION

PROJECT
SINGLE FAMILY DWELLING
ADDRESS PROJECT :15451 PAINTER DR. CHINO HILLS, CA 91709

JOB NUMBER

LICENSE STAMP

DATE
09.21.2016

PROJECT
ELEVATION

A-6.0



FRONT ELEVATION

SCALE
NONE

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LEFT ELEVATION

SCALE
NONE

2	
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TCS **The Code Solution**

- ☐ architecture
- ☐ engineering
- ☐ planning
- ☐ land-use consultation

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Tel. 213.537.0158

REVISION

SINGLE FAMILY DWELLING
ADDRESS PROJECT :15451 PAINTER DR. CHINO HILLS, CA 91709

2000-EST

JOE NUMBER

LICENSE STAMP

DATE 09.21.2016

SHEET

**COLORED
ELEVATION**

A-8.0



REAR ELEVATION

SCALE
NONE

	3
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RIGHT ELEVATION

SCALE
NONE

	4
--	---

TCS The Code Solution

- architecture
- engineering
- planning
- land-use consultation

1125 W 6th St, Suite 205, Los Angeles, California 90017
Tel. 213.537.0158

REVISION

This is a blank sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. On the left side, there is a vertical margin line, creating a narrow left margin. There are no markings, text, or illustrations on the page.

SINGLE FAMILY DWELLING
ADDRESS PROJECT :15451 PAINTER DR. CHINO HILLS, CA 91709

PROJECT

JOB NUMBER

LICENSE STAMP

DATE 09.21.2016

SHEET
COLORED
ELEVATION

A-9.0



<div>1</div> <div></div> <div>MANUFACTURER : LUDOWICI MATERIAL : TERRACOTTA TILE ROOF FLAT COLOR : RED & MIX</div>	<div>2</div> <div></div> <div>MANUFACTURER : LA HABRA MATERIAL : TEXTURED STUCCO COLOR : DE6381 SILVER BULLET</div>	<div>3</div> <div></div> <div>MANUFACTURER : LA HABRA MATERIAL : TEXTURED STUCCO COLOR : DEW383 COOL DECEMBER</div>	<div>5</div> <div></div> <div>MANUFACTURER : CORONADO MATERIAL : STONE VENEER - LEDGESTONE COLOR : PRO LEDGE - HURON</div>	<div>5</div> <div></div> <div>DECK COATING MATERIAL : IPE WOOD DECK WATERPROOFING & 1 HOUR FIRE RETARDANT</div>	<div>6</div> <div></div> <div>H - 42" GUARD RAIL MATERIAL : METAL RAILING COLOR : DARK GREY</div>	<div>7</div> <div></div> <div>H - 42" GUARD RAIL MATERIAL : HIGH TEMPERED, NON GLARE GLASS COLOR : TRANSPARENT</div>
<div>8</div> <div></div> <div>SLIDING WINDOW MATERIAL : ANODIZED ALUMINUM FRAME LOW-E TEMPERED, NON GLARE GLASS COLOR DARK GREY</div>	<div>9</div> <div></div> <div>AWNING WINDOW MATERIAL : ANODIZED ALUMINUM FRAME LOW-E TEMPERED, NON GLARE GLASS COLOR DARK GREY</div>	<div>10</div> <div></div> <div>LOW PROFILE GALVANIZED STEEL FLASHING MATERIAL : GALVANIZED STEEL SMOOTH FINISH COLOR DARK GREY</div>	<div>11</div> <div></div> <div>GARAGE DOOR MATERIAL : ANODIZED ALUMINUM FRAME - COOL WHITE FROSTED GLASS - GREY</div>	<div>12</div> <div></div> <div>Manufacturer : YALE LIGHTING CONCEPT & DESIGN ONE LIGHT WALL BRACKET # 945555 / FORGED IRON COLOR : DARK GREY</div>	<div>13</div> <div></div> <div>H - 4'-0" METAL FENCE & GATE MATERIAL : METAL RAILING COLOR : DARK GREY</div>	<div>14</div> <div></div> <div>WATER WALL MATERIAL : STONE VENEER - LEDGESTONE COLOR : GRAY</div>

MATERIAL BOARD

SCALE
NONE

1

PROJECT

SINGLE FAMILY DWELLING

ADDRESS PROJECT :15451 PAINTER DR. CHINO HILLS, CA 91709

JOB NUMBER

LICENSE STAMP

DATE 09.21.2016

SHEET

TCS INC.


architecture
engineering
planning
land-use consultation
672 South La Fayette Park Place, Unit 42, Los Angeles, California 90057
tel. 213.739.0955
email: mail@urbanplanningconcept.com

*City Manager*

MEMORANDUM

DATE: October 19, 2016

TO: Honorable Mayor and City Council

FROM: Konradt Bartlam, City Manager 

RE: **PLANNING COMMISSION ACTION REGARDING AGENDA ITEM 7B – THE RINCON (FORMALLY THE GOLDEN TRIANGLE) – SITE PLAN REVIEW 15SPR03, MITIGATED NEGATIVE DECLARATION, AND MITIGATION MONITORING REPORTING PROGRAM**

At their meeting on October 18, 2016, the Planning Commission (Commission) received a report from City staff regarding the above-mentioned item, a request for approval of a Site Plan Review for the construction of a 157, 100 sq.ft. commercial center on a 10.42-acre site located at the northeast corner of Pomona Rincon Road and Soquel Canyon Parkway. The proposal includes a 60,000 sq.ft., four-story, 116-room hotel, 60,000 sq.ft., three-story medical office building with subterranean parking, 20,475 sq.ft. of retail, and 16,625 sq.ft. of food services. A similar version of this project was approved by the Commission in 2008, but its entitlement was subsequently terminated due to noncompliance with a condition of approval requiring a payment plan for the Weeda Deferral Assessment Agreement.

Commissioner Eliason had general questions regarding shared parking and the amount of spaces the applicant is providing. Staff advised the Commission that a shared parking study was prepared for the project which evaluated peak parking demand for the proposed project uses. The parking analysis demonstrated that the parking provided is sufficient. Commissioner Eliason also had a concern about the limited outdoor seating for the proposed project. The applicant addressed his concern about outdoor seating, explaining that building proposed for restaurant use does provide for sufficient outdoor seating.

Commissioner Stover had general questions regarding the Weeda Deferral Assessment Agreement and projections regarding sales tax revenue and economic impact analysis for a commercial site such as The Rincon. Staff briefed the Commission on the history of Weeda Deferral Assessment Agreement and also indicated that an economic impact analysis is not required for a project that is already commercially zoned. Staff also advised that the City does estimate sales tax revenue for commercial sites but it is only an estimate.

Commissioner Romero inquired about the City-owned parcel on the north end of the project. Staff advised the Commission it is Parcel 9465-5, approximately 695 sq.ft., which is a remnant piece from Caltrans after the construction of State Route 71 and Soquel Canyon Parkway onramp, and is located on the proposed medical office building pad. Commissioner Romero also had concerns about maintenance of the commercial center after it develops. Staff advised the Commission that staff will review landscaping, lighting, etc. as the project moves forward and there are existing Municipal Code provisions that require commercial property maintenance and compliance with development permits. Commissioner Romero asked if the project traffic analysis considered the recently approved Santa Barbara and Trumark projects which are adjacent to the Rincon site. Staff explained that the all planned projects, including the Santa Barbara and Trumark, were included in the cumulative traffic analysis.

Chairman Larson had general compliments regarding the site layout, architecture and dynamics of the project.

The Commission adopted a resolution adopting the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approving Site Plan Review 15SRP03 by a unanimous vote, 4-0. Commissioner Voigt was absent.

KB:JL:MH



PLANNING COMMISSION AGENDA STAFF REPORT

Meeting Date: October 18, 2016

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

October 11, 2016

Agenda Item No.: 7b

TO: CHAIRMAN AND PLANNING COMMISSIONERS

FROM: JOANN LOMBARDO, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: THE RINCON – SITE PLAN REVIEW 15SPR03, MITIGATED NEGATIVE DECLARATION, AND MITIGATION MONITORING REPORTING PROGRAM

EXECUTIVE SUMMARY

Executive Development, LLC (the Applicant), requests approval of Site Plan Review 15SPR03 to facilitate the construction of The Rincon, a 157,100-square foot freeway commercial center located on a triangular-shaped lot at the northeast corner of Soquel Canyon Parkway and Pomona Rincon Road. The Rincon (formerly known as The Golden Triangle at Chino Hills), will consist of six buildings that will include a 60,000-square foot, four-story, 116 room hotel, a 60,000-square foot, three-story medical office building with subterranean parking, 20,475 square feet of retail, and 16,625 square feet of food services on a 10.42-acre site that is zoned C-F Freeway Commercial.

RECOMMENDATION

That the Planning Commission:

- a) Conduct a public hearing and take public testimony on the project; and,
- b) Adopt a Resolution entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO HILLS, CALIFORNIA ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING REPORTING PROGRAM UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, APPROVING SITE PLAN REVIEW 15SPR03 FOR THE DEVELOPMENT OF THE RINCON COMMERCIAL CENTER PROJECT ON 10.42 ACRES LOCATED ON THE NORTHEASTERN SIDE OF SOQUEL CANYON PARKWAY AND POMONA RINCON ROAD AND FINDING PURSUANT TO GOVERNMENT CODE § 65402(A), THAT THE CONVEYANCE OF A CITY PARCEL TO THE APPLICANT IS CONSISTENT WITH AND CONFORMS TO THE GENERAL PLAN.

PROJECT:

CASE NO.: Site Plan Review 15SPR03

APPLICANT/ Executive Development, LLC

OWNER: 48900 Milmont Drive
Fremont, CA 94538

LOCATION: Northeast corner of Soquel Canyon Parkway and Pomona Rincon Road. Assessor's Parcel Number (APN) 1028-351-47

SITE DESCRIPTION

Parcel Size:	10.42 acres	Terrain:	Flat
Existing Land Use:	Vacant	Overlay District:	No Hazard
General Plan:	Commercial	Sewer Service:	City of Chino Hills
Zoning:	Freeway Commercial (C-F)	Water Service:	City of Chino Hills

Location	Land Use	General Plan Designation	Zoning
Site	Vacant and Undeveloped	Commercial	Freeway Commercial (C-F)
North	State Route 71	-	-
South	Santa Barbara Development (commercial & residential)	Mixed Use	Mixed Use (MU)
East	Heritage Development (office, hotel, retail)	Commercial	General Commercial (C-G)
West	Trumark Development (commercial & residential)	Mixed Use	Mixed Use (MU)



BACKGROUND

On May 16, 2006, the Planning Commission approved Site Plan Review 05SPR05 for the Triangle at Chino Hills to develop on the subject property. The approval allowed for the construction of a 104,168-square foot retail center consisting of seven commercial buildings (a 53,468-square foot furniture store; 35,700 square feet of retail; and 15,000 square feet of food services). Subsequent to the approval, the property owner CH-Central, LLC sold the property to the Applicant, who has since changed their name from Chino Hills Golden Triangle, LLC to Executive Development, LLC.

In May 2007, the Applicant applied for a revised Site Plan Review (07SPR04) application and renamed the project the Golden Triangle at Chino Hills. On January 15, 2008, the Planning Commission approved Site Plan Review 07SPR04 to allow for the construction of a 165,125-square foot freeway commercial center consisting of six commercial buildings (a 72,000-square foot, four-story, 120-room hotel; a 60,000-square foot, three-story medical office building with a subterranean parking garage, and 33,125 square feet of multitenant retail and food services buildings). Subsequent to Planning Commission approval, precise grading permits were issued on April 28, 2008, which the Applicant begun grading the site including the installation of several retaining walls before the project came to a halt.

On March 1, 2011, the Applicant received Planning Commission approval for Extension of Time 11EXT01 for Site Plan Review No. 07SPR04 because the Applicant was not able to move forward with the development of the project due to the downturn in the economy. As part of the Conditions of Approval for 11EXT01, the Applicant was required to submit a payment plan to the Community Development Director within thirty days of their approval that detailed the payment of \$1,002,072.00 owed to the City as required by the Weeda Assessment Deferral Agreement No. 87-114132 that the Applicant inherited when they purchased the property. The Weeda Assessment Deferral Agreement was required to be paid in full within the three year extension of time granted by Extension of Time 11EXT01 or prior to the issuance of any building permits. If the Applicant did not submit a payment plan to the Community Development Director within thirty days (by March 30, 2011) of the extension of time approval, then Extension of Time 11EXT01 and Site Plan Review 07SPR04 shall become null and void. The applicant did not provide a valid payment plan to the Community Development Director for review and approval within the thirty days as conditioned by 11EXT01; therefore, making Extension of Time 11EXT01 and Site Plan Review 07SPR04 null and void. On July 5, 2011, the Planning Commission terminated Extension of Time 11EXT01 and Site Plan Review 07SPR04 for the Golden Triangle at Chino Hills.

On July 16, 2015, the Applicant applied for a new Site Plan Review (15SPR03) application to revive the previous terminated Golden Triangle site plan review entitlement, which the Applicant renamed the project to The Rincon. The Rincon proposal includes a 60,000-square foot, four-story, 116 room hotel, a 60,000-square foot, three-story medical office building with subterranean parking, 20,475 square feet of retail, and 16,625 square feet of food services totaling 157,100 square feet. The Rincon project proposal is slightly smaller in scale as the overall proposal is 8,025 square feet smaller than the previous terminated 07SPR04. The overall square footage and

bedroom count of the proposed hotel was reduced from 72,000 square feet and 120 rooms to 60,000 square feet and 116 rooms. The overall square footage for the proposed retail and food services increased from 33,125 square feet to 37,100 square feet, which is an increase of 3,975 square feet.

The applicant has indicated that the hotel company, Marriott International, Inc., will be locating Marriott Townplace Suites at The Rincon. Marriott Townplace hotels are typically designed with guest suites that consist of three floor plans: studio, 1- and 2-bedroom suites, all of which offer fully equipped kitchens.

The proposed hotel, Marriot Townplace Suites, will be the first hotel within the City to include fully equipped kitchens in all rooms. Under CHMC Section 16.02.120, a "dwelling unit" means, in relevant part, "any . . . portion of a building . . . which contains the following: sleeping and eating areas, sanitation as required by the California Building Code, and one kitchen area[.]" Because each of the proposed hotel rooms could meet the definition of a "dwelling unit," this requires the City to add a condition of approval to the project to ensure hotel occupancy by guests will not exceed thirty (30) consecutive calendar stays (Condition of Approval No. 21). This is required to ensure that the hotel remains a commercial use consistent with the Commercial Freeway zone in which it is located and does not convert to a residential property. Condition of Approval No. 21 will ensure the proposed hotel complies with Measure U, which was adopted by the voters in 1999. Measure U limits the maximum density of any residential land to that established by the November 1999 General Plan Land Use Map or existing Planned Development Plan; and does not allow for nonresidential land to convert to residential. Measure U also allows for exceptions to these provisions, through: (1) a majority vote of the Chino Hills electorate; (2) a City Council action as needed to meet the City's share of state mandated regional housing needs; (3) a City Council action to transfer dwelling units as part of a simultaneous transfer of General Plan and zoning designations between properties, provided that the total number of dwelling units is not increased. None of the Measure U exceptions apply to the proposed hotel.

GENERAL PLAN CONSISTENCY FINDING OF PROPERTY SALE

The site for the project also contains a small triangular parcel of approximately 695 square feet to which the City has an ownership claim. Condition of Approval No. 40 requires that the property owner finalize the purchase of Parcel 9465-5, located at the north end of the project site (Portion of the proposed Medical Office Building) and process a Lot Merger to create one parcel for the ultimate development of the project prior to the issuance of building permits for the medical office building. The purchase shall be based on current fair market value and subject to review and acceptance by the City Manager. Pursuant to Government Code § 65402(a), the Planning Commission is required to review this sale and report to the City Council as to whether the sale is in conformity with the General Plan. In this case, this piece of property is designated in the General Plan as Freeway Commercial and thus the sale of this property to the Applicant is consistent with this designation.

GENERAL PLAN AND ZONING CONSISTENCY

The General Plan Land Use Map designates this property as Commercial and the property's zoning designation is Freeway Commercial (C-F). The proposed project conforms to the General Plan in that the project has commercial land uses on a commercially zoned property which allows for the possible development of service and/or commercial sites that could provide for both local and regional needs and provide sales tax revenue to the City. The Development Code, an implementation tool of the General Plan, provides development standards and guidelines for commercial projects to ensure that projects reflect the concepts identified in the General Plan for the Commercial designation. As discussed above and in the subsequent sections of this report, the proposed project conforms to the development standards and guidelines of Chapter 16.12 Commercial District of the Development Code. Therefore, the proposed project is consistent with the General Plan and zoning designations of the property as commercial.

PROJECT ANALYSIS

Site Plan Review

All new commercial development in the City is required to receive Site Plan Review approval to ensure that the project provides safe and efficient circulation, compatibility with surrounding uses, and attractive and efficient designs. In making such a determination, the hearing body shall find that the proposed use is in general in accord with the following principles and standards:

- A. That the proposed uses are consistent with the General Plan;
- B. That the nature, condition, and development of adjacent uses, buildings, and structures have been considered, and that the use will not adversely affect or be materially detrimental to these adjacent uses, buildings, or structures;
- C. That the site for the proposed use is of adequate size and shape to accommodate the use and buildings proposed;
- D. That the proposed use complies with all applicable development standards of the zoning district; and
- E. That the proposed use observes the spirit and intent of this development code.

The following provide pertinent information regarding the development standards, architecture, and the overall operation of the project:

Building Height

The Freeway Commercial (C-F) zone indicates that the maximum building height within the first 100 feet of the project site is 45 feet and no maximum building height is required beyond 100 feet of the right-of-way. The proposed buildings range in height from 26 feet to 32 feet within the first 100 feet from the right-of-way and 56 feet in height beyond 100 feet of the right-of-way. Therefore, the proposed project complies with the maximum building height for the Freeway Commercial (C-F) zoning district.

Building Setbacks

The table below shows the required and proposed building setbacks. The proposed setbacks listed in the table are for the buildings that are closest to the property lines, with the remaining buildings located at greater distances from the property lines.

Building Setback Requirements			
	Required	Proposed	Meets Requirements?
Setback from Pomona Rincon Road Property Line	25'-0"	25'-2"	Yes
Setback from Soquel Canyon Parkway Property Line	10'-0"	11'-1"	Yes
Setback from SR 71	20'-0"	20'-0"	Yes
Front Yard Setback to Parking Area	15'-0"	15'-0"	Yes

Access, Parking and Loading, Circulation

The project will include two points of access; one (1) signalized driveway and one (1) unsignalized driveway along Pomona Rincon Road. The first driveway is approximately 400 feet east of the intersection of Pomona Rincon Road and Soquel Canyon Parkway and will be a right-in/right-out access only. The second driveway is approximately 175 feet further east from the first driveway and will be a full access signalized driveway aligned with the Santa Barbara mixed used development main entrance. The applicant is also proposing a third reciprocal access through the property to the southeast of the project site (Heritage Development) and is required to negotiate a reciprocal access agreement with the property owner to the southeast that will allow for both vehicular and pedestrian access between the two properties (Condition of Approval No. 42).

The applicant is conditioned to provide their fair share for the installation of the traffic signal at the intersection of Pomona Rincon Road and the main entrance to the Santa Barbara mixed used development (Condition of Approval No. 78). The applicant is also conditioned to provide their fair share of the median improvements along Pomona Rincon Road in front of the project site (Condition of Approval No. 79).

Due to the diverse nature of the business operations, there are several parking standards applied to the project site, as shown in the table below. The project is required to have 686 parking spaces. As configured, the site provides 596 spaces, which is 90 fewer spaces than required by the Development Code. Section 16.34.090B of the Development Code allows for shared parking for separate uses within the same development (located on one parcel) subject to approval of a shared parking analysis by the City demonstrating that sufficient parking will be provided at all times for all uses.

Parking Requirements			
Proposed Use	Square-feet of Gross Floor Area	Required Parking Ratio	Parking Spaces Required
Hotel (116 rooms)	60,000 sq. ft.	1 space per guest room	116
Medical Office Building	60,000 sq. ft.	1 space per 200 sq. ft. of GFA	300
General Retail	20,475 sq. ft.	1 space per 200 sq. ft. of GFA	103
Food Services	16,625 sq. ft.	1 space per 100 sq. ft. of GFA	167
Total Floor Area	165,125 sq. ft.	Total Parking Required	686
Total Parking Provided			596
Parking Surplus/Deficiency (+/ -)			- 90

Linscott Law & Greenspan Engineers conducted a shared parking analysis dated September 22, 2016 for the project (Exhibit "D"). The objective of the shared parking analysis is to evaluate the peak parking requirements for the project based on the combined parking demand patterns for all proposed land uses and determine if the parking supplied will be adequate to meet the parking demands of the project site at all times for all uses. The study methods and conclusions follow:

- The peak hour parking demand per use was added together in a shared parking model to estimate the overall parking demand for the project. The results of the shared parking model show a peak parking demand of 589 parking spaces occurring between 11:00 AM to 12:00 PM and 1:00 PM to 2:00 PM during a typical weekday. On a typical weekend day, a forecasted peak parking demand of 581 parking spaces will occur at 11:00 AM. Based on the proposed parking supply of 596 spaces, a surplus of 7 spaces and 15 spaces would result during the weekday and weekend peak hours, respectively.
- City parking requirement for the hotel profiles used in the shared parking analysis are representative of a "business-type" hotel and were directly derived from the Urban Land Institute (ULI). The peak-parking ratios for hotel uses exactly equal the City's parking requirement of one (1) space per guest room only, which is consistent with Development Code Section 16.34.060. The proposed hotel does not include any additional uses such as a restaurant or public assembly area.
- Direct application of City parking standards to the proposed project results in a total parking requirement of 686 parking spaces. With a proposed on-site parking supply of 596 spaces, a theoretical parking deficiency of 90 spaces is forecast. The results of the shared parking evaluation indicate that the proposed project is forecast to have a peak parking demand of 589 parking spaces. As a result, the proposed parking supply of 596 spaces will be sufficient and a parking surplus of 7 spaces is forecast at the anticipated highest demand period.

Staff has reviewed the shared parking analysis and found it to be consistent with standard practice and recommends a reduction in the number of parking spaces required based on the sum of the individual uses.

Fifty-six (56) of the provided 596 parking spaces are located within a subterranean parking garage under the proposed medical office building. Twenty-six (26) of the provided 596 parking spaces are dedicated accessible spaces, conforming to ADA requirements. Six (6) of the dedicated accessible spaces are located within the subterranean parking garage. Each building on site has a dedicated loading area in accordance with section 16.34.100 of the Development Code.

The project is required to dedicate 8% of the 596 parking spaces for clean air vehicles. A total of 48 spaces are required for clean air vehicles, which the project provides. In addition to the vehicle parking, the project is required to provide a number of bicycle parking spaces equal to 10% (5% for short term and 5% for long term) of the vehicle parking spaces. The proposed project is required to have 60 bicycle spaces, and 63 spaces have been provided.

The main circulation through the project site is in a horseshoe shape, with two major drive aisles laid out north to south, and two aisles running east to west. The proposed circulation provides adequate access to the site for emergency vehicles as well as for delivery trucks. Both drive-through restaurants propose a queuing lane for at least seven vehicles, which exceeds the required minimum of six spaces. It is anticipated that queuing for each of these uses will not interfere with satisfactory circulation in the immediate area of the restaurants.

Architecture

The proposed architecture of the project is contemporary in style and is consistent with the original design. Although essentially rectangular in shape, the buildings have a variety of architectural components that enhance the visual presentation of the site. The rooflines are finished with a substantial cornice, and have variations in height at several locations. There are four variations in the height of the buildings, which range from 26 to 56 feet. Where the building heights are increased, the main plain of the walls are broken with pop outs that vary from two to eight feet. Along with the variations of height, each pop out section that has a higher roofline also has a proportional increase in width. In addition to the height and plain variations, the applicant has proposed an assortment of exterior finish materials to enhance the architecture. The proposed materials include cement plaster finish, split face block, stone veneer, stone trim caps, and aluminum storefront frame for doors and windows. A wide color palette in warm tones adds to the overall appeal of the architecture.

Marriot Townplace Suites includes modern style architecture with stucco finish of varying color pallet and varying roof elevations to be consistent with the overall style of the center. It will include movement in the wall plans to avoid monotony throughout the building. The proposed hotel also includes a porte-cochere over the entrance of the hotel to enhance architecture and appeal.

Lighting

The project will include on-site lighting for parking and security. It is standard practice of the City to verify through the plan review process that the outdoor light fixtures to be installed are designed or located in such a manner as to contain the direct rays from the

lights on-site and to avoid spillover of light onto adjacent properties. This is a mandatory requirement that will be included in the project's Conditions of Approval (Conditions of Approval No. 27 and No. 28).

Landscaping

The preliminary landscape plans call for 21% of the overall site to be landscaped. This exceeds the requirement for the Freeway Commercial (C-F) zone, which calls for a minimum of 12% of the site to be landscaped. Included in the 12% figure, Development Code Section 16.12.040 calls for a minimum of 5% of the parking areas to have landscaping. Of the 21% of project site that will be landscaped, approximately 13% will be located in the parking area in the form of shade trees. Use of trees in the parking lots will help reduce the amount of heat generated by the asphalted area of the parking lot.

At this time, the Applicant has proposed 20-inch to 48-inch box trees to be planted on site. The proposed trees are drought tolerant and include the Date palm, London plane, and Italian cypress, among others. Ground cover includes a variety of drought tolerant plants such as orange daylily, purple hopbush, and cats-claw vine, among others.

Signs

The Applicant included a Sign Program for the center as part of this approval, which gives specific details, guidelines and standards for tenant signage for the project (Exhibit "C").

The freeway-oriented pylon sign proposed will be two-sided and 100 feet in height, with five tenant sign panels of varying sizes. The largest sign panel is 330 square feet, two panels are 154 square feet, and the last two are 110 square feet. The project name, The Rincon, is displayed at the top of the sign, and a space for the physical address of the site is proposed underneath the lowest tenant panel. The freeway-oriented sign will be finished in the same materials as the buildings.

A balloon / crane test was originally conducted for the freeway sign for the Triangle at Chino Hills to provide validation for the proposed height. The sign and project site can be seen clearly from SR 71 when headed in a northbound direction. The project site is not clearly visible to drivers headed southbound on SR 71 because of the grade difference between the site and the Soquel Canyon on- and off-ramps, the right (or west) curve in the highway, and the adjacent sound wall. In fact, the project site is not visible to drivers until just about the point where the Soquel Canyon / Central Avenue off ramp begins in the southbound direction. The proposed freeway sign will increase the visibility of the project site, from both the southbound SR 71 and the surrounding area.

One center identification sign is proposed for the southwest corner of the property, at the intersection of Pomona Rincon Road and Soquel Canyon Parkway. This sign will display only the name of the project, The Rincon. Three monument signs with space for six tenant panels each are proposed. One monument sign will be located on the west side of the project, adjacent to Soquel Canyon Parkway, and two monument signs will be located near the driveways on Pomona Rincon Road.

The Applicant is also proposing tenant wall signs for each building. The design guidelines for the tenant walls signs are similar to other retail centers in the City, in that they call out proportional sizing of signs related to the linear length of a tenant's store front and requiring individual channel letters. Most tenants are permitted up to two signs, one on the front and one on the rear of the building. The freestanding fast food building and tenants who have end units in the buildings may be permitted up to three signs. A hierarchy of sign sizes is established in the program that distinguishes major from minor tenants to provide balance and scale to the overall design of the center.

In addition to the signs for the center, the applicant has agreed to participate in the City's Identification Monumentation program. The applicant will install a City designed monument on the west side of the site, along Soquel Canyon Parkway.

CONDITIONS OF APPROVAL

Condition of Approval No. 41 states "The applicant shall pay the Weeda Deferral Agreement amount of \$992,502.62 that is assessed for the property prior to issuance of any Building Permits." The amount of \$1,002,072.00 was reduced by \$9,569.38 was the result of an audit completed in 2014 by the City. The Finance Department researched each property tax installment and found that one installment had been entered for the subject parcel that should have been entered for APN 1028-351-18 (Trumark Development). Therefore, the current amount due is \$992,502.62 for The Rincon development prior to issuance of building permits.

ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project by Chambers Group, an environmental consulting firm pre-approved and retained by the City for preparation of the required project environmental documents. Technical studies prepared as part of the IS/MND included an air quality assessment, biological resources evaluation, archaeological inventory report, paleontological resource inventory, greenhouse gas assessment, noise impact assessment, and traffic impact analysis. Based on these technical analyses and the evaluation of the project pursuant to CEQA Guidelines, the IS/MND found that potential environmental impacts associated with the project would be less than significant with the imposition of mitigation measures contained in the proposed Mitigated Negative Declaration. The mitigation measures address potential impacts associated with biological resources, cultural resources, geology and soils, noise, and transportation and traffic. The following discussion provides a summary of these topics and mitigation measures.

Biological Resources

The biological resources evaluation prepared by Chambers Group, dated June 22, 2016, described the project site as having been graded and tilled, exhibiting no undisturbed terrain. The project area was found to be almost entirely comprised of ruderal vegetation. No sensitive plant material or wildlife species were identified on the project site and the literature review and field survey concluded that the project site

would have low potential to support any sensitive wildlife species that might be anticipated to occur in the area.

However, if site clearing and grading were to occur during the nesting season (generally February through September), the evaluation determined that project construction could potentially affect nests, breeding birds, eggs, or nestlings, which would be considered a potentially significant impact. The report identified best management practices that would minimize potential impacts to bird species, such as protocol surveys, biological monitoring, and wildlife avoidance and protection measures. The best management practices have been identified as mitigation measures for the potential impact on nesting/breeding birds; with the incorporation of Mitigation Measures BIO-1 and BIO-2, the potential impact would be reduced to a less than significant level (see the attached IS/MND and Mitigation Monitoring Program). No other potentially significant impacts pertaining to biological resources were identified.

Cultural Resources

On October 21, 2015, Chambers Group performed a records search and literature review at the South Central Coastal Information Center (SCCIC), California State University, Fullerton, in Fullerton, California. The SCCIC is part of the California Historical Resources Information System which houses records for previously recorded cultural resources; the SCCIC retains the records specifically pertaining to the project site.

The project site lies within the traditional tribal territory of the Tongva/Gabrielino, who are believed to have inhabited the general region on a seasonal, and later a permanent, basis. Based on a review of the available literature, no cultural resources occur within the project site. However, 16 cultural resources have been reported within a 0.5-mile radius of the proposed project and include both prehistoric and historic archaeological resources, human remains, and historic period architecture. These resources were identified through survey, testing, monitoring, and/or data recovery mitigation. None of these cultural resources were identified as being listed or eligible for listing on the CRHR or local registries.

Assembly Bill 52, enacted in September 2014, requires local agencies to send formal notices of potential development projects to Native American tribal entities that state their cultural affiliation with land within the local jurisdiction's boundaries. On October 20, 2015, notices were sent to the tribes that have indicated that they are traditionally and culturally affiliated with land within Chino Hills. To date, three responses have been received from the Tribal Representatives who were sent letters. The first response was received from the Gabrielino Band of Mission Indians requesting monitoring during all ground-disturbing activities and included in the final mitigation measures as CUL-1. The second response was received from the San Manuel Band of Mission Indians stating that the proposed project is located outside the Tribe's ancestral territory but that they recommend other Tribes with ancestral territory be contacted. The third response was from the Soboba Band of Luiseno Indians requesting to initiate formal consultation with the City.

The City responded to the Gabrielino Band of Mission Indians on November 18, 2015, and shared the mitigation measures that are suggested above to be included into the mitigated negative declaration and implemented in the mitigation monitoring and reporting program for the proposed project. The City also responded to the Soboba Band of Luiseno Indians on November 24, 2015, and shared a summary of the archaeological records search conducted for the proposed project as requested by the Tribal Group via email received November 19, 2015. AB 52 correspondence can be found in Attachment 5 of the Cultural Resources Letter Report prepared for the proposed project, which is included as Appendix C of the IS/MND.

A paleontological resources records search and literature review was requested on October 16, 2015, from the Vertebrate Paleontology Section collections of the Natural History Museum of Los Angeles County (NHMLAC). The records search and literature review was conducted by Samuel A. McLeod, Ph.D., and the results were received on October 30, 2015. According to the results of the search, the entire project site has surface deposits composed of younger Quaternary Alluvium, derived as alluvial deposits from the Chino Hills to the west. These deposits typically do not contain significant vertebrate fossils, at least not in the uppermost layers; and fossil localities have not been identified nearby in these deposits, but they may be underlain by older sedimentary deposits at relatively shallow depths. As a result, the proposed project would likely not cause "substantial adverse change" in the significance of any known or potentially present paleontological resources within the project site with implementation of Mitigation Measure CUL-2.

While, it is not anticipated that human remains will be disturbed by project construction activities, there remains a possibility of an accidental or inadvertent discovery of human remains on the project site, including those interred outside of formal cemeteries. Consequently, Mitigation Measure CUL-3 has been incorporated into the IS/MND to require the notification of the San Bernardino County Coroner in accordance with state law in the event that human remains are encountered on the project site. (See the attached IS/MND and Mitigation Monitoring Program.)

Geology/Soils

An updated Geotechnical Report prepared by Geotechnical Professionals, Inc., dated July 17, 2015 was prepared and included as an attachment to Appendix E: Water Quality Management Plan in the IS/MND. The report determined construction activities were initiated in 2008 consistent with the recommendations of the 2008 geotechnical evaluation prepared by GPI that would address the potential for seismic-related ground failure, including liquefaction. These construction activities included removal of undocumented fills, extending removals at least 5-feet beyond the building lines, and proving at least two to three feet of properly compacted fill beneath the proposed bottom footings for the single and multi-story buildings. The activities also included removal of uncompacted fill to firm and unyielding soils within the areas designated for parking. These soils at the subgrade were then scarified, moisture conditioned, and compacted consistent with the requirements of the 2008 geotechnical evaluation. However, since policies and requirements have changed over the years, the proposed project would be required to comply with the current California Building Code requirements related to

landslide, lateral spreading, subsidence, liquefaction or collapse under Mitigation Measure GEO-1.

Noise

The City of Chino Hills has adopted a Noise Ordinance as Title 8, Chapter 8.08 of the Chino Hills Municipal Code. For construction noise, Section 8.08.020 of the CHMC states that all construction activity shall be prohibited except between the hours of 7:00 a.m. and 7:00 p.m. on weekdays, and between the hours of 8:00 a.m. and 6:00 p.m. on Saturdays, excluding federal holidays, unless such activity is necessary for the immediate preservation of life, health, or property. Construction of the project would be subject to these restrictions (Condition of Approval No. 8).

The impact evaluation on the Noise Impact Analysis was prepared by Vista Environmental, dated April 20, 2016, and presented as Appendix G of the IS/MND. The field survey noted that noise within the proposed project area is generally characterized by vehicular traffic on State Route 71 (SR-71) that is located adjacent to the east side of the project site and Soquel Canyon Parkway that is located adjacent to the northwest side of the project site. The General Plan EIR Noise Analysis determined that standard building construction provides 20 dB of exterior to interior noise reduction. Based on this standard, the proposed structures would experience interior noise levels of 50 to 55 dBA CNEL. The interior noise levels would potentially exceed the City's 45 dBA CNEL interior noise standard for the proposed hotel and the 50 dBA CNEL interior noise standard for the proposed medical office building; however, the interior noise levels at the proposed commercial retail and restaurant uses would be within the City's 55 dBA interior noise level standard. This would be considered a significant impact.

Mitigation Measure NOI-1 would require all exterior doors and windows installed on the proposed hotel and medical office building to meet a sound transmission class (STC) rating of 30 STC or higher. The windows and exterior doors of a structure are the locations where the majority of exterior noise enters a building and standard windows provide a STC rating as low as 20 STC. Implementation of Mitigation Measure NOI-1 would increase the exterior to interior attenuation rate to 30 dBA, which would result in interior noise levels in the range of 40 to 45 dBA CNEL at the proposed hotel and medical office building. Therefore, implementation of Mitigation Measure NOI-1 would ensure that the interior noise levels at all proposed structures would be within the City's interior noise standards and the interior noise impacts associated with the proposed project would be reduced to a level less than significant impact.

Traffic/Transportation

Transpo Group prepared a Traffic Impact Analysis (TIA), dated July 2016, that analyzes the potential traffic impacts generated by the proposed project and is included as Appendix H in the IS/MND. The TIA estimates the trip generation potential of the proposed project, evaluates the existing operating conditions at sixteen (16) key study intersections within the project vicinity, and forecasts future operating conditions with and without the proposed project. Where necessary, intersection improvements and mitigation measures are identified.

Primary access to the project site would be provided via two driveways (one full-access and one right-in/right-out only driveway) on Pomona Rincon Road. Regional access to the project site would be provided from SR-71 via the ramps at Soquel Canyon Parkway. Additionally, the project site would be served by Omnitrans Routes 365 and T1. The TIA determined that the project is forecast to generate up to 6,876 daily trips, with 575 trips (358 inbound and 217 outbound) produced during the AM peak hour and 403 trips (160 inbound and 243 outbound) produced during the PM peak hour on a "typical" weekday. The following table provides a summary of this information.

Land Use	Units	Daily	AM Peak Hour			PM Peak Hour			
			In	Out	Total	In	Out	Total	
<u>Trip Rates</u>									
Hotel ¹	RM	8.17	0.31	0.22	0.53	0.31	0.29	0.60	
Fast Food Restaurant With Drive Through Window ²	TSF	496.12	23.16	22.26	45.42	16.98	15.67	32.65	
Fast Food Restaurant Without Drive Through Window ³	TSF	716.00	26.32	17.55	43.87	13.34	12.81	26.15	
Shopping Center ⁴	TSF	ITE Equation							
Medical Office Building ⁵	TSF	36.13	1.89	0.50	2.39	1.00	2.57	3.57	
<u>Project Trip Generation</u>									
Hotel (Noted H on Site Plan)	116 RM	948	36	25	61	35	34	70	
Fast Food Restaurant With Drive Through Window (Noted P1 (6,000 SF) and partial S4 (4,125 SF))	10.125 TSF	5,023	235	225	460	172	159	331	
Fast Food Restaurant Without Drive Through Window (Noted P2)	6.5 TSF	4,654	171	114	285	87	83	170	
Retail Uses (Noted S3 + partial S4 (4,875 SF))	20.475 TSF	2,422	37	23	59	16	40	55	
Medical Office Building (Noted Medical on Site Plan)	60 TSF	2,168	113	30	143	60	154	214	
<u>Total Trip Generation</u>		15,215	592	417	1,009	370	470	840	
Internal Trip Capture (AM Percentage IN/OUT = 6%/8%, PM Percentage IN/OUT = 19%/17%, Daily = average of AM and PM peak hours) ⁶			-1,902	-36	-33	-69	-70	-80	-150
Pass-By Trips For Fast Food Restaurant With Drive Through Window (Noted P1 (6,000 SF) and partial S4 (4,125 SF) (49% AM, 50% PM and Daily)			-2,512	-115	-110	-225	-86	-79	-165
Pass-By Trips For Fast Food Restaurant Without Drive Through Window (Noted P2) (49% AM, 50% PM and Daily)			-2,327	-84	-56	-140	-43	-42	-85
Pass-By Trips For Retail Uses (Using LU Code 820 for 17 TSF) (66% for Daily, PM)			-1,599	-	-	-	-10	-26	-37
<u>Net Trip Generation</u>			6,876	358	218	575	160	243	403

Source: The Rincon Development Traffic Impact Analysis, prepared by Transpo Group, dated July, 2016.

The TIA analyzed the Level of Service (LOS) and Volume to Capacity (V/C) Ratio in order to determine if potential impacts from the proposed project would be significant. LOS calculations were prepared for sixteen (16) key intersections in the study area during the AM and PM peak hours using the Highway Capacity Method (HCM) for signalized and unsignalized intersections. These LOS calculations were prepared for the following traffic scenarios:

- Existing Traffic Conditions (2015);
- Existing with Project Traffic Conditions;
- Opening Year (2017) Without Project Traffic Conditions;

- Opening Year (2017) With Project Traffic Conditions;
- General Plan Buildout (2035) Without Project Traffic Conditions;
- General Plan Buildout (2035) With Project Traffic Conditions; and
- General Plan Buildout (2040) With Project for Caltrans Facilities.

As previously indicated, sixteen (16) key study intersections were analyzed. The intersections listed below provide both local and regional access to the project site and define the extent of the boundaries for the traffic impact investigation. The jurisdictions where the study intersections are located are identified as well.

The following sixteen (16) key study intersections were analyzed:

1. SR-71 southbound ramp/Chino Hills Parkway (Chino Hills/Caltrans)
2. SR-71 northbound ramp/Chino Hills Parkway (Chino Hills/Caltrans)
3. Ramona Avenue/Chino Hills Parkway (Chino Hills/Chino)
4. Monte Vista Avenue (south)/Chino Hills Parkway (Chino Hills/Chino)
5. Monte Vista Avenue (north)/Chino Hills Parkway (Chino Hills/Chino)
6. Central Avenue/Chino Hills Parkway (Chino)
7. SR-71 northbound ramps/Ramona Avenue (Chino Hills/Caltrans)
8. SR-71 southbound ramps/Ramona Avenue (Chino Hills/Caltrans)
9. El Prado Road/Central Avenue (Chino)
10. Fairfield Ranch Road/Central Avenue (Chino Hills)
11. SR-71 northbound ramps/Soquel Canyon Road (Chino Hills/Caltrans)
12. SR-71 southbound ramps/Soquel Canyon Road (Chino Hills/Caltrans)
13. Pomona Rincon Road/Soquel Canyon Parkway (Chino Hills)
14. Butterfield Ranch Road/Soquel Canyon Parkway (Chino Hills)
15. Butterfield Ranch Road/Picasso Drive (Chino Hills)
16. Butterfield Ranch Road/Pine Avenue (Chino Hills)

The City of Chino Hills General Plan Circulation Element establishes a Peak Hour LOS D or better as generally acceptable. LOS D represents high-density but stable traffic flow which is approaching capacity. In addition, City standards indicate that a significant traffic impact results if the V/C Ratio increases by 0.01 or more at an intersection that is projected to operate at LOS E or F without the project. The City of Chino establishes a Peak Hour LOS D or better as generally acceptable. In addition, Caltrans District 8 has established that LOS D is the operating standard for all Caltrans facilities.

Existing Traffic Conditions (2015)

The following table provides a summary of Level of Service for the Existing Traffic, Conditions without Project (2015).

Intersection	LOS Standard	AM Peak			PM Peak		
		LOS (HCM)	Delay ³	V/C ⁴	LOS (HCM)	Delay ³	V/C ⁴
1. SR 71 SB Ramps/Chino Hills Parkway ²	E	B	16.3	0.61	B	16.5	0.85
2. SR 71 NB Ramps/Chino Hills Parkway ²	E	B	14.4	0.62	B	18.2	0.60
3. Ramona Avenue/Chino Hills Parkway ¹	E	D	38.0	0.70	D	47.0	0.87
4. Monte Vista Avenue (South)/Chino Hills Parkway ¹	D	D	33.2	0.33	E	44.6	0.35
5. Monte Vista Avenue (North)/Chino Hills Parkway ¹	D	B	17.3	0.48	B	15.6	0.55
6. Central Avenue/Chino Hills Parkway ²	D	C	27.8	0.78	C	28.6	0.75
7. SR 71 NB Ramps/Ramona Avenue ¹	E	D	35.9	0.48	C	29.3	0.57
8. SR 71 SB Ramps/Ramona Avenue ¹	E	C	21.0	0.36	C	22.0	0.53
9. El Prado Road/Central Avenue ²	D	D	50.2	0.97	D	46.6	0.87
10. Fairfield Ranch Road/Central Avenue ¹	E	E	59.7	0.86	C	30.1	0.69
11. SR 71 NB Ramps/Soquel Canyon Road ²	E	A	9.0	0.57	A	9.6	0.47
12. SR 71 SB Ramps/Soquel Canyon Road ²	E	B	19.2	0.77	B	22.6	0.81
13. Pomona Rincon Road/Soquel Canyon Parkway ²	E	D	43.7	0.97	A	7.6	0.39
14. Butterfield Ranch Road/Soquel Canyon Parkway ¹	E	D	44.4	0.92	C	30.9	0.58
15. Butterfield Ranch Road/Picasso Drive ¹	D	C	32.5	0.81	A	8.4	0.24
16. Butterfield Ranch Road/Pine Avenue ²	E	C	20.2	0.45	B	16.6	0.28
101. Project Driveway West (RIRO)/Pomona Rincon Road ¹	D	-	-	-	-	-	-
102. Project Driveway East/Pomona Rincon Road ²	E	-	-	-	-	-	-

Denotes unsatisfactory LOS (below LOS Standard)

¹ Level of Service, based on Highway Capacity Manual 2010 (HCM2010)

² Level of Service, based on Highway Capacity Manual 2000 (HCM 2000) due to intersection configuration

³ Delay measured in seconds/vehicle

⁴ V/C as noted in Synchro's HCM volume to capacity ratio

⁵ Un-signalized intersections use Intersection Capacity Utilization (ICU), not Synchro's HCM volume to capacity ratio

Source: The Rincon Development Traffic Impact Analysis, prepared by Transpo Group, dated July, 2016.

Existing counts at the study intersections were conducted in October 2015. The existing condition reflects those land uses that were built and occupied at the time of the traffic counts. Currently, the project site is vacant and does not generate any vehicle trips. As indicated in the previous table, fourteen (14) of the sixteen (16) intersections are currently operating at LOS D or better without the project. The intersections at Central Avenue/Fairfield Ranch Road and Monte Vista Avenue/Chino Hills Parkway currently operate at LOS E.

Opening Year (2017)

Opening Year (2017) With Project Conditions consist of the addition of project traffic volumes to the Without Project (2017) conditions. The results of the peak hour analyses show that with the project, thirteen out of the sixteen study intersections are expected to continue to operate at acceptable LOS D or better in the year 2017. However, the following intersections would be impacted by the project in the Opening Year (2017) With Project Conditions:

- El Prado Road/Central Avenue – For Opening Year (2017) Without the Project, this intersection is forecasted to operate at LOS F during the AM peak hour and LOS E during the PM peak hour. For Opening Year (2017) With the Project, this intersection would continue to operate at LOS F during the AM peak hour and LOS E during the PM peak hour.
- Fairfield Ranch Road/Central Avenue – For Opening Year (2017) Without the Project, this intersection is forecasted to operate at LOS F during the AM peak

hour and LOS E during the PM peak hour. For Opening Year (2017) With the Project, this intersection would continue to operate at LOS F during the AM peak hour and LOS E during the PM peak hour.

- Pomona Rincon Road/Soquel Canyon Parkway – For Opening Year (2017) Without the Project, this intersection is forecasted to operate at LOS F during the AM peak hour and LOS C during the PM peak hour. For Opening Year (2017) With the Project, this intersection would continue to operate at LOS F during the AM peak hour and LOS D during the PM peak hour.
- Project Driveway East/Pomona Rincon Road – For Opening Year (2017) With the Project, this intersection is forecast to operate at LOS E.

The following mitigations have been recommended as part of the project to restore the impacted intersections to the Standard LOS:

TR-1 (El Prado Avenue/Central Avenue) - Modify the existing traffic signal and install a northbound right-turn overlap phase on Central Avenue and install No U-turn signs for westbound traffic on El Prado Road. Provide necessary improvements on the southbound approach on Central Avenue to provide a second left-turn lane. Modify the existing traffic signal and existing striping accordingly and install all necessary roadwork striping, pavement markings and signs per the City of Chino Standard Design Guidelines. The Project shall pay their fair-share of the cost to implement the improvement, consistent with the City of Chino requirements.

TR-2 (Fairfield Ranch Road/Central Avenue) - Restripe the northbound approach on Central Avenue to provide a second left (dual left) turn lane. Remove the existing crosswalk across the south leg of the intersection on Central Avenue. Install a crosswalk across the west leg of the intersection on Fairfield Ranch Road. Modify the existing traffic signal, signing, and striping accordingly.

This mitigation measure is consistent with the Fairfield Ranch Commons traffic study. This mitigation measure is needed to reduce impacts associated with both the Opening Year (2017) With-Project conditions and General Plan Buildout Year (2035) With-Project conditions scenarios. Fairfield Ranch Commons is implementing this mitigation measure which is expected to be complete by 2017. The project is expected to contribute their fair share

TR-3 (Pomona Rincon Road/Soquel Canyon Parkway) - Construct the west leg of the intersection to include a left-turn lane and a shared through-right-turn lane; Modify the eastbound approach to provide one left-turn lane, one shared through-right turn lane, and one right-turn lane; Construct a northbound left-turn lane; Modify the existing traffic signal to operate as a five-phase signal, and installation of new traffic signal equipment as well as installation of the appropriate pavement markings and striping, as necessary, inclusive of crosswalks across Soquel Canyon Parkway; Implement the appropriate traffic signal timing for the new layout of the Soquel Canyon Parkway/Pomona Rincon Road intersection.

The project is expected to pay its fair share fees as determined by the City Engineer to the developer that constructs these improvements.

TR-4 (Project Driveway East/Pomona Rincon Road) - Project Driveway East/Pomona Rincon Road: Install a traffic signal. The traffic signal will be designed and installed according to all applicable City standard plans, City staff input, and the California Manual on Uniform Traffic Control Devices (CA MUTCD). Provide traffic signal interconnect between the new signal and the existing signal at Soquel Canyon Parkway/Pomona Rincon Road. Restripe the northbound approach on Pomona Rincon Road to provide a separate left-turn lane. Modify the existing striping as needed and install all necessary striping, pavement markings and signs per the City of Chino Hills Standard Design Guidelines and/or the CA MUTCD. Implementation of this improvement will require the approval of the City of Chino Hills. The project applicant shall construct these improvements prior to building permit issuance, or, if the improvements are installed by another developer prior to building permit issuance of the Project, then the applicant shall pay fair share fees as determined by the City Engineer to the developer that constructs these improvements.

With the incorporation of Mitigation Measures TR-1 through TR-4, the project's potential impact to traffic and transportation is reduced to a less than significant level (see the attached IS/MND and Mitigation Monitoring Program).

General Plan Buildout (2035)

For City buildout in General Plan Year 2035, anticipated future development traffic volumes were added to ambient growth volumes, to assess traffic conditions 20 years in the future. A growth rate of 2.0 percent per year was applied to the 2015 traffic counts to account for ambient growth in the Chino Hills region.

The 2035 with Project Conditions AM and PM peak hour traffic volumes were used to estimate the intersection level of service for the study intersections. The TIA compares peak hour LOS values without and with the project for 2035 conditions. This comparison is used to determine if the addition of project traffic at each study intersection would exceed the significant impact thresholds. The project is expected to contribute to a significant impact in 2035 at the following six study intersections:

- Central Avenue/Chino Hills Parkway – During the AM peak hour, this intersection is expected to operate from a satisfactory LOS D to LOS E with the project. This intersection is already expected to operate at LOS F during the PM peak in the Without-Project condition. With the project, this intersection would continue to operate at LOS F during the PM peak hour.
- El Prado Road/Central Avenue – This intersection is already forecast to operate at LOS F during both peak hours in the Without-Project condition. With the project, this intersection would continue to operate at LOS F during both peak hours.
- Fairfield Ranch Road/Central Avenue – This intersection is already forecast to operate at LOS F during both peak hours in the Without-Project condition. With

the project, this intersection would continue to operate at LOS F during both peak hours.

- SR 71 SB Ramps/Soquel Canyon Road – This intersection is forecast to operate at LOS E during the PM peak hour in the Without-Project condition. With the project, this intersection would operate at LOS F during the PM peak hour.
- Pomona Rincon Road/Soquel Canyon Parkway – This intersection is forecast to operate at LOS E during the AM peak hour in the Without-Project condition. With the project, this intersection would operate at LOS F during the AM peak hour.
- Project Driveway East/Pomona Rincon Road – This unsignalized intersection is forecast to operate at LOS F with the project.

Four of the six intersections identified as significant impacts were also identified under Opening Year 2017. Mitigation measures for the General Plan Buildout Year (2035) With-Project condition were also identified and analyzed in the same method described for the Opening Year (2017) With- Project condition. The mitigation measures listed previously for Opening Year (2017) With-Project condition, that same mitigation measure was also utilized for the General Plan Buildout Year (2035) mitigation measures.

TR-5 (SR 71 SB Ramps/Soquel Canyon Road) – Widen southbound off-ramp to provide an exclusive southbound right-turn lane. Maintain existing southbound left-turn lane and southbound shared left-turn/right turn lane. Modify existing traffic signal and exiting striping accordingly. This mitigation measure was identified by the Avalon Chino Hills Apartments and Park traffic study. This mitigation measure is needed to reduce cumulative impacts associated with General Plan Buildout Year (2035) With-Project conditions scenario. The project is expected to contribute its fair share.

TR-6 (Central Avenue/Chino Hills Parkway) - Remove the existing crosswalk along the north leg of the intersection on Central Avenue and install a crosswalk along the south leg of the intersection on Central Avenue. Modify the existing traffic signal and existing striping accordingly and install all necessary striping, pavement markings and signs per the City of Chino Standard Design Guidelines and/or CA MUTCD. The project is expected to contribute its fair share.

With the incorporation of Mitigation Measures TR-5 and TR-6, the project's potential impact to traffic and transportation is reduced to a less than significant level (see the attached IS/MND and Mitigation Monitoring Program).

Conclusion

Impacts to the six key study intersections listed above would be mitigated through the implementation of Mitigation Measures TR-1 through TR-6 mitigates the long-term impacts of the proposed project and future buildout traffic as all six impacted intersections are forecast to operate at LOS D or better. The remaining ten (10) key study intersections for General Plan Buildout (2035) with project traffic conditions are forecast to continue to operate at an acceptable LOS.


PUBLIC COMMENTS

The draft IS/MND was released for public review on September 15, 2016, and closed on October 4, 2016. Additionally, notices of the public hearing regarding this project were mailed to property owners within a 300-foot radius of the project site on October 5, 2016. The description of the proposal and the hearing date were also published in the Chino Champion on October 8, 2016. As of the preparation of this report, the City has received correspondence from two entities providing comments regarding the project or the draft IS/MND. The following list identifies the entities submitting comments pertaining to the project and summarizes the comments provided:

- City of Chino (dated October 4, 2016)
 - General statement regarding review of the TIA
 - Study shall comply with SANBAG CMP requirements
 - Traffic impacts on Central Avenue/Eucalyptus Avenue
 - Discussions regarding the subject project
 - Fair share compliance
- San Bernardino County Department of Public Works (dated October 4, 2016)
 - Request to add condition if any works affecting the Flood Control District right-of-way would need a Flood Control Permit

Staff has prepared a Response to Comments document (attached as Exhibit "E") which includes the aforementioned correspondence and provides a response from staff and the City's consultants to each of the comments provided.

Respectfully submitted,



Joann Lombardo
Community Development Director

Recommended by:



Jerrod Walters
Senior Planner

Prepared by:



Michael Hofflinger
Associate Planner

Attachments:

- Resolution
- Exhibit "A" – Conditions of Approval

RESOLUTION NO. 2016-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO HILLS, CALIFORNIA ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING REPORTING PROGRAM UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, APPROVING SITE PLAN REVIEW 15SPR03 FOR THE DEVELOPMENT OF THE RINCON COMMERCIAL CENTER PROJECT ON 10.42 ACRES LOCATED ON THE NORTHEASTERN SIDE OF SOQUEL CANYON PARKWAY AND POMONA RINCON ROAD AND FINDING PURSUANT TO GOVERNMENT CODE § 65402(A), THAT THE CONVEYANCE OF A 695 SQUARE FOOT CITY PARCEL TO THE APPLICANT IS CONSISTENT WITH AND CONFORMS TO THE GENERAL PLAN.

NOW, THEREFORE, 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, Executive Development, LLC, requested approval of Site Plan Review 15SPR03 to construct a commercial center consisting of a 60,000-square foot, four-story, 116 room hotel, a 60,000-square foot, three-story medical office building with subterranean parking, 20,475 square feet of retail, and 16,625 square feet of food services on approximately 10.42 acres ("Project").
- B. The project is located on the northeastern side of Soquel Canyon Parkway and Pomona Rincon Road, and is commonly known as Assessor's Parcel Number (APN) 1028-351-47 ("Site").
- C. Site Plan Review 15SPR03 is to allow for the development of a commercial center consisting of a 60,000-square foot, four-story, 116 room hotel, a 60,000-square foot, three-story medical office building with subterranean parking, 20,475 square feet of retail, and 16,625 square feet of food services on approximately 10.42 acres.
- D. The City also proposes to sell an approximately 695 square foot remnant of land located under approximately under the area proposed for the medical office building, a map and legal description of which is attached as Exhibit B to this resolution and incorporated into this resolution by this reference, commonly known as Parcel 9465 – 5 ("Property") to the applicant, so pursuant to Government Code Section 65402, subdivision

(a), the Planning Commission is required to determine whether this conveyance is consistent with and conforms to the City's General Plan.

- E. An Initial Study/Mitigated Negative Declaration was prepared in accordance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the City of Chino Hills Local Procedures for Implementing CEQA. The Initial Study/Mitigated Negative Declaration was available for public review from September 15, 2016 through October 4, 2016.
- F. The Notice of Intent was mailed to all affected parties which included the link for public access to the draft IS/MND and Appendices.
- G. The Planning Commission of the City of Chino Hills held a duly noticed public hearing on October 18, 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 find as follows regarding the Initial Study/Mitigated Negative Declaration ("IS/MND") and Mitigation Monitoring Reporting Program:

- A. As required by the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder, and further, pursuant to the provisions of Section 753.5 (c) Title 14 of the California Code of Regulations, and the City of Chino Hills' Local Guidelines for Implementing CEQA, the City of Chino Hills prepared an Initial Study to determine if the proposed project may have a significant effect on the environment.
- B. To ensure that the project will have less than significant impact on the environment, the following mitigation measures were included in the IS/MND and Mitigation Monitoring Reporting Program, prepared in accordance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines and the City of Chino Hills Local Procedures for Implementing CEQA:
 - i. BIO-1 Burrowing Owl Survey – To assure avoidance of impacts to the species prior to construction, a qualified wildlife biologist shall conduct pre-construction surveys of the permanent and temporary impact areas to locate active breeding or wintering burrowing owl burrows no more than 14 days prior to construction. The survey methodology will be consistent with the methods outlined in the

CDFW Staff Report on Burrowing Owl Mitigation (2012). The results of the pre-construction surveys shall be documented and filed with the City's Community Development Department within five days after the survey. If no active breeding or wintering owls are identified, no further mitigation is required.

If burrowing owls are detected onsite, the following mitigation measures shall be implemented in accordance with the CDFW Staff Report on Burrowing Owl Mitigation (2012):

- A qualified wildlife biologist shall be on-site during initial ground-disturbing activities. A "qualified biologist" for the purpose of this mitigation is defined as individuals who meet the following minimum qualifications:
 - a. Familiarity with the species and its local ecology;
 - b. Experience conducting habitat assessments and non-breeding and breeding season surveys, or experience with these surveys conducted under the direction of an experienced surveyor;
 - c. Familiarity with the appropriate state and federal statutes related to burrowing owls, scientific research, and conservation;
 - d. Experience with analyzing impacts of development on burrowing owls and their habitat.
- No ground-disturbing activities shall be permitted within a buffer no less than 200 meters (656 feet) from an active burrow, depending on the level of disturbance, unless otherwise authorized by CDFW. Occupied burrows will not be disturbed during the nesting season (February 1 to August 31), unless a qualified biologist verifies through noninvasive methods that either: (1) the birds have not begun egg-laying and incubation; or (2) juveniles from the occupied burrows are foraging independently and are capable of independent survival.
- During the nonbreeding (winter) season (September 1 to January 31), ground-disturbing work can proceed near active burrows as long as the work occurs no closer than 50 meters (165 feet) from the burrow, depending on the level of disturbance, and the site is not directly affected by the project activity. A smaller buffer may be established in

consultation with CDFW. If active winter burrows are found that would be directly affected by ground-disturbing activities, owls can be excluded from winter burrows according to recommendations made in the *Staff Report on Burrowing Owl Mitigation* (2012) (i.e., through installation of one-way doors).

- Burrowing owls shall not be excluded from burrows unless or until a Burrowing Owl Exclusion Plan is developed by a qualified biologist based on the recommendations made in the *Staff Report on Burrowing Owl Mitigation* (2012) and submitted to the City's Community Development Department and the local CDFW office for review and approval. The plan shall include, at a minimum:
 - a. Confirmation by site surveillance that the burrow(s) is empty of burrowing owls and other species;
 - b. Type of scope to be used and appropriate timing of scoping;
 - c. Occupancy factors to look for and what shall guide determination of vacancy and excavation timing;
 - d. Methods for burrow excavation;
 - e. Removal of other potential owl burrow surrogates or refugia on-site;
 - f. Methods for photographic documentation of the excavation and closure of the burrow;
 - g. Monitoring of the site to evaluate success and, if needed, to implement remedial measures to prevent subsequent owl use to avoid take; and
 - h. Methods for assuring the impacted site shall continually be made inhospitable to burrowing owls and fossorial mammals.
- Compensatory mitigation for lost breeding and/or wintering habitat shall be implemented on-site or off-site through implementation of a Mitigation Land Management Plan prepared by a qualified biologist based on the *Staff Report on Burrowing Owl Mitigation* (CDFW 2012) guidance and submitted to the City's Community Development Department

and the local CDFW office for review and approval. The plan shall include the following components, at a minimum:

- a. Temporarily disturbed habitat on the project site shall be restored, if feasible, to pre-project conditions, including decompacting soil and revegetating;
 - b. Permanent impacts to nesting, occupied and satellite burrows and/or burrowing owl habitat shall be mitigated such that the habitat acreage, number of burrows and burrowing owl impacted are replaced based on a site-specific analysis which includes conservation of similar vegetation communities comparable to or better than that of the impact area, and with sufficiently large acreage, and presence of fossorial mammals;
 - c. Mitigation land acreage shall not exceed the size of the project site;
 - d. Permanently protect mitigation land through a conservation easement deeded to a nonprofit conservation organization or public agency with a conservation mission. If the project is located within the service area of a CDFW approved burrowing owl conservation bank, the project operator may purchase available burrowing owl conservation bank credits.
 - e. Fund the maintenance and management of mitigation land through the establishment of a long-term funding mechanism such as an endowment.
 - f. Mitigation lands shall be on, adjacent or proximate to the impact site where possible and where habitat is sufficient to support burrowing owls present.
- ii. BIO-2 Nesting Birds. If project clearing and construction must occur during the avian nesting season (February to September), a survey for active nests must be conducted by a qualified biologist, one to two weeks prior to the activities to determine the presence/absence, location, and status of any active nests on or adjacent to the project site. If no active nests are discovered or identified, no further mitigation is required. In the event that active nests are discovered on-site, a suitable buffer determined by the qualified biologist (e.g., 30 to 50 feet for passerines) should be established around such active nests. No ground-disturbing

activities shall occur within this buffer until the biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Limits of construction to avoid a nest site shall be established in the field by a qualified biologist with flagging and stakes or construction fencing. Construction personnel shall be instructed regarding the ecological sensitivity of the fenced area. The results of the survey shall be documented and filed with the Community Development Director within five days after the survey.

- iii. CUL-1 Unanticipated Discovery of Cultural Resources:
Archaeological and Native American Monitoring shall be conducted for all ground-disturbing activities within the project site. Monitoring shall be performed under the direction of a qualified archaeologist meeting the Secretary of Interior's Professional Qualifications Standards for archaeology (National Park Service 1983). If cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt and the find must be evaluated by the qualified archaeologist. Depending on the nature of the find, if the discovery proves to be potentially significant under CEQA, as determined by the qualified archaeologist, additional work such as onsite monitoring by a qualified Native American Tribal representative, data recovery excavation, avoidance of the area of the find, documentation, testing, data recovery, reburial, archival review and/or transfer to the appropriate museum or educational institution, or other appropriate actions may be warranted. The archaeologist shall complete a report of excavations and findings, and submit the report to the City. After the find is appropriately mitigated, work in the area may resume.
- iv. CUL-2 Unanticipated Discovery of Paleontological Resources: Prior to any grading on the project site, the project applicant shall retain a qualified paleontologist to prepare and implement a Paleontological Resource Impact Mitigation Program to reduce direct and indirect adverse paleontological impacts on the project site, specifically during earth-moving activities. Said program shall provide for: 1) the recovery of some scientifically highly important fossil remains, should any be encountered by such activities; (2) their comprehensive treatment and transfer to a recognized museum repository for permanent storage and maintenance; (3) the recording of associated specimen data and corresponding geologic and geographic locality data and their archiving at the repository; (4) ensure the availability of the remains and data for future study by qualified scientific investigators; and shall be in place prior to any project grading activities. The Paleontological Resource Impact Mitigation Program shall be prepared and implemented by a paleontologist approved by the City's Community Development

Director.

- v. GEO-1 The project will adhere to all recommendations made in the 2008 and 2015 geotechnical evaluations.
- vi. NOI-1 The project applicant shall require that all windows and exterior doors installed on the proposed hotel and medical office building meet a minimum Sound Transmission Class (STC) rating of 30 STC.
- vii. TRA-1 El Prado Road/Central Avenue – Modify the existing traffic signal and install a northbound right-turn overlap phase on Central Avenue and install No U-turn signs for westbound traffic on El Prado Road. Provide necessary improvements on the southbound approach on Central Avenue to provide a second left-turn lane. Modify the existing traffic signal and existing striping accordingly and install all necessary roadwork striping, pavement markings and signs per the City of Chino Standard Design Guidelines. The Project shall pay their fair-share of the cost to implement the improvement, consistent with the City of Chino requirements.
- viii. TRA-2 Fairfield Ranch Road/Central Avenue - Restripe the northbound approach on Central Avenue to provide a second left (dual left) turn lane. Remove the existing crosswalk across the south leg of the intersection on Central Avenue. Install a crosswalk across the west leg of the intersection on Fairfield Ranch Road. Modify the existing traffic signal, signing, and striping accordingly. This mitigation measure is consistent with the Fairfield Ranch Commons traffic study. This mitigation measure is needed to reduce impacts associated with both the Opening Year (2017) With-Project conditions and General Plan Buildout Year (2035) With-Project conditions scenarios. Fairfield Ranch Commons is implementing this mitigation which is expected to be complete by 2017. The project is expected to contribute their fair share.
- ix. TRA-3 Pomona Rincon Road/Soquel Canyon Parkway – Improve the intersection as follows;
 - a. Construct the west leg of the intersection to include a left-turn lane and a shared through-right-turn lane;
 - b. Modify the eastbound approach to provide one left-turn lane, one shared through-right turn lane, and one right-turn lane;
 - c. Construct a northbound left-turn lane;

- d. Modify the existing traffic signal to operate as a five-phase signal, and installation of new traffic signal equipment as well as installation of the appropriate pavement markings and striping, as necessary, inclusive of crosswalks across Soquel Canyon Parkway;
- e. Implement the appropriate traffic signal timing for the new layout of the Soquel Canyon Parkway/Pomona Rincon Road intersection.

The project is expected to pay its fair share fees as determined by the City Engineer to the developer that constructs these improvements.

- x. TRA-4 Project Driveway East/Pomona Rincon Road - Project Driveway East/Pomona Rincon Road: Install a traffic signal. The traffic signal will be designed and installed according to all applicable City standard plans, City staff input, and the California Manual on Uniform Traffic Control Devices (CA MUTCD). Provide traffic signal interconnect between the new signal and the existing signal at Soquel Canyon Parkway/Pomona Rincon Road. Restripe the northbound approach on Pomona Rincon Road to provide a separate left-turn lane. Modify the existing striping as needed and install all necessary striping, pavement markings and signs per the City of Chino Hills Standard Design Guidelines and/or the CA MUTCD. Implementation of this improvement will require the approval of the City of Chino Hills. The project applicant shall construct these improvements prior to building permit issuance, or, if the improvements are installed by another developer prior to building permit issuance of the Project, then the applicant shall pay fair share fees as determined by the City Engineer to the developer that constructs these improvements.
- xi. TRA-5 SR 71 SB Ramps/Soquel Canyon Parkway - Widen southbound off-ramp to provide an exclusive southbound right-turn lane. Maintain existing southbound left-turn lane and southbound shared left-turn/right-turn lane. Modify existing traffic signal and existing striping accordingly. This mitigation measure was identified by the Avalon Chino Hills Apartments and Park traffic study. This mitigation measure is needed to reduce cumulative impacts associated with General Plan Buildout Year (2035) With-Project conditions scenario. The project is expected to contribute its fair share.

- xii. TRA-6 Central Avenue at Chino Hills Parkway/Manuel Gonzalez Drive - Remove the existing crosswalk along the north leg of the intersection on Central Avenue and install a crosswalk along the south leg of the intersection on Central Avenue. Modify the existing traffic signal and existing striping accordingly and install all necessary striping, pavement markings and signs per the City of Chino Standard Design Guidelines and/or CA MUTCD. The construction of this improvement is required of the Fairfield Ranch Commons project and Trumark Homes Mixed Use project. The project is expected to contribute its fair share.
- C. A Notice of Intent to Adopt a Mitigated Negative Declaration was filed with the San Bernardino County Clerk of the Board of Supervisors on September 15, 2016, and the public review period was duly noticed by mail and published in the Chino Hills Champion on October 8, 2016, 2015. The IS/MND and Mitigation Monitoring Reporting Program were available for public review from September 15, 2016 through October 4, 2016.
- D. The IS/MND prepared for this project reflects the City's independent judgment and analysis. The Planning Commission finds that there is no substantial evidence that the project would have a significant impact on the environment with the inclusion of the mitigation measures set forth above in Section 2.B.

SECTION 3. As an alternative and/or additional consideration for environmental review, the Planning Commission finds that the project's zoning and designation is the same as in the City's General Plan Update adopted in 2014 and that a General Plan Environmental Impact Report ("EIR") was certified at that time. The City approved the General Plan EIR in part to limit the examination of environmental impacts of future projects consistent with the 2014 General Plan Update to those issues not addressed in the General Plan EIR. To the extent that the mitigation measures adopted in this document are consistent with the mitigation measures adopted with the General Plan EIR, there has been no new information that would show the impacts would be more significant than at that time, and those mitigation measures can be relied upon. Thus, the scope of review is limited consistent with Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

SECTION 4. With regard to the approval of Site Plan Review 15SPR03, based upon oral and written testimony and other evidence received at the public hearing held for this item, and upon studies and investigations made by the Planning Commission and on its behalf, the Planning Commission does further find, pursuant to Section 16.76.060 (required findings for Site Plan Approval) of the Development Code as follows:

- A. FINDING: That the proposed uses are consistent with the General Plan;

FACT: The General Plan Land Use Map designates this property as Commercial and the property's zoning designation is Freeway Commercial (C-F). The proposed project conforms to the General Plan in that the project is a commercial development within a commercially zoned property. This is consistent with Goal LU-2 "Balance Residential with Commercial, Business, and Public Land Uses" of the General Plan, which is to provide a diversified economic base for the City of Chino Hills. Additionally, the project supports Action LU-2.1.1 3.1 to ensure that new commercial and business development is consistent and compatible with the existing character of the community and meets City development standards. Therefore, the proposed project is consistent with the General Plan.

- B. FINDING: That the nature, condition, and development of adjacent uses, buildings, and structures have been considered, and that the use will not adversely affect or be materially detrimental to these adjacent uses, buildings, or structures;

FACT: The proposed commercial development is surrounded by other properties that are zoned for commercial uses. The property to the south is the Santa Barbara Development which comprises of residential and commercial development as well as the Trumark Development (directly west of the property). The property directly to the southeast is the current proposed Heritage development, which comprises of retail, hospital, and medical office buildings and the property to the west is currently vacant. The development of commercial businesses is an appropriate use for this parcel. New commercial construction will not adversely affect the surrounding area.

- C. FINDING: That the site for the proposed use is of adequate size and shape to accommodate the use and buildings proposed;

FACT: The project site is 10.42 acres in size, and the proposed structures encompass 157,100 square feet. Adequate parking has been provided in accordance with the City of Chino Hills Development Code standards. Vehicular and pedestrian access to the site and interior circulation meet the City standards, while at the same time providing safe access for emergency vehicles. All utilities have been designed to be located on site, with connections to larger systems such as sewer, water, and electricity, as appropriate. As such, the site adequately accommodates the proposed use and building.

D. FINDING: That the proposed use complies with all applicable development standards of the zoning district;

FACT: The proposed project meets all Development Code standards for the Freeway Commercial (C-F) zone in regards to height, building setbacks, and landscape coverage. The project is required to have 686 parking spaces. As configured, the site provides 596 spaces, which are 90 fewer spaces than required by the Development Code. Section 16.34.090B of the Development Code allows for shared parking for separate uses within the same development subject to approval of a shared parking analysis by the City. Staff has reviewed the shared parking analysis and found it to be consistent with standard practice and recommends a reduction in the number of parking spaces required based on the sum of the individual uses.

E. FINDING: That the proposed use observes the spirit and intent of this Development Code;

FACT: The proposed project is the development of a commercial center project within the Freeway Commercial (C-F) zoning district. The project complies with all applicable development standards, complies with the Non-Residential Design Guidelines specified in Section 16.09 of the Chino Hills Development Code. Therefore, the project is consistent with the purpose and intent of the Development Code.

F. FINDING: That the clustering site plan results in a substantial reduction in the following impacts than would have occurred had the property developed pursuant to development standards in Exhibit "A" Table 20-1(A): Grading, Roadways and driveway intrusions into sensitive habitat areas, open space, and the Chino Hills State Park; and Impacts to environmental and visual resources.

FACT: This finding is for projects within the Agriculture-Ranch (R-A) and Rural Residential (R-R) zoning districts. The subject property is zoned Freeway Commercial (C-F), therefore this finding is not applicable to the project.

G. FINDING: That the clustering site plan protects more open space than would have been required by Section 16.08.070.

FACT: This finding is for projects within the Agriculture-Ranch (R-A) and Rural Residential (R-R) zoning districts. The subject property is zoned Freeway Commercial (C-F), therefore this finding is not applicable to the project.

SECTION 5. The Planning Commission of the City of Chino Hills does hereby adopt the Initial Study/Mitigated Negative Declaration (IS/MND), the Mitigation Measures set forth in Section 2.B. above and Mitigation Monitoring Reporting Program under the California Environmental Quality Act.

SECTION 6. The Planning Commission of the City of Chino Hills does hereby approve Site Plan Review 15SPR03, subject to the Conditions of Approval attached labeled as Exhibit "A" incorporated into this resolution by reference and subject to the Mitigation Measures set forth in Section 2.B. above and the Mitigation Monitoring Program attached as Exhibit C to this Resolution and incorporated into this Resolution by this reference, and subject to compliance with the Project Plans on file with the Planning Commission Secretary.

SECTION 7. The *Report*. Pursuant to Government Code § 65402(a), this Resolution constitutes the Planning Commission's report to the City Council finding that conveying the Parcel is consistent with and conforms with the General Plan because:

- A. the General Plan Land Use Map designates the Parcel as Commercial and the property's zoning designation is Freeway Commercial (C-F);
- B. the Parcel is a remnant parcel that the City has no other use for and the proposed commercial use is consistent with Goal LU-2 "Balance Residential with Commercial, Business, and Public Land Uses" of the General Plan, which is to provide a diversified economic base for the City of Chino Hills; and
- C. conveying the Parcel supports Action LU-2.1.1 3.1 to ensure that new commercial and business development is consistent and compatible with the existing character of the community and meets City development standards.

SECTION 8. The City Clerk shall certify as to the adoption of this resolution.

PASSED, APPROVED, AND ADOPTED this 18th day of October, 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 18th day of October 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
Site Plan Review No. 15SPR03
The Rincon

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

General / Informational / On-going

1. The Site Plan Review shall become null and void three years from November 1, 2016, unless building permits have been issued and substantial construction has taken place. 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 twelve (12) 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 Community Development Department thirty (30) calendar days before the expiration of this approval. The applicant shall be responsible for initiating any extension request.
2. 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 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.
3. The applicant shall comply with requirements of all Federal, State, County, and local agencies as are applicable to the project.
4. A Notice of Determination will be filed for this project; the applicant is responsible for paying all filing fees, including any fees required by the California Department of Fish and Wildlife. Within two (2) days of approval by the Planning Commission on October 18, 2016, the applicant shall submit to the Community Development Department a check or money order in the amount of \$2,260.25, payable to the County Clerk of the Board of Supervisors.

- The Community Development Department shall then file the Notice of Determination. Proof of the fee payment will be required prior to the issuance of grading or building permits required under Section 711.4 of the Fish and Game Code.
5. The development of the project shall be in substantial compliance with the plans and colors and material palette as approved by the Planning Commission on October 18, 2016 as shown below. Modifications to the plans may require subsequent review and approval by the Planning Commission as determined by the Community Development Director.
 6. The development of the project shall comply with the Mitigation Monitoring and Reporting Program (MMRP) attached and incorporated by reference as adopted by the Planning Commission on October 18, 2016. Prior to any demolition, clearing, grubbing or grading or as otherwise appropriate, the applicant shall demonstrate compliance with all of the Mitigation Measures contained in the Mitigation Monitoring and Reporting Program (MMRP). The applicant is responsible to bear all costs should a consultant be required to manage and implement the MMRP.
 7. The applicant shall comply with the conditions in the transmittal from the Chino Valley Independent Fire District Permit #2015-00001644, dated August 22, 2016, a copy of which is attached hereto.
 8. Construction hours and operations shall be as follows:
 - a. Construction shall be limited to the hours of 7:00 a.m. to 7:00 p.m. on Monday through Friday, 8:00 a.m. to 6:00 p.m. Saturday, and shall be prohibited on Sundays and City listed Federal holidays in order to minimize disruption to existing residential neighborhoods;
 - b. All construction vehicles or equipment fixed or mobile operated shall be equipped with properly operating and maintained mufflers;
 - c. Stock piling and/or vehicle staging areas shall be located as far as practical from residential homes;
 - d. The noisiest operations shall be arranged to occur together in the construction program to avoid continuing periods of greater annoyance.
 9. The project site shall be fenced and screened, as required by the City, during construction. Signage to report dust shall be posted on site at a location clearly visible to the public from both Pomona Rincon Road and Soquel Canyon Parkway.
 10. All areas within the project site shall be maintained free of trash and debris.
 11. Any graffiti shall be removed within twenty-four (24) hours of being reported. Further, the applicant shall apply a coating to all perimeter walls that facilitates

the removal of any graffiti.

12. Mandatory solid waste disposal services shall be provided by a City approved waste hauler to all parcels/lots or uses affected by approval of this project.
13. The applicant shall provide receptacles (bins) for the collection of refuse and recyclable materials, as well as a hose bib for washing collection areas. Prior to the issuance of building permits, the applicant shall provide documentation from Chino Hills Disposal stating that the number and size of bins provided for the collection of refuse and recyclable materials generated by the project is adequate.
14. Refuse bins provided for the project shall have a non-combustible lattice cover and be enclosed by a six (6) foot high masonry wall with decorative caps that match the building architecture. Solid view-obstructing gates fitted with self-closing door devices shall be provided, and be designed with cane bolts in front of the walls to secure the gates when in the open position. The gates should also be equipped with rod locks and corresponding rod holes in both the open and closed gate positions. Bins containing recyclable materials shall be provided with protection for adverse environmental conditions which might render the collection materials unmarketable.
15. All ingress/egress driveways shall illustrate compliance with Section 16.06.080 Clear Corner Areas for Sight Visibility of the City's Development Code. Nothing shall be placed or allowed to grow taller than thirty (30) inches within the clear corner areas in a manner which obstructs visibility or threatens vehicular or pedestrian safety.
16. Any signs shown on the site and elevation plans are conceptual only. Signs proposed for the project, including monument signs, shall be designed to conform to the sign provisions of the City's Development Code and shall require separate application and approval by the Community Development Director or designee.
17. The project shall comply with the City's Development Code and the California Building Code for parking, including disabled-accessible spaces and loading spaces. Parking stalls shall be a minimum of nine (9) feet wide and nineteen (19) feet long. An overhang of two (2) feet is permitted.
18. The elevation plans for the medical building, and buildings P1, P2, S3 and S4 are conceptual only and are subject to review and approval by the Community Development Director or designee as the project is refined through the Building Plan Check process.

19. Drive surfaces adjacent to planter areas shall have a six (6) inch high raised concrete curb separation. Curbs adjacent to end parking stalls shall provide a step-out area a minimum of twelve (12) inches wide.
20. The shared parking analysis did not take into account additional uses in the hotel such as a restaurant or public assembly areas. Therefore, parking for such additional uses was not provided. If Hotel tenant proposes additional uses, a plan for the accessory uses and a shared parking analysis shall be reviewed by the Community Development Director prior to occupancy to verify that uses are appropriate and adequate parking is provided.
21. Consistent with Municipal Code Sections 3.32.020 and 16.02.200 definitions of hotel and transient, occupancy of the hotel by a lodger of rooms that include kitchens shall not exceed thirty (30) consecutive calendar days.
22. The medical office building is required to have seven (7) accessible parking spaces. The applicant is providing ten (10) accessible parking spaces. Subject to medical occupant type, the number of required accessible parking spaces may increase and thus new occupants of a different type must be reviewed by the Community Development Director and if the Municipal Code requires additional accessible parking spaces for the occupant type, then such additional spaces shall be provided prior to occupancy by the new occupant.
23. Prior to issuance of a building permit for the Medical Office Building or Parking Garage, the applicant shall provide a decorative grill / screen for Sub-Level Parking Garage of Medical Office Building subject to review and approval by the Community Development Director or designee as the project is refined through the Building Plan Check process. Such review shall determine whether the grill / screen shall be architecturally compatible with the building.
24. All roof-mounted equipment shall be architecturally screened from ground level view (from the parking area and adjacent public right-of-way by the parapet wall). All building drainage gutters, down spouts, vents, etc. shall be concealed from view within exterior walls or by the parapet wall. Ladders for roof access shall be mounted on the inside of the buildings.
25. The rooftops of all buildings shall be color coated to maintain a monochromatic appearance consistent with the primary building color. This shall include the entire roof surface area, vents, and mechanical equipment.
26. Noise emanating from the project shall not exceed the noise standards as listed in Chapter 16.48 of the City's Development Code.
27. Decorative exterior light fixtures and landscape accent lights shall be provided that complement the building architecture and shall be subject to review and approval by the Community Development Director.

28. Exterior lighting for the project shall be designed to be confined to within the project site. Light spill on the property shall be no higher than 0.2 foot-candles except in the shared parking lot. Light shields shall be used to aim light downward onto the site, and to reduce spill over light and glare as necessary. Prior to occupancy approval for each building of the project, the applicant shall schedule an evening inspection by the Community Development Department to assure compliance of this requirement.
29. All pedestrian crossings within the parking lot shall be provided with enhanced paving and subject to review and approval by the Community Development Director to determine safety and aesthetics.
30. Trust Deposit Accounts shall show no deficits. If the associated trust deposit account shows a negative balance the project construction shall cease, including inspections. An estimated post-entitlement budget will be provided to the applicant by City staff prior to plan review.
31. Any works affecting the Flood Control District right-of-way would need a Flood Control Permit from the County of San Bernardino Department of Public Works prior to any grading activities affecting the Flood Control District right-of-way.

Prior to Issuance of Grading Permits

32. The applicant shall submit a Horizontal Control Plan to the Community Development Department for review and approval in conjunction with the submittal of grading plans.
33. Prior to the issuance of grading permits, a vector survey of the site shall be conducted by the West Valley Mosquito and Vector Control District (at the expense of the applicant). The results of the survey and a vector control plan shall be submitted to the Community Development Director for review and approval to ensure that the plan is in accordance with standards of the West Valley Mosquito and Vector Control District in order to reduce impacts to surrounding residences. The plan shall be implemented in accordance with its requirements.
34. Prior to issuance of grading permits, the applicant shall provide to the Community Development Director for review and approval, a plan to close off the existing cattle crossing that crosses in front of the project site and beneath Soquel Canyon Parkway. The plan shall be coordinated with Caltrans and the developer of the Higgins Ranch/Trumark project on the north side of Soquel Canyon Parkway at the other end of the existing cattle crossing. The plan shall be implemented in accordance with its requirements.

35. Landscape plans shall be submitted to the Community Development Department for review and approval prior to the issuance of building permits. The Landscape Plans shall comply with Chapter 16.07 Landscape and Water Conservation Guidelines of the City's Development Code. All landscaping must be implemented in accordance with the approved landscape plans.
36. A registered landscape architect, licensed by the State of California, shall design all landscape architecture documents.
37. A qualified Archaeological and Native American monitor, approved by the Community Development Director, shall be retained prior to any project ground disturbance. Archaeological and Native American Monitoring shall be conducted for all ground-disturbing activities within the project site. Monitoring shall be performed under the direction of a qualified archaeologist meeting the Secretary of Interior's Professional Qualifications Standards for archaeology (National Park Service 1983). If cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt and the find must be evaluated by the qualified archaeologist. Depending on the nature of the find, if the discovery proves to be potentially significant under CEQA, as determined by the qualified archaeologist, additional work such as onsite monitoring by a qualified Native American Tribal representative, data recovery excavation, avoidance of the area of the find, documentation, testing, data recovery, reburial, archival review and/or transfer to the appropriate museum or educational institution, or other appropriate actions may be warranted. The archaeologist shall complete a report of excavations and findings, and submit the report to the City. After the find is appropriately mitigated, work in the area may resume. The archaeologist report shall be subject to review and concurrence by the Community Development Director that all cultural resources are sufficiently mitigated.
38. A qualified Paleontologist monitor, approved by the Community Development Director, shall be retained prior to any project ground disturbance. The paleontologist monitor shall prepare and implement a Paleontological Resource Impact Mitigation Program to reduce direct and indirect adverse paleontological impacts on the project site, specifically during earth-moving activities. Said program shall provide for: 1) the recovery of some scientifically highly important fossil remains, should any be encountered by such activities; (2) their comprehensive treatment and transfer to a recognized museum repository for permanent storage and maintenance; (3) the recording of associated specimen data and corresponding geologic and geographic locality data and their archiving at the repository; (4) ensure the availability of the remains and data for future study by qualified scientific investigators; and shall be in place prior to any project grading activities. The Paleontological Resource Impact Mitigation Program shall be subject to review and concurrence by the Community Development Director.

39. All deficits shall be paid in full before Grading Permits are issued.

Prior to Issuance of Building Permits

40. The applicant / property owner shall finalize the purchase of Parcel 9465-5, located at the north end of the project site and process a Lot Merger to create one parcel for the ultimate development of the project prior to the issuance of building permits for the medical office building. The purchase shall be based on current fair market value and subject to review and acceptance by the City Council.
41. The applicant shall pay off the Weeda Deferral Agreement No. 87-114132 in the amount of \$992,502.62 to the City of Chino Hills prior to issuance of any Building Permits for the Project.
42. The applicant shall negotiate a reciprocal access agreement with the property owner to the southeast of the project site (Heritage Development) that will allow for both vehicular and pedestrian access between the two properties subject to review and approval of the City Attorney that such is sufficient to ensure standards in the Municipal Code are met. The agreement shall be recorded with the San Bernardino County Recorder's Office. A copy of the approved recorded agreement shall be submitted to the Community Development Department prior to the issuance of any Building Permit.
43. Contractors and sub-contractors for the applicant shall obtain a City business license; show proof of a valid State Contractor's License and a valid Certificate of Worker's Compensation prior to commencing any work on the project.
44. The applicant shall submit a photometric lighting plan that illustrates that there is no light spillover beyond the project property line for review and approval by the Community Development Department. Exterior building and parking lot lights shall be provided with decorative lighting fixtures. Exterior lighting for the project shall be designed to be confined to within the project site. Light shields shall be used to block light and reduce spill over light and glare as necessary. Light spill over on the property shall be zero foot-candles at the property line.
45. The development is subject to Chino Hills Municipal Code Chapter 3.40, requiring payment of Development Impact Fees, as amended or superseded prior to issuance of building permit.

Prior to Occupancy

46. The development is subject to all appropriate fees, charges, deposits for services to be rendered, and securities required pursuant to Resolution No. 93R-37, as amended or superseded prior to final inspection.

47. All required project improvements shall be installed and accepted as complete by the Community Development Director.

BUILDING DIVISION

Prior to submittal of Precise Grading Plans

48. Precise Grading Plans shall comply with and incorporate all items of the approved Site Plan. Precise plans shall incorporate all site development requirements for review, including access compliance, private storm drain, private sewer and private water, all easements, fire service line, site electrical, parking, trash enclosures, landscape areas, utility vaults, light standards, buildings, etc.
49. All drainage shall be collected by on-site storm drains. No drainage shall enter the street.
50. Plans shall incorporate all the requirements of the currently adopted State of California Building, Plumbing, Mechanical, Electrical, Energy and Green Building Codes.
51. All walls and retaining structures necessary to complete the grading shall be submitted to the Building Division for review and approval prior to issuance of a precise grading permit.
52. If site was previously rough graded, two approved Geotechnical Reports of Rough Grading shall be submitted at the time of precise grade plan check submittal. If site was not rough graded, then two approved Geotechnical Reports shall be submitted at the time of precise grade plan check. Approved means approved by the City's Geotechnical Engineer. No grading plans will be accepted for review without a City approved soils report.
53. Prior to commencement of construction, entire site 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.

Prior to issuance of Building Permit

54. Certification of precise grade and compaction shall be submitted on approved City form.
55. Plans shall comply with all the requirements of the currently adopted State of California Building, Plumbing, Mechanical, Electrical, Energy and Green Building Codes subject to review and approval by the City Building Official.

56. All roof drainage (except overflow) shall be collected by concealed roof drains and conducted under ground to on-site storm drains. No roof drainage shall flow over sidewalks or parking areas.
57. A building phasing plan shall be submitted to the City Building Official for review and approval prior to issuance of the first building permit.

Prior to foundation inspection

58. Certification of building location and elevation, wet stamped and signed by the Civil Engineer of record shall be provided prior to foundation inspection.

Prior to Occupancy

59. All utilities and circulation elements necessary to serve the building shall be installed, and accepted prior to final inspection.
60. Sign offs from all applicable City Divisions/Departments and outside agencies shall be obtained prior to any final inspection or utility releases.
61. All structures and on site improvements including but not limited to parking areas and walkways shall comply with all the requirements of the State of California 2010 Building, Plumbing, Mechanical, Energy and Green Building Codes
62. No occupancy of any business shall be permitted until such time as the Certificate of Occupancy is issued for the subject use. This includes but is not limited to stocking, on site hiring of employees and/or employee training.
63. No public/employee access to the building will be allowed until the building has received a final inspection and occupancy approval.
64. All applicable planting, irrigation, walls, and improvements required prior to commencement of operation shall be installed.
65. Certification of finish roof elevation, wet stamped and signed by the Civil Engineer of record shall be provided prior to final inspection.

ENGINEERING DEPARTMENT

General / Ongoing

Grading

66. 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 for review and approval, prior to any placement of base material and/or paving.
67. 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.
 68. 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.
 69. 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.
 70. All public improvements shall be required to be constructed in a City-approved Improvement Agreement and a City-approved bond for 100% of approved cost estimate to construct improvements in accordance with the "Subdivision Agreement and Improvement Securities Policy" adopted by the City of Chino Hills.

Dedications

71. The City shall be provided access easements for detention basin. The applicant shall be solely responsible for the maintenance of all on-site detention basins but the City reserves the right to provide maintenance at the cost of the Developer of it is determine by the City that the basin is inadequately maintained.

Street

72. 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 Municipal Code. All improvements shall be bonded prior to issuance of building permits if the improvements are not completed by that time. All improvements shall be required to be constructed in a City-approved Improvement Agreement and a City-approved bond provided 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 occupancy. 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.

73. Prior to occupancy of any building, the Applicant shall construct the following perimeter street improvements to City standards including, but not limited to:

<u>Street Name</u>	<u>Curb & Gutter</u>	<u>A.C. Pvmnt</u>	<u>Side-walk</u>	<u>Drive Appr.</u>	<u>Street Light s</u>	<u>Street Trees</u>	<u>Comm . Trail</u>	<u>Median Island</u>	<u>Bike Trail</u>	<u>Other</u>
Pomona-Rincon Rd			X	X		X		X		

Notes: (a) Median island includes landscaping and irrigation on meter. (b) Pavement reconstruction and overlays will be determined during plan check. (c) curb adjacent sidewalk per City Std. 107.

74. In lieu fees shall be paid for "fair share" portion of median improvements for Pomona-Rincon Road. Fees shall be deposited with the City prior to issuance of building permit. Fair share amount shall be determined by the City from the city approved traffic study.
75. In lieu fees shall be paid for "fair share" portion for the installation of a traffic signal at the intersection of Pomona Rincon Road and the main project entry prior to the issuance of the first building permit of the project. If this project begins construction prior to the Santa Barbara development, the applicant shall design and construct the traffic signal prior to occupancy of any building of the project and be reimbursed of their "fair share" portion from the developer of Santa Barbara project.
76. If this development begins construction prior to the Santa Barbara project, the applicant shall install a raised center median on Pomona Rincon Road from Soquel Canyon Parkway to the primary project entry prior to occupancy of any building of the project. Said raised median shall consist of 2 – 8" concrete curbs with a minimum separation of 2-feet from curb face to curb face. Median is required to prohibit illegal left turns out of the project site at locations other than the main entry. The median improvement plans shall be prepared by a registered Civil Engineer and be in conformance with the City of Chino Hills Standards, and shall be subject to review and approval by the City Engineer. **The raised median shall be installed prior to the occupancy of any building of the project.**
77. Pavement striping, marking, traffic signing, street name signing shall be installed to the satisfaction of the City Engineer prior to the occupancy of any building of the project.

78. Disabled access ramps shall be installed on corners of intersections per City Standards or as directed by the City Engineer prior to the occupancy of any building of the project.
79. 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.
80. Developer shall provide for installation of low intensity, energy efficient (LED) 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 prior to issuance of building permits. All such lighting must be installed pursuant to the City-approved plans prior to occupancy of any building of the project.

Traffic

81. The applicant shall be responsible for payment of the project's fair-share of the cost to implement the improvements identified in the approved project Mitigation Monitoring and Reporting Program at the intersection Central Avenue / El Prado in the City of Chino to the City of Chino. **Payment of any required fair share shall be required prior to issuance of building permit.**
82. The applicant shall be responsible for implementing all required traffic improvements and/or payment of fair share as identified in the approved project Mitigation Monitoring and Reporting Program **Payment of any required fair share shall be required prior to issuance of building permit.**

Drainage

83. A final drainage study shall be submitted and approved by the City Engineer prior to the approval of the precise grade plan.
84. Any existing city drainage facilities that require relocation due to the construction of this project should be reviewed and approved by the City Engineer. The alignment of any such relocations shall be reviewed and approved prior to final design.
85. 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 based on a 10-year storm.
86. Storm drain systems shall be designed to convey 100-year storm flows off the project site in a manner approved by the City Engineer.

87. Adequate provisions shall be made for acceptance and disposal of surface drainage entering the property from adjacent areas.

Sewer - Domestic Water – Recycled Water

88. All public water meters shall be located within the public right-of way unless otherwise approved by the City. Public easements subject to review and approval by the City Engineer 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 for any building.
89. All fire hydrants shall be installed per City standards with location and fire flow requirements as determined by the Chino Valley Independent Fire District prior to occupancy release for any building.
90. Prior to occupancy release for any building, the applicant shall install a 6" recycled water main per city standard from Soquel Canyon Parkway along the entire frontage of the development on Pomona-Rincon Road subject to plans approved by the City Engineer.
91. Prior to occupancy of any building, all landscaping shall be irrigated with recycled water.
92. An application for recycled water service shall be submitted to the City for approval process with regulatory agencies.
93. Recycled water service shall have a separate meter from all other water systems.

Prior to issuance of Grading Permit

94. 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 prior to issuance of grading permit. Plan shall comply with the provisions of Appendix Chapter 33 UBC and Chino Hills Municipal Code and shall delineate the alignment and grade of the proposed roads designed to City Standards.
95. Developer shall submit a Final Water Quality Management Plan for review and approval by the City Engineer prior to issuance of grading permit. WQMP shall be prepared in accordance with the guidelines established by the California Stormwater Quality Association (CASQA).

96. 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.
97. The applicant shall provide final hydrology and hydraulic study mitigation of pre vs. post rain fall for a 100-yr storm in compliance with City Municipal Code Section 16.54.060 prior to issuance of any grading permit.
98. The applicant must coordinate with the San Bernardino County Flood Control District to provide suitable ingress and egress access rights across the subject property by separate document prior to the issuance of any grading permits and show proof of this to the City prior to issuance of any grading permit. Applicant must also provide an access gate to the District's existing flood control easement adjacent to the Northeasterly portion of the site. Access rights are required to facilitate the District's maintenance efforts of the Los Serrano Channel.

Prior to Occupancy

99. All public 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.
100. A one (1) year warranty bond shall be posted in the amount of 25% of the approved engineer's cost estimate for all improvements.
101. 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.
102. The applicant 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.
103. Prior to Bond Release and/or Bond Reduction of the improvements and prior to acceptance of the improvements by the City, the applicant shall provide for City approval "Record Drawing" for all improvements.
104. Developer shall provide certifications for all public and private backflow devices installed as part of the development.

END OF SEQUENTIAL CONDITIONS

Project Manager: Michael Hofflinger

The Chino Valley Fire District Conditions of Approval set forth below are incorporated into these Conditions of Approval and are required as follows:



Chino Valley Fire District

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

Board of Directors
Brian Johsz
President
Vice President
Sarah Evinger
John DeMonaco
Mike Kreeger
Ed Gray

Fire Chief
Tim Shackelford

August 22, 2016

2015-00001644

Philip Lee
48900 Milmont Dr.
Fremont, CA. 94538

Project Name: The Rincon-15SPR03
Project Address: Southeast Corner of Soquel
Canyon & 71 Fwy

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

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

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

Fire Protection Requirements

- 1.0 THE ITEMS BELOW ARE CONDITIONS OF APPROVAL AND ARE TO BE COMPLETED PRIOR TO RECORDATION:
- 1.1 Fire access roads shall be designed and plans submitted to the Fire District for approval. Fire access roads shall be constructed of asphalt or concrete and be a minimum unobstructed width of 26 feet. The road grade shall not exceed twelve percent (12%) maximum. An approved turn around shall be provided at the end of each roadway in excess of 150 feet in length. Cul-de-sac length shall not exceed 600 feet. Fire District Standard No. 111 shall be complied with.

Special Districts Leadership Foundation - District of Distinction Since 2008

- 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 water purveyor prior to recordation. The required fire flow shall be determined by using the California Fire Code, current adopted edition. In areas without water-serving utilities, fire protection water systems shall be based on NFPA Pamphlet 1231. 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.
- 1.5 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 a maximum of three hundred feet (300') apart. Single family resident hydrant spacing shall be a maximum of six hundred feet (600') apart. Private water systems shall comply with Fire District Standard Nos. 101, 102, and 114. All hydrants shall be installed with pavement markers to identify their locations.
- 1.7 Buildings heights (over 30 feet), per CFC 2013 Appendix D, aerial access shall be provided along one side of the building. The access width of 26 feet shall be a minimum of 15 feet from the building and a maximum of 30 feet from the building.
- 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 Fire Protection water systems shall be tested, operational, and approved by the Fire Prevention Division prior to combustible materials being brought to the site.

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- 2.3 A detailed site plan of the development is required to be submitted in electronic (.dwg) format. The plan must show and be limited to: locations of property lines, buildings, and equipment and hazards for emergency response purposes. Please refer to Fire District Standard No. 143. Additional or revised files may be required during construction and/or prior to final signoff.
- 2.4 The Developer shall submit, as an electronic file, a drawing of the new streets in .dwg format to the Fire District with the building construction plans. Format must contain and be restricted to the following layers: A. Right of way; B. Parcel Lines; C. Street Names; D. Address numbers; E. Fire Hydrants. Additional or revised files may be required during construction and/or prior to final signoff.
- 3.0 THE ITEMS BELOW ARE CONDITIONS OF APPROVAL AND ARE TO BE COMPLETED PRIOR TO OCCUPANCY:
- 3.1 An automatic protection fire sprinkler system is required. This system shall comply with NFPA Standard No. 13 and Fire District Standard No. 110. Three (3) sets of detailed plans along with hydraulic calculations and material specifications shall be submitted to the Fire Prevention Division. The system shall be installed, tested and approved prior to system final. Fire sprinkler systems shall be installed by a licensed C-16 contractor.
- 3.2 A Class I standpipe system shall be provided in accordance with the Uniform Building and Uniform Fire Codes. See California Building Code Standard 9-2 and NFPA standard 14.
- 3.3 An automatic fire alarm system or fire sprinkler monitoring system is required. Three (3) sets of detailed plans shall be submitted showing the design, system components, signaling devices, fire alarm power supply, control panel and auxiliary devices and functions of the alarm system. Please refer to Fire District Standard No. 133 and current adopted editions of the California Building Code, as well as NFPA Standard 72.
- 3.4 An automatic fixed fire extinguishing system is required. Three (3) sets of detailed plans shall be submitted to the Fire Prevention Division for approval. System shall comply with current adopted edition of the California Fire Code, NFPA Standard 17-A, and UL 300.
- 3.5 Hand-held portable fire extinguishers are required to be installed. The location, type and cabinet design shall be approved by the Fire Prevention Division.
- 3.6 Smoke detectors are required to be installed per Section 310 of the California Building Code, current adopted edition. Locations shall be approved by the Fire Prevention Division.
- 3.7 "No Parking - Fire Lane" signs shall be installed in interior access drives at locations designated by the Fire Prevention Division. Curbs shall be painted red at locations designated by the Fire Prevention Division. Please refer to Fire District Standard No. 121.

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- 3.8 An approved recessed Fire Department "KNOX" brand key box is required. The key box shall be located at or near the main entrance(s), and shall be provided with a tamper switch and shall be monitored by an approved central station monitoring service. Please refer to Fire District Standard No. 117.
- 3.9 Commercial, industrial, and multi-family building addresses shall be posted with a minimum eight inch (8") numbers, visible from the street and during the hours of darkness they shall be internally or externally electrically illuminated. Posted numbers shall contrast with the background used and be legible from the street.
- Where building set back exceeds 100 feet from the roadway, additional non-illuminated six inch (6") numbers shall be displayed at the property access entrance. These numbers shall also contrast with the background used. Fire District Standard No. 122 must be complied with.
- 3.10 Exit signs and approved path marking shall be installed in accordance with the current adopted edition of the California Building Code, Section 1007.
- 4.0 Three sets of plans shall be submitted separately for each of the following listed items to the Fire District for review, approval and permit prior to any installation or work being done. Approved plans must be maintained at the worksite during construction. Fees are due at the time of submittal.
- a) Private (onsite) Underground Fire Protection Water Systems.
 - b) Building Construction
 - c) Fire Sprinkler Systems, designed by C16 contractor or registered engineer, including any fire pumps.
 - d) Fire Alarm Systems or Sprinkler Monitoring Systems designed by a C7, C10 contractor or registered engineer.
 - e) Knox box and/or security gate locations.
- 4.1 Fire flow requirements shall be determined upon submittal and approval of building construction plans.

Applicable Standards:

101, 102, 103, 104, 110, 111, 112, 114, 116, 117, 121, 122, 133

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

PRC SITE PLAN RESUBMITTAL

DATE: 4. 25. 2016

SHEET INDEX:

- COVER SHEET
- A1 SITE PLAN
- A1.2 SITE ACCESSIBILITY
- A2 PHOTOMETRIC PLAN
- A3 S3 ELEVATIONS
- A4 S4 & PI ELEVATIONS
- A5 P2 ELEVATIONS
- A6 MEDICAL BUILDING
- A6.1 MEDICAL BUILDING
- A7 HOTEL- LEVEL 1
- A7.1 HOTEL- LEVEL 2
- A7.2 HOTEL- LEVEL 3
- A7.3 HOTEL- LEVEL 4
- A7.4 HOTEL ELEVATIONS
- A7.4A HOTEL ELEVATIONS
- A8 SIGHT LINE STUDY
- A9 PYLON & MONUMENT SIGNS
- ALTA/ACSM LAND SURVEY 1 OF 2
- ALTA/ACSM LAND SURVEY 2 OF 2
- PRELIM GRADING PLAN
- PRELIM UTILITY PLAN
- LP1 PRELIM LANDSCAPE PLAN

OWNER:

EATON LANE ASSOCIATES, LLC
PHILIP LEE
8876 CAMINO REAL
SAN GABRIEL, CA 91775

EMAIL: philip@executivedevelopment.com
TEL: 626.384.5000
FAX: 626.384.2801

ARCHITECT:

ARCHITECTS ORANGE
DUO HUYNH
144 NORTH ORANGE STREET
ORANGE, CA 92666

EMAIL: duch@architectsorange.com
TEL: 714.639.9860
FAX: 714.639.5286

CIVIL:

LAND DEVELOPMENT DESIGN COMPANY, LLC
KEVIN RICHER
2313 E. PHILADELPHIA STREET
SUITE F

EMAIL: kevin.richer@lddc.net
ONTARIO, CA 91761
TEL: 909.930.1466
FAX: 714.994.1292

LANDSCAPE:

CHARLES TROWBRIDGE & ASSOCIATES
CHARLES TROWBRIDGE
17901 ROMELLE AVE.
SANTA ANA, CA 92705

EMAIL: chas2.cta@gmail.com
TEL: 714.532.3663
FAX:

OWNER
EATON LANE ASSOCIATES, LLC

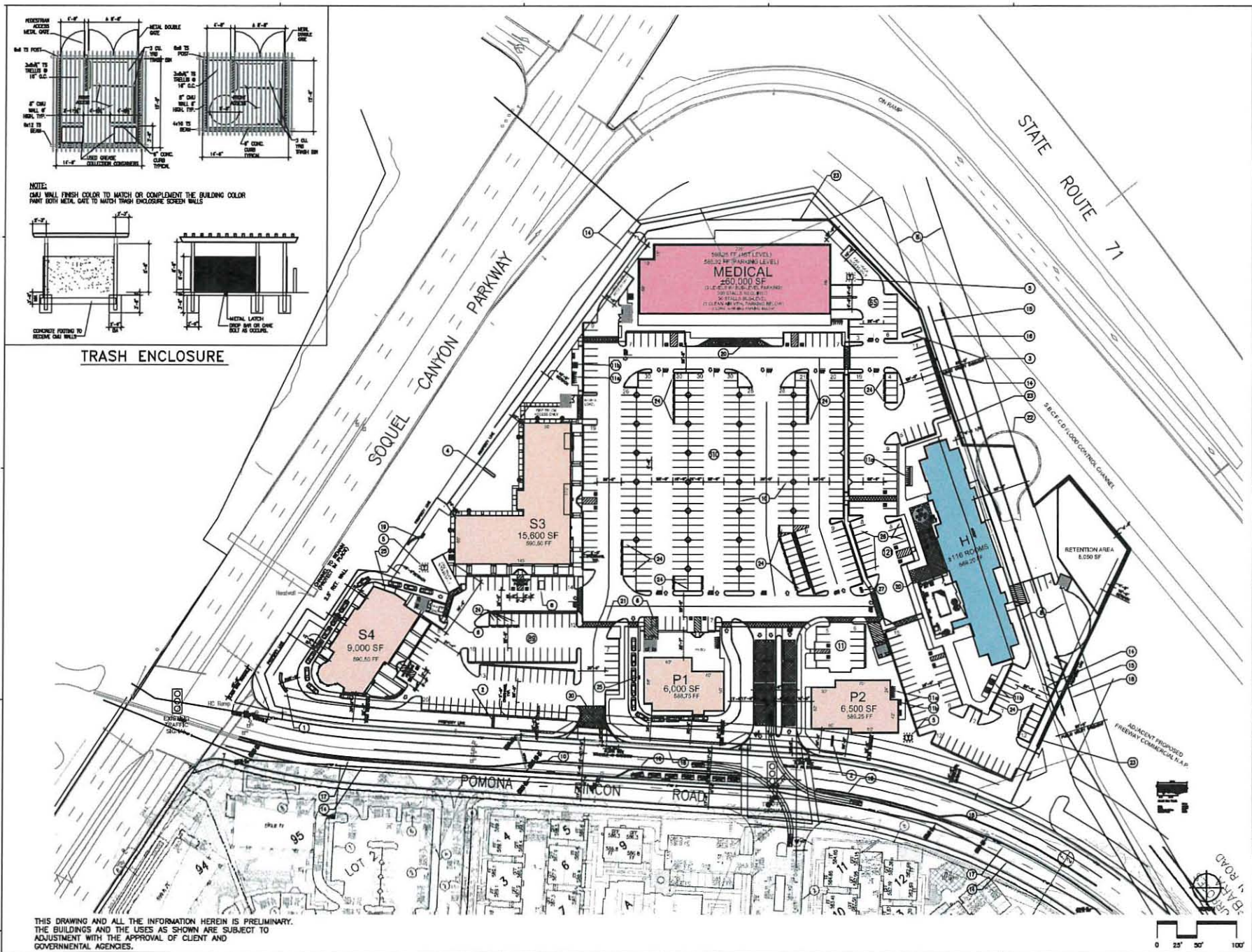
8876 CAMINO REAL SAN GABRIEL, CA TEL: 626.384.5000 FAX: 626.384.2801

THE RINCON at Chino Hills

CHINO HILLS, CALIFORNIA



ARCHITECTS ORANGE



- KEY NOTES:**
- 1 CENTER EXISTING/PROPOSED SIGN
 - 2 MONUMENT SIGN
 - 3 FREEMAN Pylon SIGN, 100' MAX.
 - 4 BLADE SIGN, 24'
 - 5 FUTURE LOCATION OF TRANSFORMER, EXACT SIZE TO BE DETERMINED.
 - 6 FUTURE LOCATION OF GREASE INTERCEPTOR, EXACT SIZE TO BE DETERMINED.
 - 7 TOWN MEDICAL EQUIPMENT SHALL BE LOCATED WITHIN MECHANICAL ROOMS INSIDE THE BUILDING.
 - 8 PUBLIC UTILITY EASEMENT.
 - 9 STORM DRAIN.
 - 10 PROPOSED MEDIAN CURB
 - 11 BICYCLE RACK
 - 12 BICYCLE LOCKER
 - 13 SEWER LINE
 - 14 WATER LINE
 - 15 EXISTING SEWER LINE
 - 16 EXISTING GAS LINE
 - 17 EXISTING ELECTRIC LINE
 - 18 EXISTING STORM DRAIN
 - 19 EXISTING WATER LINE
 - 20 CITY OF CHINO HILLS EXISTING/PROPOSED MONUMENT SIGN, EXACT LOCATION TO BE VIEWED AT CONSTRUCTION DOCUMENT PHASE.
 - 21 ENHANCED PARKING
 - 22 SITE ACCESSIBILITY
 - 23 APPROVED PAVED ROAD TO REMOVED
 - 24 REPAIRING WALL, SEE CHL
 - 25 CLEAN AIR VEHICLES PARKING PROVIDED BY STALLS TOTAL REQUIRED AS STALLS, SEE PER CALIFORNIA GREEN BUILDING CODE
 - 26 PRELIMINARY TOWN ORDERING MENU BOARD, EXACT LOCATION TO BE VIEWED AT CONSTRUCTION DOCUMENT PHASE.
 - 27 SHORT TERM HOTEL CHECK IN PARKING 10 SPACES
 - 28 HOTEL MONUMENT SIGN

- GENERAL NOTES:**
1. FUTURE LOCATION OF GREASE INTERCEPTOR, EXACT SIZE TO BE DETERMINED.
 2. FUTURE LOCATION OF TRANSFORMER EXACT SIZE TO BE DETERMINED.
 3. TOWN MEDICAL EQUIPMENT SHALL BE LOCATED WITHIN MECHANICAL ROOMS INSIDE THE BUILDING.
 4. MEDICAL ACCESS AGREEMENT TO BE FORMULATED BETWEEN OWNERS OF THIS SITE AND THE ADJACENT PROPERTY OWNERS.
 5. ALL ROOF-MOUNTED EQUIPMENT SHALL BE ARCHITECTURALLY SCREENED BY FINISHED WALLS FROM LEVEL, NOW AND FROM ADJACENT PUBLIC RIGHT-OF-WAY VIEWS.
 6. ALL ROOF-TOPS SHALL BE COLOR-COATED TO MAINTAIN A MONOCHROMATIC APPEARANCE OVER THE ENTIRE SURFACE, INCLUDING VENTS AND MECHANICAL EQUIPMENT.
 7. BUILDINGS LARGER THAN 5,000 SQUARE FEET ARE REQUIRED TO BE PROTECTED BY AN APPROVED FIRE SPRINKLER SYSTEM. ALL SPRINKLER SYSTEMS THAT CONTAIN 100 OR MORE SPRINKLER HEADS ARE REQUIRED TO BE MONITORED BY AN APPROVED FIRE ALARM SYSTEM.
 8. ALL SIGNS SHALL REQUIRE A SEPARATE PERMIT.

- SITE SYMBOL LEGEND**
- PROPERTY LINE
 - PARKING LOT LIGHT FEATURE, REFER TO PHOTOGRAPHIC DRG.
 - WALL SOURCE, REFER TO PHOTOGRAPHIC DRG.
 - ELECTRICAL TRANSFORMER
 - FIRE DUCT, CONNECTION, SEE CHL, DRG.
 - DOUBLE DETECTOR CHECK
 - FIRE HYDRANT, SEE CHL
 - WATER METER, SEE CHL
 - SEWER LINE
 - GAS
 - ELECTRIC LINE

PROPERTY ADDRESS:
15708 POMONA RINCON RD.
CHINO HILLS, CALIFORNIA

VICINITY MAP

PROJECT SUMMARY:

ASSESSOR'S PARCEL MAP NO: 1028-351-19

ZONING AND BUILDING SETBACK REQUIREMENTS:

CURRENT ZONING: (07) FREEMAN COMMERCIAL

BUILDING SETBACKS:

MINIMUM FRONT YARD SETBACK: 25 FEET

SETBACK TO BUILDING: 20 FEET

SETBACK TO PARKING AREA: 15 FEET

MINIMUM SIDE YARD SETBACK (A): 10 FEET WITH AN AVERAGE OF 25 FEET

STREET SIDE: 10 FEET

ALL OTHERS: 10 FEET

ADJACENT TO RESIDENTIAL: 20 FEET

USE OF ZONE: 20 FEET

MINIMUM REAR YARD SETBACK (B): 20 FEET

NOTES:

(A) ONLY ONE SIDE YARD IS REQUIRED, IF A SITE ADJACENT A PROPERTY ZONED FOR RESIDENTIAL, OPEN SPACE, OR INSTITUTIONAL USES, THEN THE SIDE YARD MUST BE PROVIDED ON THAT SIDE.

(B) A REAR YARD IS REQUIRED ONLY WHEN THE ADJACENT REAR PROPERTY IS ZONED FOR RESIDENTIAL, OPEN SPACE, OR INSTITUTIONAL USES.

BUILDING	S.F.	
HOTEL	50,000	1.16, 1.16, 1.16, 1.16
MEDICAL	60,000	
P1	6,000	
P2	6,500	
S3	15,800	
S4	9,000	
	157,100	

USAGE	S.F. REQUIRED	PARKING RATIO	PARKING REQUIRED
HOTEL	60,000	1.16/1000	116
MEDICAL	60,000	1.20/1000	300
RETAIL	22,415	1.00/1000	102
FOOD	18,625	1.10/1000	167
TOTAL	157,100		686

SITE COVERAGE: 35%

PARKING PROVIDED: 696

TOTAL SITE LANDSCAPING AREA: 686

TOTAL LANDSCAPE IN PARKING AREA: 686

BICYCLE PARKING REQUIRED: 60

BICYCLE PARKING PROVIDED: 30

BICYCLE PARKING PROVIDED: 30

CLEAN AIR VEH. PARKING REQ'D: 48

CLEAN AIR VEHICLE PARKING PROVIDED: 48

EATON LANE ASSOCIATES, LLC

8876 Camarillo Road,
San Gabriel, CA 91776
(510) 651-1135 fax
(510) 438-8887 fax

THE RINCON AT CHINO HILLS
CHINO HILLS, CA

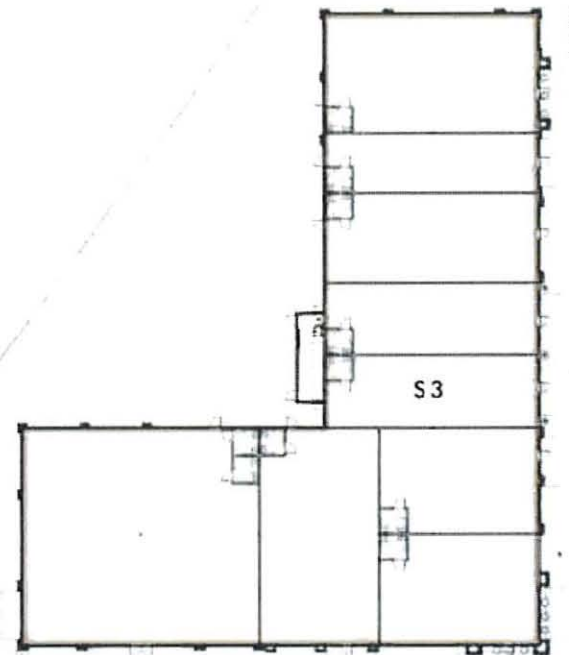
10 2015 Architects Orange
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SITE PLAN

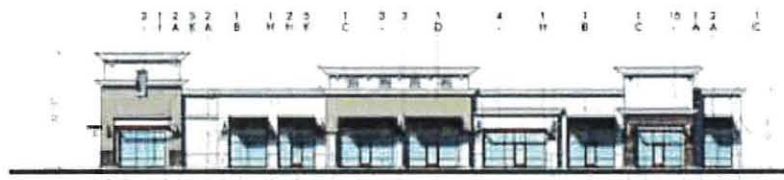
SHEET

A1

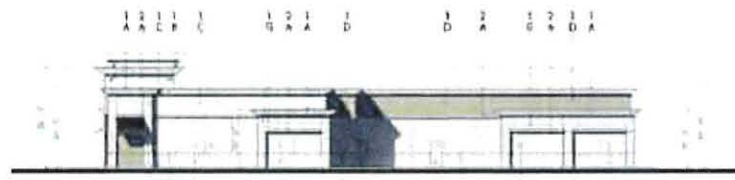
DUNN EDWARDS PAINT (OR EQUIVALENT)



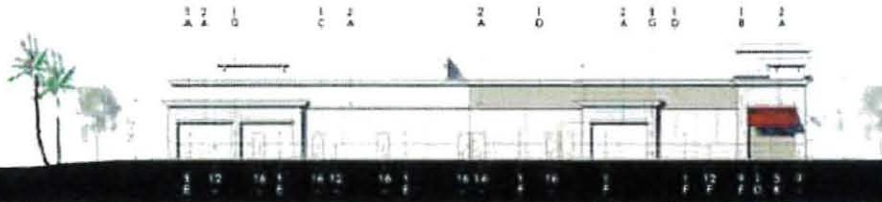
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

FINISH MATERIAL:

1. EXTERIOR CEMENT PLASTER
2. FOAM TRIM WITH CEMENT PLASTER FINISH
3. DECORATIVE WROUGHT IRON WORK
4. STEEL CHANNEL CANOPY PAINT TO MATCH STOREFRONT
5. FIRE-RETARDANT FABRIC AWNING
6. ALUMINUM STOREFRONT
7. CORONADO STONE CAP
8. CORONADO STONE VENEER
9. PRECAST CONCRETE BASE
10. PRECAST CONC. COLUMN BY CALIFORNIA PRECAST
11. CONCRETE CURB
12. 2" METAL REVEAL, PAINT TO MATCH ADJACENT SURFACE
13. PLASTER EXPANSION JOINT
14. WALL SCONCE
15. TENANT SIGNAGE
16. HOLLOW METAL DOOR, PAINTED
17. NOT USED
18. TNOFLEX ACCENT LIGHTING
19. SPANDREL GLASS - VIRACON V948 MEDIUM GRAY
20. VIRACON ARCHITECTURAL GLASS - VIRACON V948 MEDIUM GRAY
21. METAL SUN SCREEN / LOUVERS

PAINT AND COLORS:

- A. CLOUD DEC791 BY DUNN EDWARDS
- B. ABSTRACT WHITE DE6232 BY DUNN EDWARDS
- C. WHITE DE380 BY DUNN EDWARDS
- D. SEA GLASS DEC775 BY DUNN EDWARDS
- E. WHISPER DEW340 BY DUNN EDWARDS
- F. PEARL WHITE DEW328 BY DUNN EDWARDS
- G. HURRICANE MIST DEW37 BY DUNN EDWARDS
- H. PARTICULAR MINT DE6269 BY DUNN EDWARDS
- I. SHAGGY BARKED DEC771 BY DUNN EDWARDS
- J. CAPE COOE BLUE DEC792 BY DUNN EDWARDS
- L. STYLE 4844 CHARCOAL BY SUNBRELLA
- M. STYLE 5435 BURGUNDY BY SUNBRELLA
- N. CARMEL EASTERN MOUNTAIN LEDGE BY CORONADO STONE
- O. UC74955 REDWOOD BY US ALUMINUM
- P. CLEAR ANODIZED FINISH



A3 (CITY APPROVED)
S3 ELEVATIONS

DATE: APRIL 25, 2018

This drawing shall be preliminary. The building and the site as shown are subject to adjustment with the approval of client and governmental agencies.

OWNER
EATON LANE ASSOCIATES, LLC

8876 CHASSIN ROAD, SAN GABRIEL, CA TEL: (916) 384-5000 FAX: (916) 384-2500

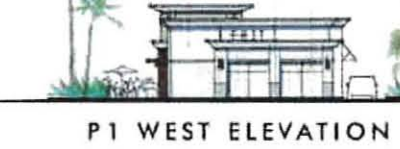
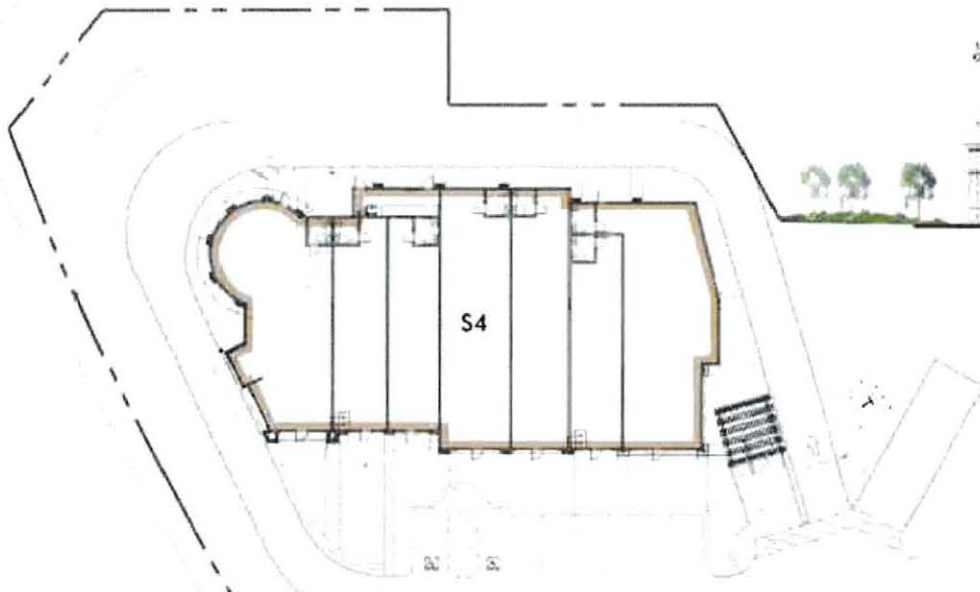
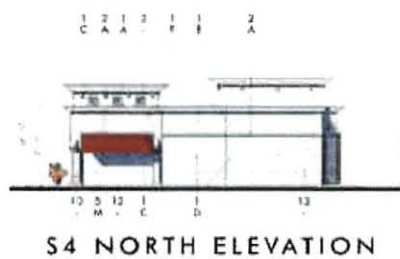
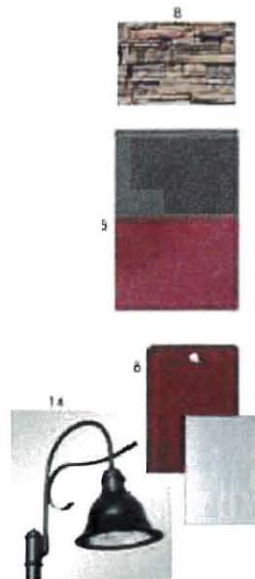
THE RINCON at Chino Hills

CHINO HILLS, CALIFORNIA



ARCHITECTS ORANGE

- DUNN EDWARDS PAINT
(OR EQUIVALENT)
- 1. Cloud Dec 791
 - 2. Abstract White Dec 232
 - 3. White Dec 380
 - 4. Sea Glass Dec 775
 - 5. Whisper Dec 340
 - 6. Pearl White Dec 328
 - 7. Hurricane Mist Dec 317
 - 8. Particular Mint Dec 289
 - 9. BM/26Y Barked Dec 771
 - 10. Cape Code Blue Dec 762
 - 11. Style 4844 Charcoal
 - 12. Style 5436 Burgundy
 - 13. Carmel Eastern Mountain Ledge
 - 14. UC74955 Redwood
 - 15. Clear Anodized Finish



- FINISH MATERIAL:
1. EXTERIOR CEMENT PLASTER
 2. FOAM TRIM WITH CEMENT PLASTER FINISH
 3. DECORATIVE WROUGHT IRON WORK
 4. STEEL CHANNEL CANOPY PAINT TO MATCH STOREFRONT
 5. FIRE-RETARDANT FABRIC AWNING
 6. ALUMINUM STOREFRONT
 7. CORDONADO STONE CAP
 8. CORDONADO STONE VENEER
 9. PRECAST CONCRETE BASE
 10. PRECAST CONC. COLUMN BY CALIFORNIA PRECAST
 11. CONCRETE CURB
 12. 2" METAL REVEAL, PAINT TO MATCH ADJACENT SURFACE
 13. PLASTER EXPANSION JOINT
 14. WALL SCONCE
 15. TENANT SIGNAGE
 16. HOLLOW METAL DOOR, PAINTED
 17. NOT USED
 18. TNOFLEX ACCENT LIGHTING
 19. SPANDREL GLASS - VIRACON V948 MEDIUM GRAY
 20. VIRACON ARCHITECTURAL GLASS - VIRACON V948 MEDIUM GRAY
 21. METAL SUN SCREEN / LOUVERS

- PAINT AND COLORS:
- A. CLOUD DEC 791 BY DUNN EDWARDS
 - B. ABSTRACT WHITE DEC 232 BY DUNN EDWARDS
 - C. WHITE DEC 380 BY DUNN EDWARDS
 - D. SEA GLASS DEC 775 BY DUNN EDWARDS
 - E. WHISPER DEC 340 BY DUNN EDWARDS
 - F. PEARL WHITE DEC 328 BY DUNN EDWARDS
 - G. HURRICANE MIST DEC 317 BY DUNN EDWARDS
 - H. PARTICULAR MINT DEC 289 BY DUNN EDWARDS
 - I. BM/26Y BARKED DEC 771 BY DUNN EDWARDS
 - J. CAPE CODE BLUE DEC 762 BY DUNN EDWARDS
 - K. STYLE 4844 CHARCOAL BY SUNBRELLA
 - L. STYLE 5436 BURGUNDY BY SUNBRELLA
 - M. CARMEL EASTERN MOUNTAIN LEDGE BY CORDONADO STONE
 - N. UC74955 REDWOOD BY US ALUMINUM
 - P. CLEAR ANODIZED FINISH



A4 (CITY APPROVED)
S4&P1 ELEVATIONS

DATE: APRIL 27, 2015

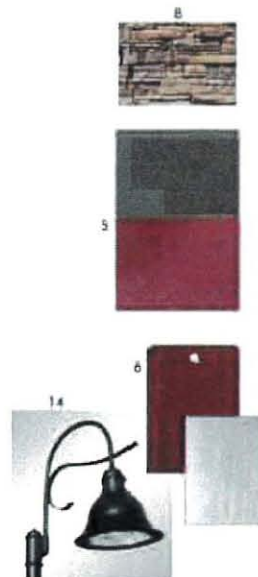
This drawing set is the information herein is preliminary. The buildings and the uses as shown are subject to adjustment with the approval of client and governmental agencies.

OWNER:
EATON LANE ASSOCIATES, LLC
8846 CASANO PEARL SAN GABRIEL, CA TEL: 926.394.5000 FAX: 926.394.2801

THE RINCON at Chino Hills
CHINO HILLS, CALIFORNIA



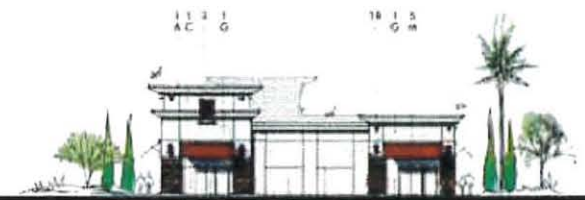
DUNN EDWARDS PAINT (OR EQUIVALENT)



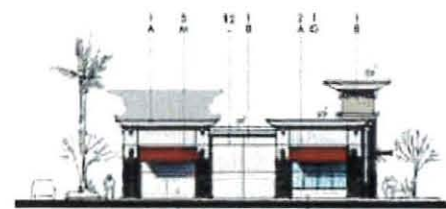
1. NORTH ELEVATION



2. WEST ELEVATION



3. SOUTH ELEVATION



4. EAST ELEVATION



FINISH MATERIAL:

1. EXTERIOR CEMENT PLASTER
2. FOAM TRIM WITH CEMENT PLASTER FINISH
3. DECORATIVE WROUGHT IRON WORK
4. STEEL CHANNEL CANOPY PAINT TO MATCH STOREFRONT
5. FIRE-RETARDANT FABRIC AWNING
6. ALUMINUM STOREFRONT
7. CORONADO STONE CAP
8. CORONADO STONE VENEER
9. PRECAST CONCRETE BASE
10. PRECAST CONC. COLUMN BY CALIFORNIA PRECAST
11. CONCRETE CURB
12. 2" METAL REVEAL, PAINT TO MATCH ADJACENT SURFACE
13. PLASTER EXPANSION JOINT
14. WALL SCONCE
15. TENANT SIGNAGE
16. HOLLOW METAL DOOR, PAINTED
17. NOT USED
18. TIVOFLEX ACCENT LIGHTING
19. SPANDREL GLASS - VIRACON V948 MEDIUM GRAY
20. VIRACON ARCHITECTURAL GLASS - VIRACON V948 MEDIUM GRAY
21. METAL SUN SCREEN / LOUVERS

PAINT AND COLORS:

- A. CLOUD DEC791 BY DUNN EDWARDS
- B. ABSTRACT WHITE DE6232 BY DUNN EDWARDS
- C. WHITE DE380 BY DUNN EDWARDS
- D. SEA GLASS DEC775 BY DUNN EDWARDS
- E. WHISPER DEW340 BY DUNN EDWARDS
- F. PEARL WHITE DEW328 BY DUNN EDWARDS
- G. HURRICANE MIST DEW37 BY DUNN EDWARDS
- H. PARTICULAR MINT DE6266 BY DUNN EDWARDS
- I. SHAGGY BARKED DEC771 BY DUNN EDWARDS
- J. CAPE CODE BLUE DEC792 BY DUNN EDWARDS
- L. STYLE 4644 CHARCOAL BY SUNBRELLA
- M. STYLE 5436 BURGUNDY BY SUNBRELLA
- N. CARMEL EASTERN MOUNTAIN LEDGE BY CORONADO STONE
- O. UC74855 REDWOOD BY US ALUMINUM
- P. CLEAR ANODIZED FINISH



A5 P2 ELEVATIONS

DATE: APRIL 25, 2015

This drawing and all the information herein is preliminary. No building and the uses as shown are subject to adjustment with the approval of local government agencies.

OWNER
EATON LANE ASSOCIATES, LLC

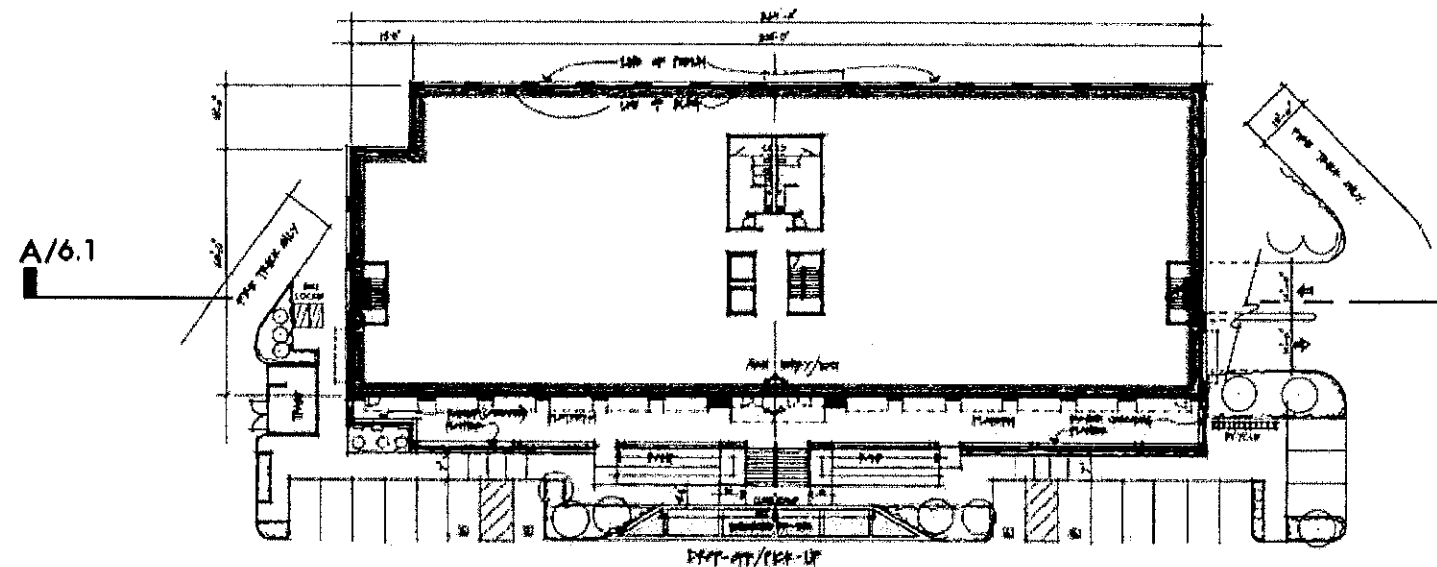
8676 CASANO PEARL SAN GABRIEL, CA TEL: 924-394-5000 FAX: 924-394-2867

THE RINCON at Chino Hills

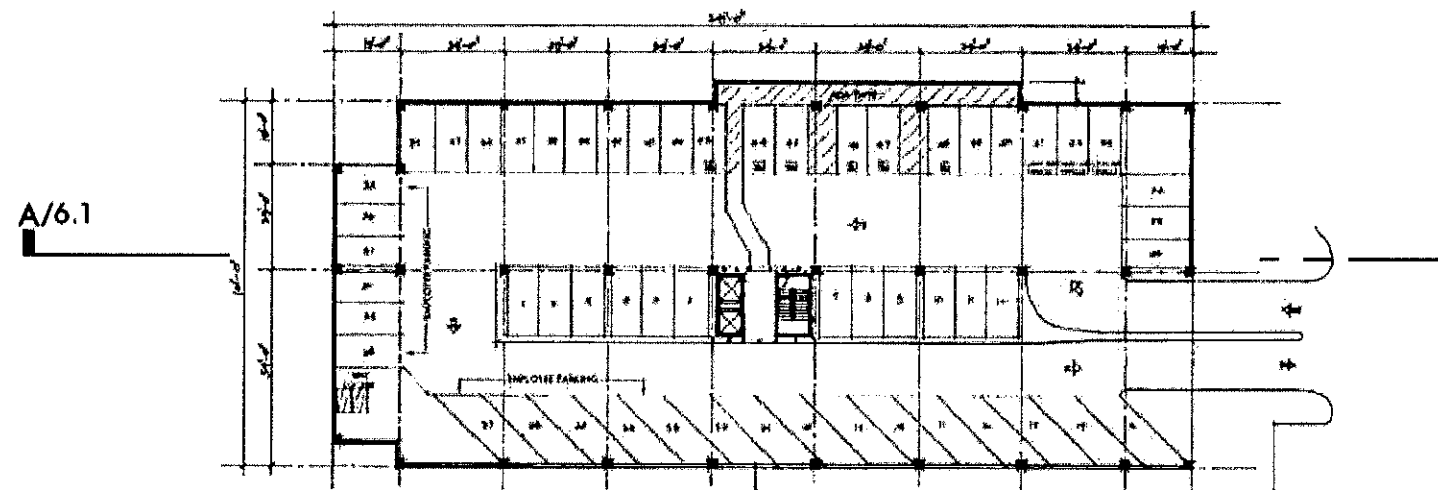
CHINO HILLS, CALIFORNIA



ARCHITECTS ORANGE



1ST LEVEL LAYOUT



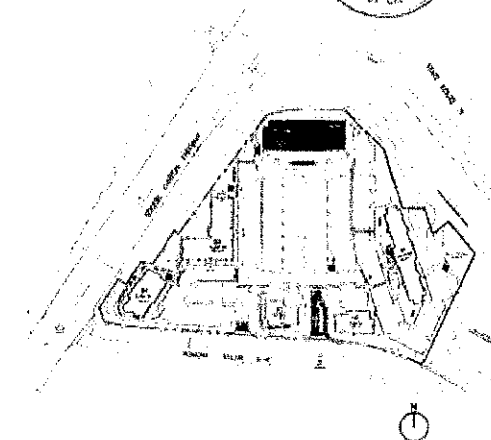
SUB-LEVEL PARKING

FINISH MATERIAL:

1. EXTERIOR CEMENT PLASTER
2. FOAM TRIM WITH CEMENT PLASTER FINISH
3. DECORATIVE WROUGHT IRON WORK
4. STEEL CHANNEL CANOPY PAINT TO MATCH STOREFRONT
5. FIRE-RETARDANT FABRIC AWNING
6. ALUMINUM STOREFRONT
7. CORONADO STONE CAP
8. CORONADO STONE VENEER
9. PRECAST CONCRETE BASE
10. PRECAST CONC. COLUMN BY CALIFORNIA PRECAST
11. CONCRETE CURB
12. 2" METAL REVEAL, PAINT TO MATCH ADJACENT SURFACE
13. PLASTER EXPANSION JOINT
14. WALL SCONCE
15. TENANT SIGNAGE
16. HOLLOW METAL DOOR, PAINTED
17. NOT USED
18. TNOFLEX ACCENT LIGHTING
19. SPANDREL GLASS - VIRACON VHS-MEDIUM GRAY
20. VIRACON ARCHITECTURAL GLASS - VIRACON VHS-MEDIUM GRAY
21. METAL SUN SCREEN / LOAVERS

PAINT AND COLORS:

- A. CLOUD DEC781 BY DUNN EDWARDS
- B. ABSTRACT WHITE DEC232 BY DUNN EDWARDS
- C. WHITE DEC80 BY DUNN EDWARDS
- D. SEA GLASS DEC776 BY DUNN EDWARDS
- E. WHISPER DEC540 BY DUNN EDWARDS
- F. PEARL WHITE DEC528 BY DUNN EDWARDS
- G. HURRICANE MIST DEC137 BY DUNN EDWARDS
- H. PARTICULAR MINT DEC268 BY DUNN EDWARDS
- I. SHAGGY BARKED DEC771 BY DUNN EDWARDS
- J. CAPE CODE BLUE DEC763 BY DUNN EDWARDS
- L. STYLE 4641 CHARCOAL BY SUNBRELLA
- M. STYLE 5436 BURGUNDY BY SUNBRELLA
- N. CARAMEL EASTERN MOUNTAIN LEDGE BY CORONADO STONE
- O. UCT4655 REDWOOD BY US ALUMINUM
- P. CLEAR ANODIZED FINISH



A6.0 MEDICAL BLDG

DATE: APRIL 25, 2016

This drawing and all the information herein are property of the Architect. The building and the use as shown are subject to adjustment with the local building department and the local fire department.

OWNER
EATON LANE ASSOCIATES, LLC

18076 CAMINO REAL SAN GABRIEL, CA TEL: 626.364.5000 FAX: 626.364.2801

THE RINCON at Chino Hills

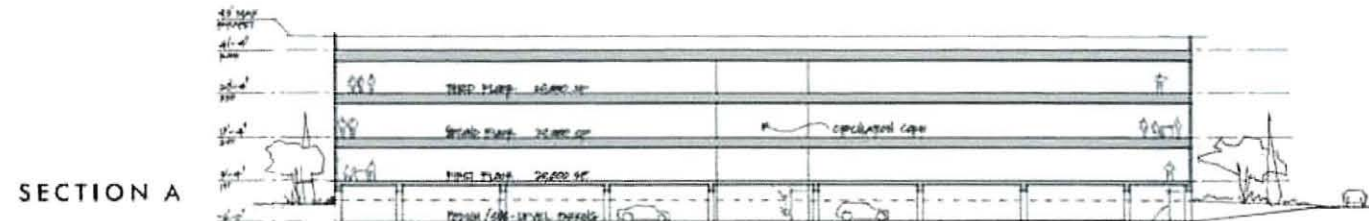
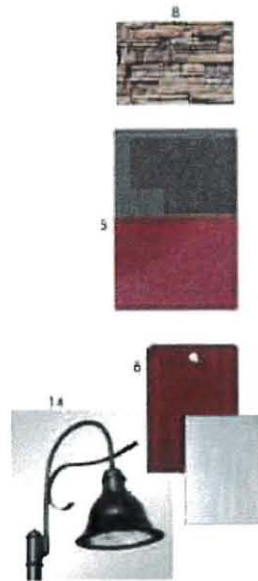
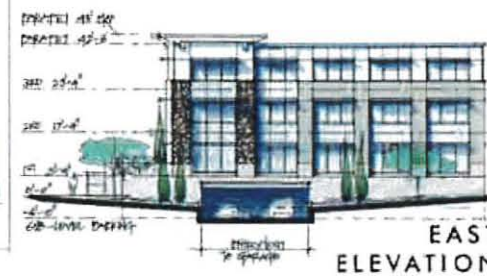
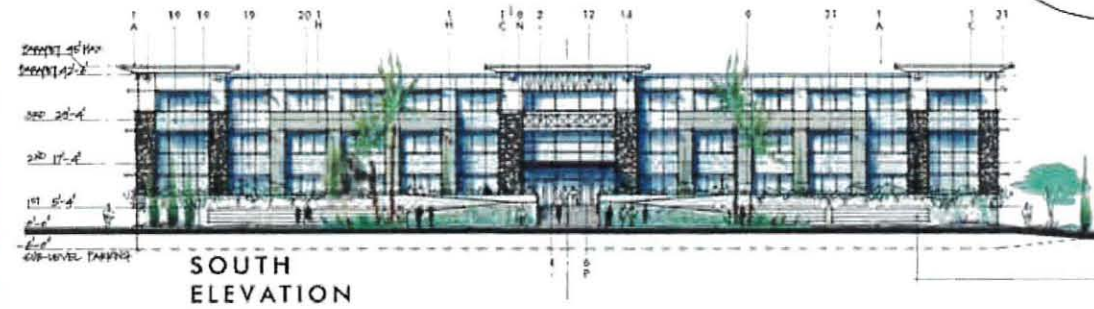
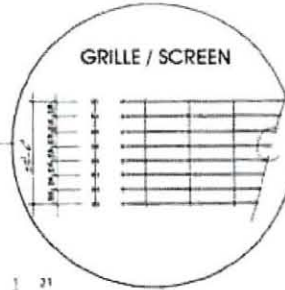
CHINO HILLS, CALIFORNIA



ARCHITECTS ORANGE

DUNN EDWARDS PAINT
(OR EQUIVALENT)

Cloud Dec 791	A
Abstract White Dec 233	B
White Dec 380	C
Sea Glass Dec 775	D
Whisper Dec 340	E
Pearl White Dec 328	F
Hurricane Mist Dec 307	G
Particular Mint Dec 269	H
Shaggy Bark Dec 771	I
Cape Code Blue Dec 772	J
Style 4644 Charcoal	L
Style 5436 Burgundy	M
Carmel Eastern Mountain Ledge	N
UC74955 Redwood	O
Clear Anodized Finish	P



FINISH MATERIAL:

1. EXTERIOR CEMENT PLASTER
2. FOAM TRIM WITH CEMENT PLASTER FINISH
3. DECORATIVE WROUGHT IRON WORK
4. STEEL CHANNEL CANOPY PAINT TO MATCH STOREFRONT
5. FIRE-RETARDANT FABRIC AWNING
6. ALUMINUM STOREFRONT
7. CORONADO STONE CAP
8. CORONADO STONE VENEER
9. PRECAST CONCRETE BASE
10. PRECAST CONC. COLUMN BY CALIFORNIA PRECAST
11. CONCRETE CURB
12. 2" METAL REVEAL, PAINT TO MATCH ADJACENT SURFACE
13. PLASTER EXPANSION JOINT
14. WALL SCONCE
15. TENANT SIGNAGE
16. HOLLOW METAL DOOR, PAINTED
17. NOT USED
18. TNOFLEX ACCENT LIGHTING
19. SPANDREL GLASS - VIRACON V948 MEDIUM GRAY
20. VIRACON ARCHITECTURAL GLASS - VIRACON V948 MEDIUM GRAY
21. METAL SUN SCREEN / LULIERS

PAINT AND COLORS:

- A. CLOUD DEC 791 BY DUNN EDWARDS
- B. ABSTRACT WHITE DEC 233 BY DUNN EDWARDS
- C. WHITE DEC 380 BY DUNN EDWARDS
- D. SEA GLASS DEC 775 BY DUNN EDWARDS
- E. WHISPER DEC 340 BY DUNN EDWARDS
- F. PEARL WHITE DEC 328 BY DUNN EDWARDS
- G. HURRICANE MIST DEC 307 BY DUNN EDWARDS
- H. PARTICULAR MINT DEC 269 BY DUNN EDWARDS
- I. SHAGGY BARK DEC 771 BY DUNN EDWARDS
- J. CAPE CODE BLUE DEC 772 BY DUNN EDWARDS
- L. STYLE 4644 CHARCOAL BY SUNBRELLA
- M. STYLE 5436 BURGUNDY BY SUNBRELLA
- N. CARMEL EASTERN MOUNTAIN LEDGE BY CORONADO STONE
- O. UC74955 REDWOOD BY US ALL MINIMUM
- P. CLEAR ANODIZED FINISH



A6.1 MEDICAL BLDG

DATE: APRIL 25, 2016

This drawing and all the information herein is preliminary. The building and the site as shown are subject to adjustment with the approval of the local and governmental agencies.

EATON LANE ASSOCIATES, LLC

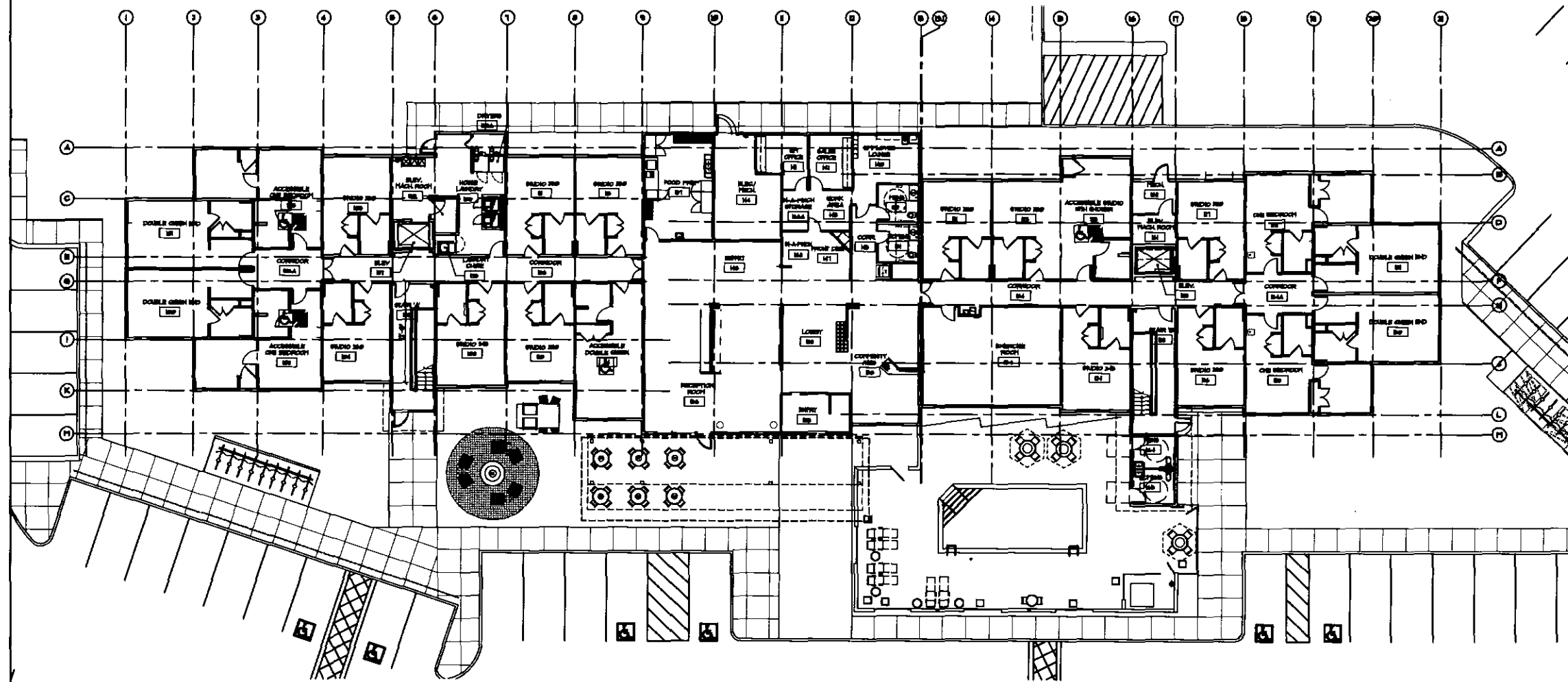
8876 CARMICHAEL SAN GABRIEL, CA TEL: 626-394-5000 FAX: 626-394-2801

THE RINCON at Chino Hills

CHINO HILLS, CALIFORNIA



ARCHITECTS ORANGE



Chino Hills TownePlace Suites
Eaton Lane Associates
Chino Hills, California

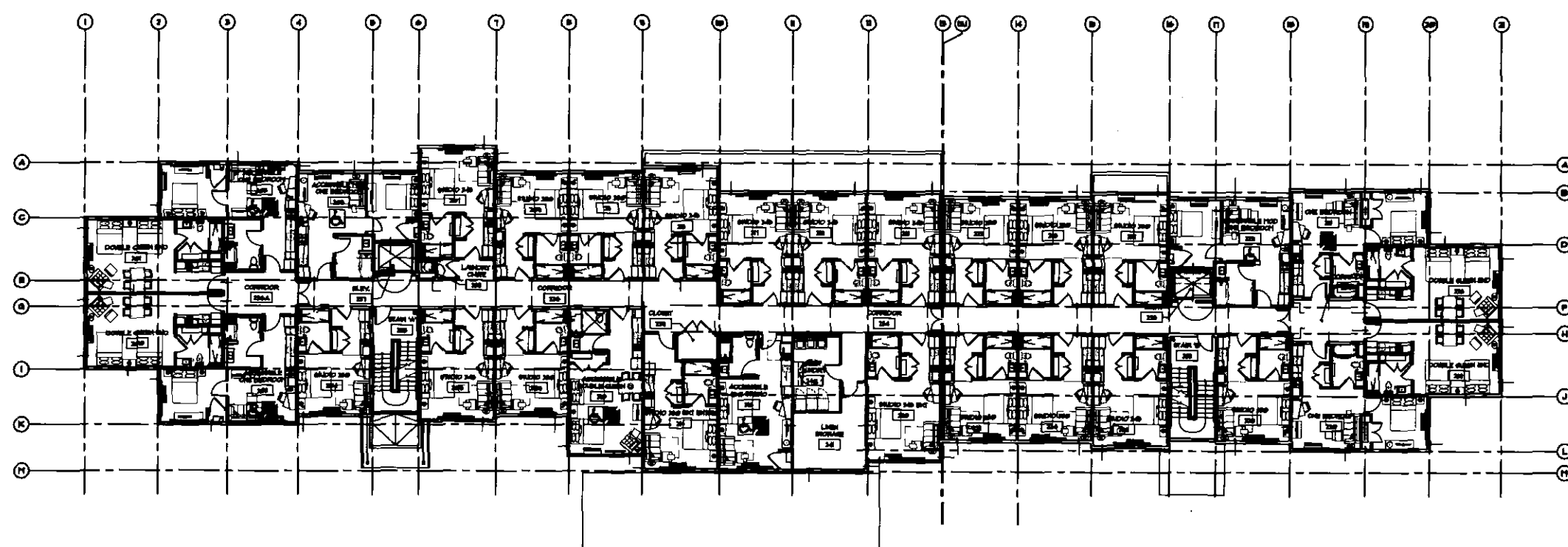
TAAG
ARCHITECTS

36 Steele Street
Suite 101
Denver, CO 80206
303-824-2745
303-824-2737 FAX
www.taagd.com

1 FIRST FLOOR PLAN
SEP 11, 2016

LEGEND	FLOOR PLAN GENERAL NOTES	FLOOR PLAN KEY NOTES
<p>□ WALL TYPES, REFER TO SHEET A6.1</p> <p>○ WINDOW TYPES, REFER TO SHEET A6.2</p> <p>⊞ HANDICAP ACCESSIBLE ROOM</p> <p>⊞ HEARING IMPAIRED ROOM</p> <p>⊞ HEARING IMPAIRED ROOM TO HAVE TEXT TELEPHONE, TTY/TDD, NOTIFICATION SYSTEM, TELEPHONE AMPLIFIER, TV CLOSED CAPTIONED DEVICE / VISUAL SMOKE DETECTOR, ALARMS, ALARM SHALL COMPLY WITH CURRENT ACCESSIBILITY CODES</p> <p>⊞ WALL MOUNTED FIRE EXTINGUISHER</p> <p>⊞ RMT-RECESSED FIRE EXTINGUISHER IN CABINET</p> <p>----- ONE HOUR FIRE RATINGS</p> <p>===== TWO HOUR RATINGS</p>	<p>FFN REFER TO SHEET A6.1 FOR WALL TYPES</p> <p>FFND ALL GUESTROOM UNIT DOORS ARE DOOR TYPE 12, REFER TO SHEET A6.1 FOR DOOR SCHEDULES & DETAILS</p> <p>FFND TO THE MAXIMUM EXTENT POSSIBLE, FLOOR CLEAN-OUTS ARE TO BE LOCATED IN INCONSPICUOUS LOCATIONS, AND NOT IN GUESTROOMS. ALL FLOOR CLEAN-OUTS LOCATED IN CARPETED AREAS ARE TO BE FITTED WITH CARPET INSERTS. ALL CLEAN-OUTS ARE TO BE PLUMB TO FLOORS / WALLS</p> <p>FFND WATER CLOSET WASTE LINES ARE TO BE LOCATED IN WALL CHASES OR IN AN INTERIOR WALL, NOT IN EXTERIOR WALLS</p> <p>FFND ALL DIMENSIONS ARE TO OUTSIDE FACE OF FRAMING FOR THE GUESTROOM DIMENSION WALLS</p> <p>FFND GRID LINES ARE LOCATED AT THE CENTER OF FRAMING FOR DETRIMING WALLS OR AT OUTSIDE FACE OF FRAMING AT EXTERIOR WALLS</p> <p>FFND REFER TO SHEET A6.2 FOR WALL TYPES NOT SHOWN AND ANY ADDITIONAL INFORMATION FOR THE PUBLIC SPACE</p> <p>FFND REFER TO SHEETS A6.5-A6.6 FOR ENLARGED GUESTROOM PLANS</p> <p>FFND REFER TO SHEET A6.1 FOR WALL TYPES NOT SHOWN AND ANY ADDITIONAL INFORMATION FOR ALL STAIR, ELEVATOR AND LAUNDRY CHUTE PLANS</p>	<p>◇ FLOOR PLAN KEY NOTES</p> <p>FLOOR PLAN KEY NOTES PERTAIN TO SHEETS A6.1 - A6.6. ALL KEY NOTES MAY NOT BE USED ON THIS SHEET.</p> <ol style="list-style-type: none"> 1. PROVIDE RECESS IN FLOOR SLAB FOR ROLL IN SHOWER, SLOPE FLOOR TO DRAIN 2. WALL MOUNTED FIRE EXTINGUISHER 3. RMT-RECESSED FIRE EXTINGUISHER IN CABINET 4. H-HO DRINKING FOUNTAIN UNIT, CONTRACTOR SHALL COORDINATE & INSTALL ELKS AS REQUIRED. REFER TO PLUMBING DRAWINGS FOR RUSH-IN LOCATIONS 5. OUTLINE OF ROOF ABOVE 6. ALTERNATING TREAD DEVICE, REFER TO A6.2 7. NOT USED 8. OUTLINE OF ROOF BELOW 9. OUTDOOR EATING AREA, REFER TO SHEET A6.1 FOR NOTES AND DIMENSIONS 10. PARAPET - FIRST LEVEL 1. PLUMBING TO BE INSTALLED ON STAIR SIDE OF BUILDING - TYPICAL ALL FLOORS

Issue Record	
Issue	Date
MARKDOT 30% SUB 11/23/15	
MARKDOT 35% SUB 4/1/16	
Project No: 15003	
Date: 04-01-16	
Drawn: AD, BR	
Checked: JA, BR	
Drawing Title: GROUND FLOOR PLAN	
Sheet No. A7.0	



1 SECOND FLOOR PLAN
A7.1

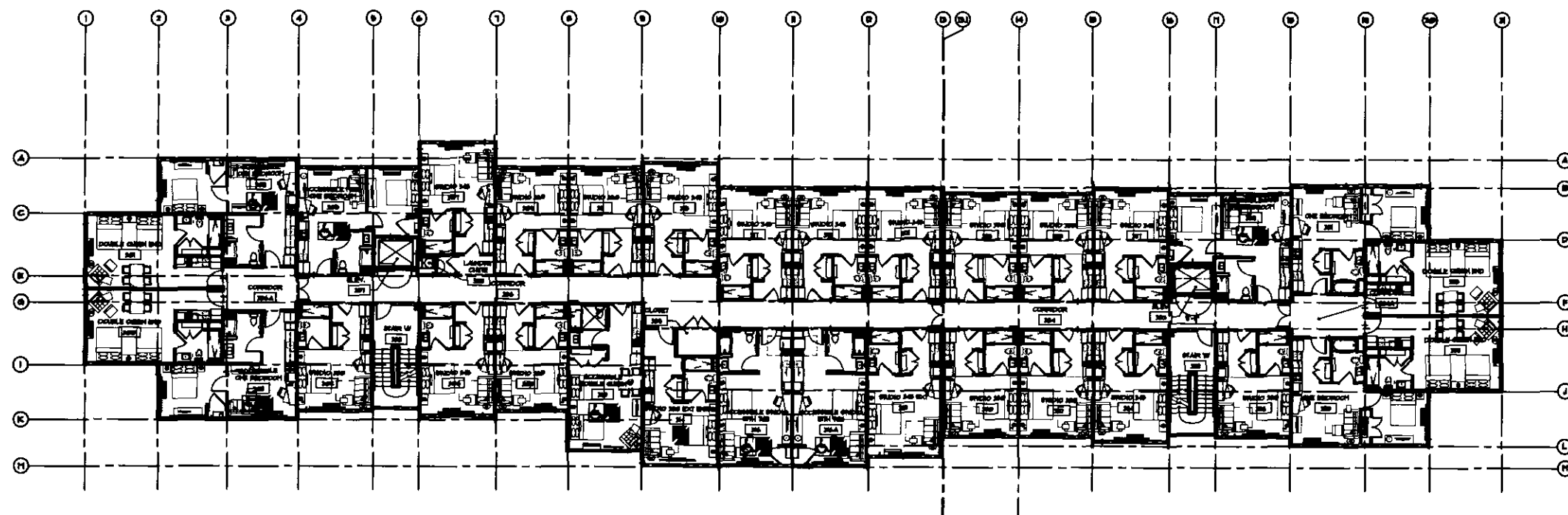
Chino Hills TownePlace Suites
Eaton Lane Associates
Chino Hills, California

TAAG
ARCHITECTS

36 Steele Street
Suite 101
Denver, CO 80206
303-824-2745
303-824-2727 FAX
www.taagdenver.com

LEGEND	FLOOR PLAN GENERAL NOTES	FLOOR PLAN KEY NOTES
<div><div>□</div>WALL TYPES, REFER TO SHEET A6.1</div> <div><div>○</div>WINDOW TYPES, REFER TO SHEET A6.2</div> <div><div>⬢</div>HANDICAP ACCESSIBLE ROOM</div> <div><div>⬢</div>HEARING IMPAIRED ROOM</div> <div><div>⬢</div>TELEPHONE, TTY/TDD, NOTIFICATION SYSTEM, TELEPHONE, TV, CLOSED CAPTIONED DEVICE, VISUAL SMOKE DETECTOR, AUDIBLE ALARM SHALL COMPLY WITH CURRENT ACCESSIBILITY CODES.</div> <div><div>⬢</div>WALL MOUNTED FIRE EXTINGUISHER</div> <div><div>⬢</div>SEMI-RECESSED FIRE EXTINGUISHER IN CABINET.</div> <div><div>=====</div>ONE HOUR FIRE RATING</div> <div><div>=====</div>TWO HOUR RATING</div>	<div><div>PPH</div>REFER TO SHEET A6.1 FOR WALL TYPES.</div> <div><div>PPH</div>ALL GUESTROOM UNIT DOORS ARE DOOR TYPE 'C'. REFER TO SHEET A6.1 FOR DOOR SCHEDULE & DETAILS.</div> <div><div>PPH</div>TO THE MAXIMUM EXTENT POSSIBLE, FLOOR CLEAN-OUTS ARE TO BE LOCATED IN INCONSPICUOUS LOCATIONS, AND NOT IN GUESTROOMS. ALL FLOOR CLEAN-OUTS LOCATED IN CARPETED AREAS ARE TO BE FITTED WITH CARPET INSERTS. ALL CLEAN-OUTS ARE TO BE FLUSH TO FLOORS / WALLS.</div> <div><div>PPH</div>BATH CLOSET WASTE LINES ARE TO BE LOCATED IN BATH CHASE OR IN AN INTERIOR BATH, NOT IN EXTERIOR WALLS.</div> <div><div>PPH</div>ALL DIMENSIONS ARE TO OUTSIDE FACE OF FRAMING FOR THE GUESTROOM DINING WALLS.</div> <div><div>PPH</div>GRID LINES ARE LOCATED AT THE CENTER OF FRAMING FOR DINING WALLS OR AT OUTSIDE FACE OF FRAMING AT EXTERIOR WALLS.</div> <div><div>PPH</div>REFER TO SHEET A6.2 FOR WALL TYPES NOT SHOWN AND ANY ADDITIONAL INFORMATION FOR THE PUBLIC SPACE.</div> <div><div>PPH</div>REFER TO SHEETS A6.3-A6.6 FOR ENLARGED GUESTROOM PLANS.</div> <div><div>PPH</div>REFER TO SHEET A6.1 FOR WALL TYPES NOT SHOWN AND ANY ADDITIONAL INFORMATION FOR ALL STAIR, ELEVATOR AND LAUNDRY CLOUT PLANS.</div>	<div><div>◇</div>FLOOR PLAN KEY NOTES PERTAIN TO SHEETS A6.1 - A6.6. ALL KEY NOTES MAY NOT BE USED ON THIS SHEET.</div> <div><div>1</div>PROVIDE FLOOR IN FLOOR SLAB FOR ROLL IN SHOWER, SLOPE FLOOR TO DRAIN.</div> <div><div>2</div>WALL MOUNTED FIRE EXTINGUISHER.</div> <div><div>3</div>SEMI-RECESSED FIRE EXTINGUISHER IN CABINET.</div> <div><div>4</div>H-I-LO DRINKING FOUNTAIN UNIT, CONTRACTOR SHALL COORDINATE / INITIAL BLDG. AS REQUIRED, REFER TO PLUMBING DRAWINGS FOR ROUGH-IN LOCATIONS.</div> <div><div>5</div>OUTLINE OF ROOF ABOVE.</div> <div><div>6</div>ALTERNATING TREAD DEVICE, REFER TO VAB.2</div> <div><div>7</div>NOT USED.</div> <div><div>8</div>OUTLINE OF ROOF BELOW.</div> <div><div>9</div>OUTDOOR EATING AREA, REFER TO SHEET A6.1 FOR NOTES AND DIMENSIONS.</div> <div><div>10</div>PARADEY - FIRST LEVEL.</div> <div><div>11</div>PLYWOOD TO BE INSTALLED ON STAIR SIDE OF GRID - TYPICAL ALL FLOORS.</div>

Issue Record	
Date	Date
MAR 2013 32% SUB 11/25/13	
MAR 2013 65% SUB 4/9/16	
Project No: 15003	
Date: 4-1-16	
Drawn: AID, BR	
Checked: JA, BR	
Drawing Title: SECOND FLOOR PLAN	
Sheet No. A7.1	



1 THIRD FLOOR PLAN
REF: TOP

LEGEND	FLOOR PLAN GENERAL NOTES	FLOOR PLAN KEY NOTES
<div><div>□</div> WALL TYPES, REFER TO SHEET A6.1</div> <div><div>○</div> WINDOW TYPES, REFER TO SHEET A6.2</div> <div><div>⊞</div> HANDICAP ACCESSIBLE ROOM</div> <div><div>⊞</div> HEARING IMPAIRED ROOM</div> <div><div>⊞</div> HEARING IMPAIRED ROOM TO HAVE TEXT TELEPHONE, TTY/TDD, NOTIFICATION SYSTEM, TELEPHONE AMPLIFIER, TV CLOSED CAPTIONED DEVICE & VISUAL SMOKE DETECTOR, AUDIBLE ALARM SHALL COMPLY WITH CURRENT ACCESSIBILITY CODES</div> <div><div>⊞</div> WALL MOUNTED FIRE EXTINGUISHER</div> <div><div>⊞</div> RECY-RECEIVED FIRE EXTINGUISHER IN CABINET</div> <div><div>=====</div> ONE HOUR FIRE RATING</div> <div><div>=====</div> TWO HOUR RATING</div>	<div><div>FFN6</div> REFER TO SHEET A6.1 FOR WALL TYPES</div> <div><div>FFN6</div> ALL GUESTROOM UNIT DOORS ARE DOOR TYPE "C", REFER TO SHEET A6.1 FOR DOOR SCHEDULE & DETAILS</div> <div><div>FFN6</div> TO THE MAXIMUM EXTENT POSSIBLE, FLOOR CLEAN-OUTS ARE TO BE LOCATED IN INCONSPICUOUS LOCATIONS, AND NOT IN GUESTROOMS. ALL FLOOR CLEAN-OUTS LOCATED IN CARPETED AREAS ARE TO BE FITTED WITH CARPET INSERTS. ALL CLEAN-OUTS ARE TO BE PLUMB TO FLOOR / WALLS</div> <div><div>FFN4</div> BATH CLOSET WASTE LINES ARE TO BE LOCATED IN BALL CHASE OR IN AN INTERIOR BALL, NOT IN EXTERIOR BALLS</div> <div><div>FFN6</div> ALL DIMENSIONS ARE TO OUTSIDE FACE OF FRAMING FOR THE GUESTROOM DINING BALLS</div> <div><div>FFN6</div> GRID LINES ARE LOCATED AT THE CENTER OF FRAMING FOR DINING BALLS OR AT OUTSIDE FACE OF FRAMING AT EXTERIOR WALLS</div> <div><div>FFN1</div> REFER TO SHEET A6.2 FOR WALL TYPES NOT SHOWN AND ANY ADDITIONAL INFORMATION FOR THE PUBLIC SPACE</div> <div><div>FFN6</div> REFER TO SHEETS A6.3-A6.4 FOR ENLARGED GUESTROOM PLANS</div> <div><div>FFN6</div> REFER TO SHEET A6.1 FOR WALL TYPES NOT SHOWN AND ANY ADDITIONAL INFORMATION FOR ALL STAIR, ELEVATOR AND LAUNDRY CHUTE PLANS</div>	<div><div>◇</div> FLOOR PLAN KEY NOTES PERTAIN TO SHEETS A6.1 - A6.4. ALL KEY NOTES MAY NOT BE USED ON THIS SHEET.</div> <div><div>1</div> PROVIDE RECESS IN FLOOR SLAB FOR ROLL IN SHOWER, SLOPE FLOOR TO DRAIN</div> <div><div>2</div> WALL MOUNTED FIRE EXTINGUISHER</div> <div><div>3</div> RECY-RECEIVED FIRE EXTINGUISHER IN CABINET</div> <div><div>4</div> H-LD DRINKING FOUNTAIN UNIT, CONTRACTOR SHALL COORDINATE & INSTALL SLABS AS REQUIRED. REFER TO PLUMBING DRAWINGS FOR ROUGH-IN LOCATIONS</div> <div><div>5</div> OUTLINE OF ROOF ABOVE</div> <div><div>6</div> ALTERNATING TRAIL DEVICE, REFER TO A6.2</div> <div><div>7</div> NOT USED</div> <div><div>8</div> OUTLINE OF ROOF BELOW</div> <div><div>9</div> OUTDOOR EATING AREA, REFER TO SHEET A6.1 FOR NOTES AND DIMENSIONS</div> <div><div>10</div> PARAPET & FIRST LEVEL</div> <div><div>11</div> PLYWOOD TO BE INSTALLED ON STAIN SIDE OF GRID - TYPICAL ALL FLOORS</div>

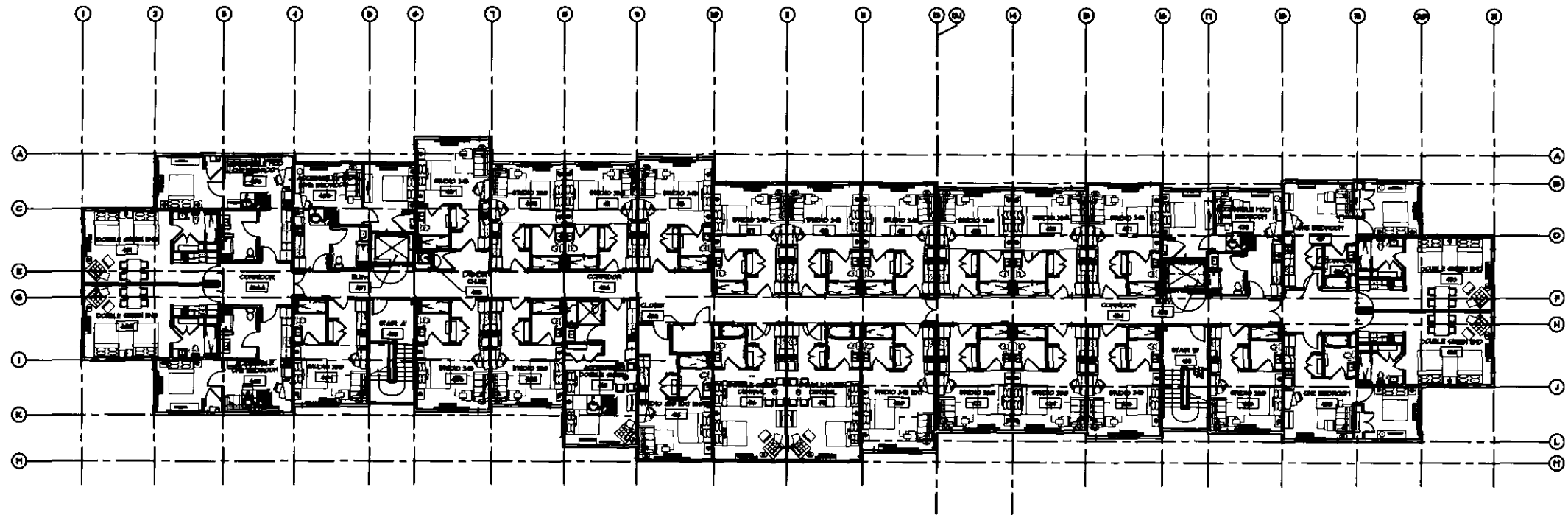
Chino Hills TownePlace Suites
Eaton Lane Associates
Chino Hills, California

TAAG
ARCHITECTS

36 Steele Street
Suite 101
Denver, CO 80206

303-824-2745
303-824-2737 FAX
www.taagdenver.com

Issue Record	
Issue	Date
MARKET 30N SUB 11/2/13	
MARKET 30N SUB 4/9/16	
Project No: 15003	
Date: 4-1-16	
Drawn: AD, BR	
Checked: JA, BR	
Drawing Title: THIRD FLOOR PLAN	
Sheet No. A7.2	



1 4TH FLOOR PLAN
A7.3

Chino Hills TownePlace Suites
Eaton Lane Associates
Chino Hills, California

TAAG
ARCHITECTS

36 Steele Street
Suite 101
Denver, CO 80206

303-824-2745
303-824-2737 FAX
www.taagdenver.com

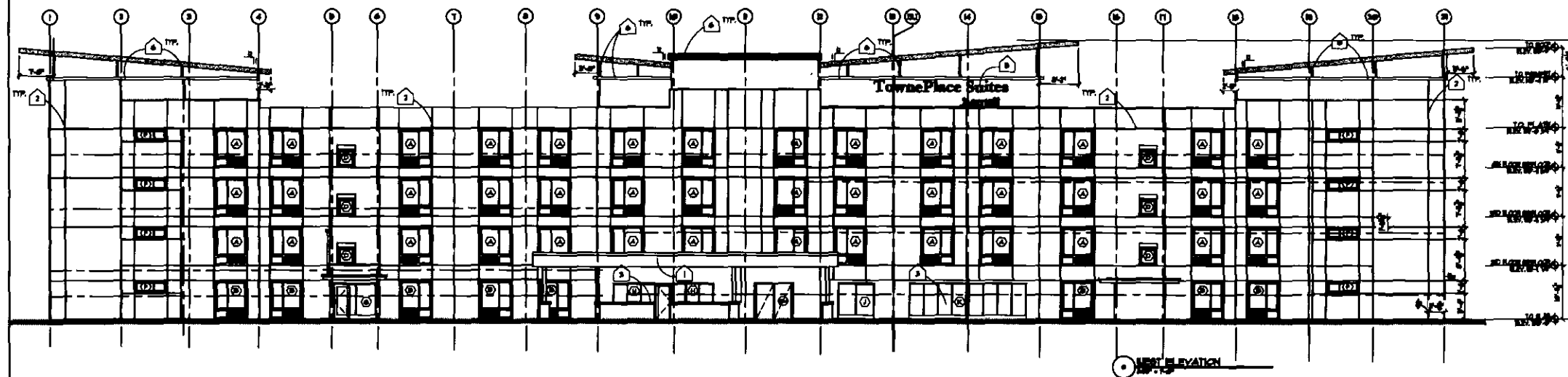
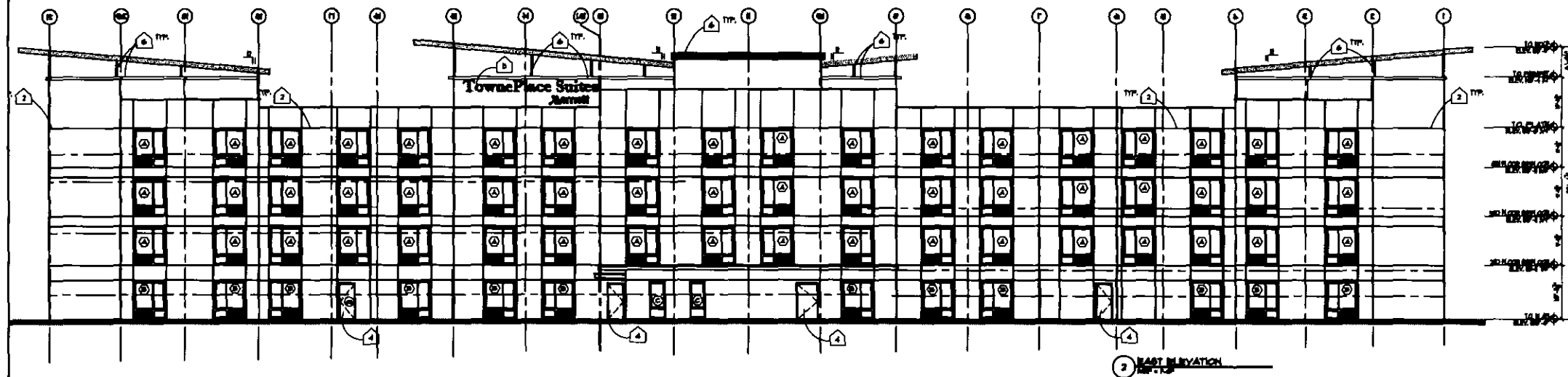
LEGEND	FLOOR PLAN GENERAL NOTES	FLOOR PLAN KEY NOTES
<p>□ WALL TYPES, REFER TO SHEET A6.1</p> <p>○ WINDOW TYPE, REFER TO SHEET A6.2</p> <p>⊞ HANDICAP ACCESSIBLE ROOM</p> <p>⊞ HEARING IMPAIRED ROOM</p> <p>⊞ HEARING IMPAIRED ROOM TO HAVE TEXT TELEPHONE, TTY/TDD, NOTIFICATION SYSTEM, TELEPHONE AMPLIFIER, TV CLOSED CAPTIONED DEVICE & VISUAL SMOKE DETECTOR, ALARM SHALL COMPLY WITH CURRENT ACCESSIBILITY CODES.</p> <p>⬮ WALL MOUNTED FIRE EXTINGUISHER</p> <p>⊞ REPI-RECESSED FIRE EXTINGUISHER IN CABINET</p> <p>----- ONE HOUR FIRE RATING</p> <p>===== TWO HOUR RATING</p>	<p>PPW REFER TO SHEET A6.1 FOR WALL TYPES</p> <p>PPW ALL GUESTROOM UNIT DOORS ARE DOOR TYPE 1C. REFER TO SHEET A6.1 FOR DOOR SCHEDULE & DETAILS</p> <p>PPW TO THE MAXIMUM EXTENT POSSIBLE, FLOOR CLEAN-OUTS ARE TO BE LOCATED IN INCONSPICUOUS LOCATIONS, AND NOT IN GUESTROOMS. ALL FLOOR CLEAN-OUTS LOCATED IN CARPETED AREAS ARE TO BE FITTED WITH CARPET INSERTS. ALL CLEAN-OUTS ARE TO BE FLUSH TO FLOORS / WALLS.</p> <p>PPW WATER CLOSET WASTE LINES ARE TO BE LOCATED IN WALL CHASE OR IN AN INTERIOR WALL, NOT IN EXTERIOR WALLS.</p> <p>PPW ALL DIMENSIONS ARE TO OUTSIDE FACE OF FRAMING FOR THE GUESTROOM DRESSING WALLS.</p> <p>PPW GRID LINES ARE LOCATED AT THE CENTER OF FRAMING FOR DRESSING WALLS OR AT OUTSIDE FACE OF FRAMING AT EXTERIOR WALLS.</p> <p>PPW REFER TO SHEET A6.2 FOR WALL TYPES NOT SHOWN AND ANY ADDITIONAL INFORMATION FOR THE PUBLIC SPACE.</p> <p>PPW REFER TO SHEETS A6.3-A6.6 FOR ENLARGED GUESTROOM PLANS.</p> <p>PPW REFER TO SHEET A6.1 FOR WALL TYPES NOT SHOWN AND ANY ADDITIONAL INFORMATION FOR ALL STAIR, ELEVATOR AND LAUNDRY GATE PLANS.</p>	<p>FLOOR PLAN KEY NOTES PERTAIN TO SHEETS A1 - A14. ALL KEY NOTES MAY NOT BE USED ON THIS SHEET.</p> <ol style="list-style-type: none"> 1. PROVIDE RECESS IN FLOOR SLAB FOR ROLL IN SHOWER, SLOPE FLOOR TO DRAIN. 2. WALL MOUNTED FIRE EXTINGUISHER. 3. REPI-RECESSED FIRE EXTINGUISHER IN CABINET. 4. IN-LO DRINKING FOUNTAIN UNIT. CONTRACTOR SHALL COORDINATE & INSTALL BLKS. AS REQUIRED. REFER TO PLUMBING DRAWINGS FOR ROLLS-IN LOCATIONS. 5. OUTLINE OF ROOF ABOVE. 6. ALTERNATING TREAD DEVICE, REFER TO UAG.2 7. NOT USED. 8. OUTLINE OF ROOF BELOW. 9. OUTDOOR BATING AREA, REFER TO SHEET A6.1 FOR NOTES AND DIMENSIONS. 10. PARAPET @ FINISH LEVEL. 11. PLYWOOD TO BE INSTALLED ON STAIR SIDE OF STUD - TYPICAL ALL FLOORS.

Issue Record

Issue	Date
MARKET 3045 SUB 11/23/15	
MARKET 315 SUB 4/1/16	

Project No: 13003
Date: 4-1-16
Drawn: AD, BR
Checked: JA, BR
Drawing Title:
FOURTH FLOOR
PLAN

Sheet No.
A7.3



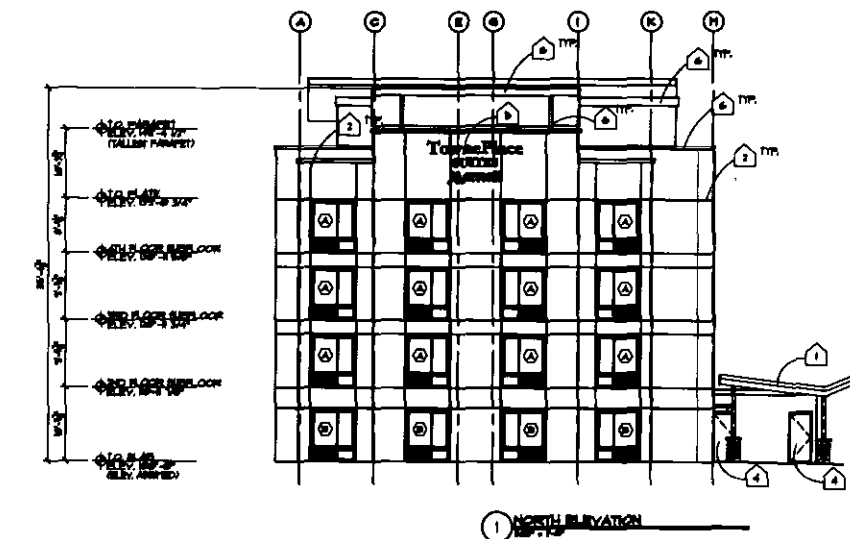
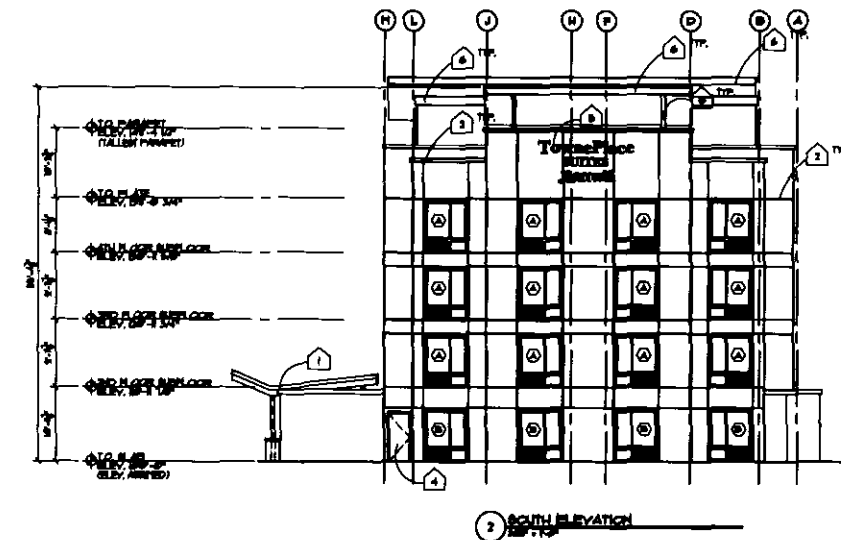
LEGEND	GENERAL NOTES	ELEVATION KEY NOTES
<p>STUCCO COLOR 1 - BENJAMIN MOORE 204-38 "TRIST GRAY"</p> <p>STUCCO COLOR 2 - BENJAMIN MOORE 16-21 "THANKS BLUE"</p> <p>STUCCO COLOR 3 - BENJAMIN MOORE 2143-66 "NOVEMBER RAIN"</p> <p>STUCCO COLOR 4 - BENJAMIN MOORE 201-66 "WHITE DIAMOND"</p>	<p>1. INSTALL L-SH TO PROVIDE CONTINUOUS BAND OF LIGHT AROUND UPPER ROOF LINE</p> <p>2. TYPICAL GUESTROOM WINDOW</p> <p>3. ALL SIGNAGE TO BE COORDINATED WITH SIGNAGE CONSULTANT</p>	<p>1. CANOPY, REFER TO WALL SECTIONS FOR DETAILS</p> <p>2. STUCCO CONTROL JOINT, WHERE INDICATED, ALIGN CONTROL JOINT WITH GEMENT BOARD TRIM, REFER TO 4/4/1 FOR DETAILS</p> <p>3. ALUM. SPONGEWEAVE SYSTEM, REFER TO SHEET A602 FOR DETAILS</p> <p>4. HOLLOW METAL DOOR & FRAME, REFER TO SHEET A601 FOR DETAILS</p> <p>5. BUILDING SIGNAGE, SHOWN FOR COORDINATION PURPOSES ONLY, REFER TO BLUE DIAG FOR ROUGH-IN LOCATIONS, SIGNAGE TO BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR</p> <p>6. PAINTED METAL TRIM</p>

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Issue Record	Date
MARKET 50% SUB 11/25/15	
MARKET 50% SUB 4/1/16	
Project No: 15003	Date: 4-1-16
Drawn: AD, BR	Checked: JA, JL, BR
Drawing Title:	EXTERIOR ELEVATIONS
Sheet No.	A7.4



LEGEND	GENERAL NOTES	ELEVATION KEY NOTES
<p>STUCCO COLOR 1 - BENJAMIN MOORE 224-25 "TROUT GRAY"</p> <p>STUCCO COLOR 2 - BENJAMIN MOORE 1621 "MAJOR BLUE"</p> <p>STUCCO COLOR 3 - BENJAMIN MOORE 242-48 "NOVEMBER RAIN"</p> <p>STUCCO COLOR 4 - BENJAMIN MOORE 201-66 "WHITE DUMFRIES"</p>	<p>1. INSTALL L-BR TO PROVIDE CONTINUOUS BAND OF LIGHT AROUND UPPER ROOF UNITS</p> <p>2. TYPICAL GUESTBOOK WINDOW</p> <p>3. ALL SIGNAGE TO BE COORDINATED WITH SIGNAGE CONSULTANT</p>	<p>1. CANOPY, REFER TO WALL SECTIONS FOR DETAILS</p> <p>2. STUCCO CONTROL JOINT, WHERE INDICATED, ALIGN CONTROL JOINT WITH CENTER BOARD TRIM, REFER TO 4/41U FOR DETAILS</p> <p>3. ALUM. BRONZE/BLACK SYSTEM, REFER TO SHEET AMB2 FOR DETAILS</p> <p>4. HOLLOW METAL DOOR & FRAME, REFER TO SHEET AMB3 FOR DETAILS</p> <p>5. BUILDING SIGNAGE, SHOWN FOR COORDINATION PURPOSES ONLY, REFER TO BLUE, CHINA, FOR INSTALLATION LOCATIONS. SIGNAGE TO BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR</p> <p>6. PAINTED METAL TRIM</p>

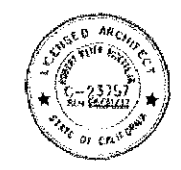
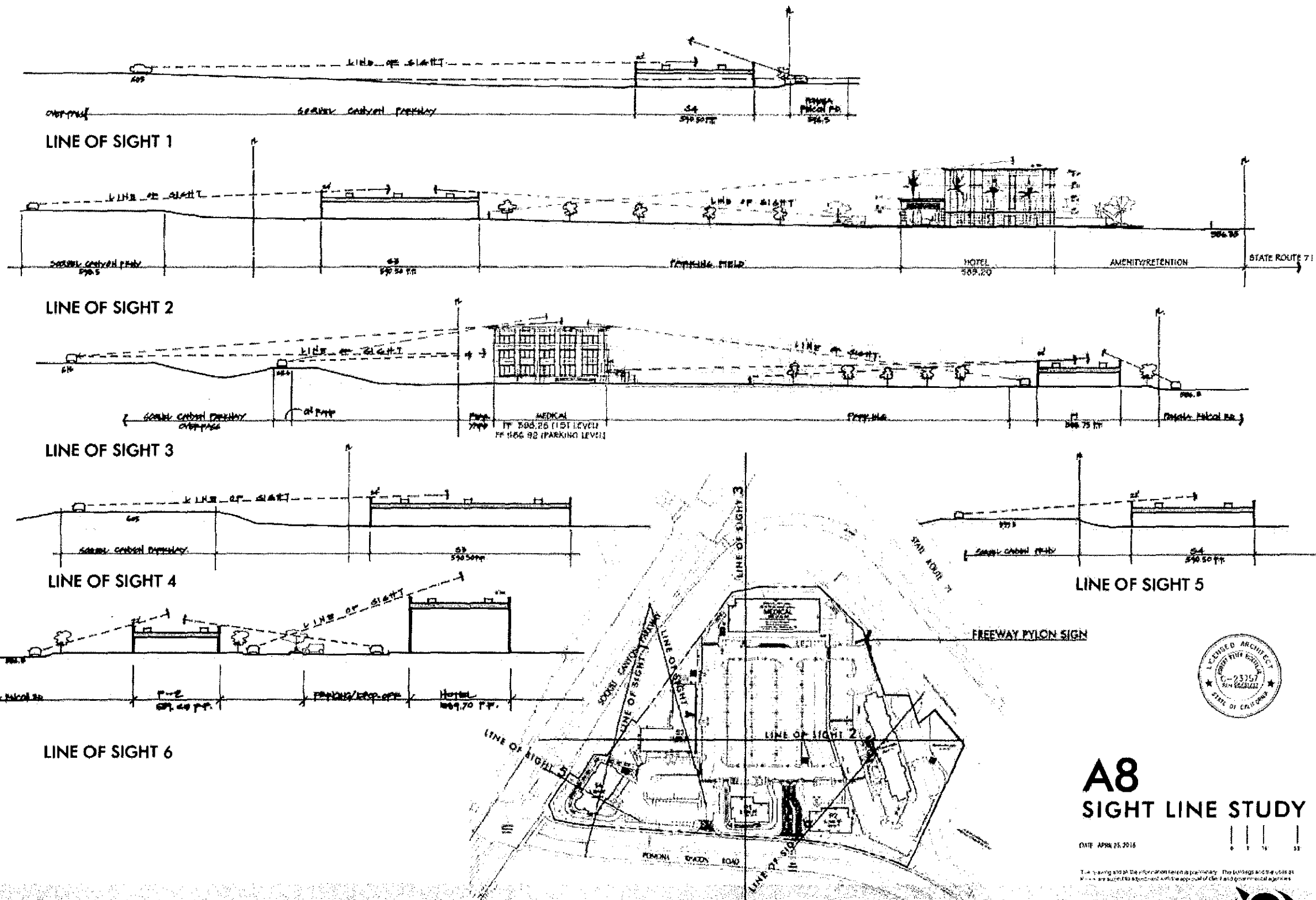
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Issue Record
<p>Issue: _____ Date: _____</p> <p>MARKET 30% SUB 1/25/15</p> <p>MARKET 30% SUB 4/1/16</p>
<p>Project No: 15003</p> <p>Date: 4-1-16</p> <p>Drawn: AD, JN</p> <p>Checked: JA, JL, BR</p> <p>Drawing Title: EXTERIOR ELEVATIONS</p>
<p>Sheet No. A7.4A</p>



A8 SIGHT LINE STUDY

DATE: APRIL 25, 2015

This drawing and all the information herein is preliminary. The building and the site as shown are subject to approval with the approval of the client and governmental agencies.



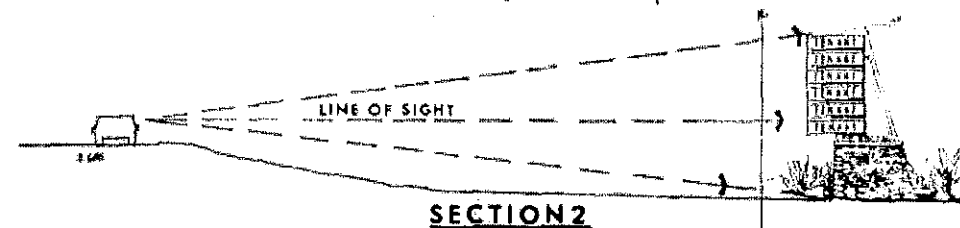
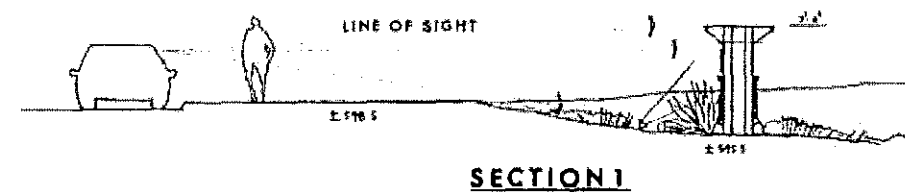
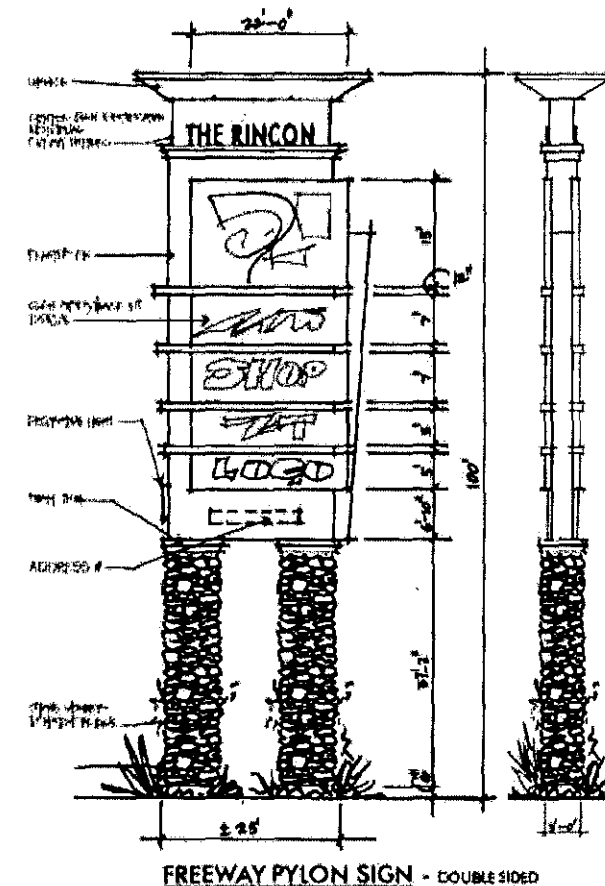
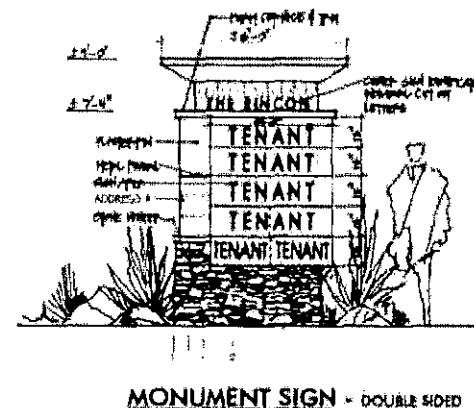
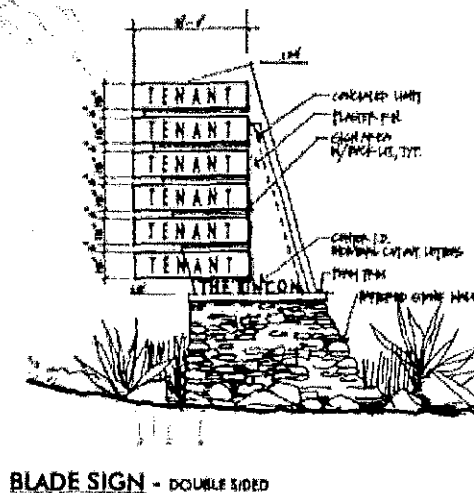
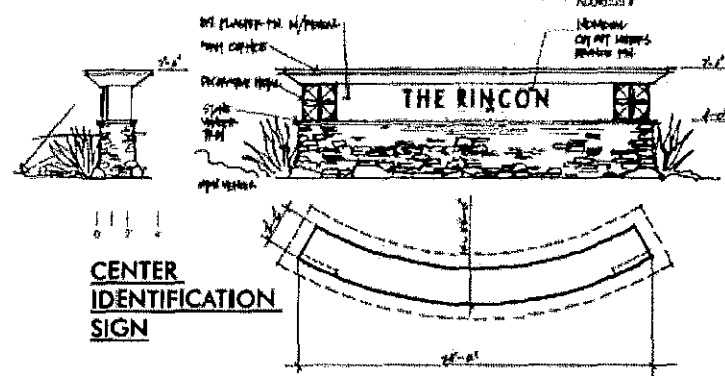
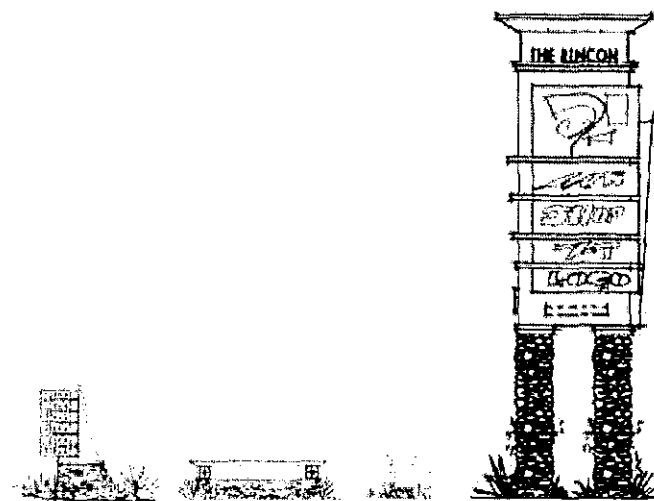
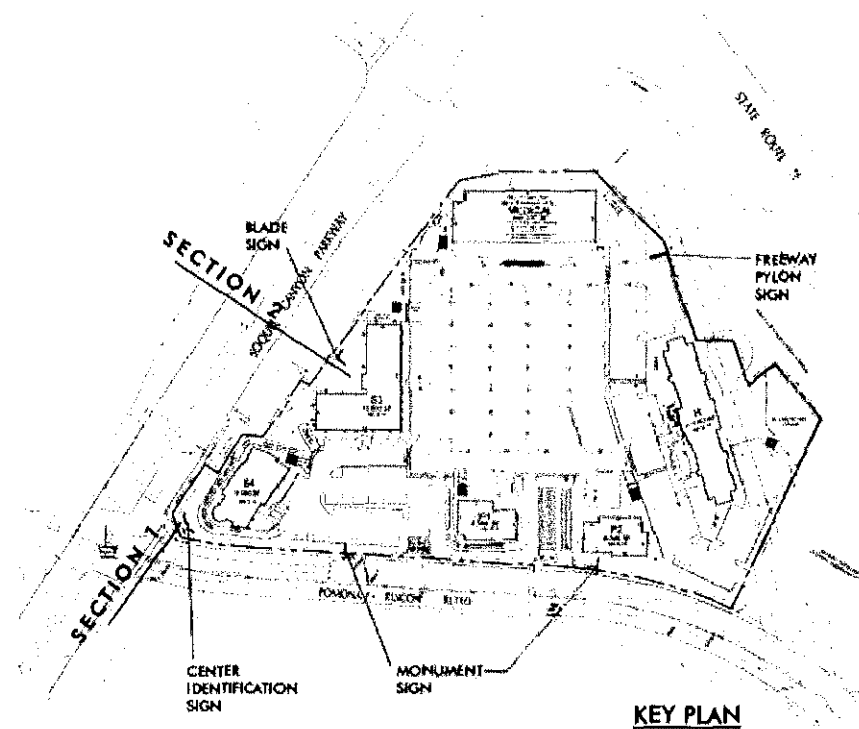
EATON LANE ASSOCIATES, LLC

1875 CAMINO REAS SAN GABRIEL, CA TEL: 626.384.5000 FAX: 626.384.2801

THE RINCON at Chino Hills

CHINO HILLS, CALIFORNIA

ARCHITECTS ORANGE



CITY APPROVED Pylon & MONUMENT SIGN

A9

DATE: 04/01/04

1. This sign is approved for use in the City of Orange. It is subject to the City of Orange Sign Ordinance and the City of Orange Sign Department's rules and regulations.

OWNER
EATON LANE ASSOCIATES, LLC

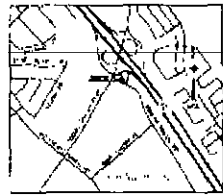
9576 CAMINO REAL SAN GABRIEL, CA TEL: 478.384.5001 FAX: 924.354.2801

THE RINCON at Chino Hills

CHINO HILLS, CALIFORNIA



ARCHITECTS ORANGE



VICINITY MAP

DATE OF SURVEY:
PROPERTY ADDRESS:
PROPERTY AREA:

ALTA/ACSM LAND TITLE SURVEY
OF
THAT PORTION OF THE SOUTH 1/2 OF SECTION 26, TOWNSHIP 2 SOUTH,
RANGE 8 WEST, SAN BERNARDINO MERIDIAN,
CITY OF CHINO HILLS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

BASIS OF BEARINGS:

ALL BEARINGS ARE TRUE BEARINGS, DERIVED FROM THE NATIONAL MAGNETIC DECLINATION TABLE, 1983, AND ADJUSTED FOR ANOMALOUS DEVIATIONS.

DATUM STATEMENT:

THE DATUM USED FOR THIS SURVEY IS THE NAD 83 DATUM, WHICH IS THE MOST ACCURATE DATUM AVAILABLE FOR THIS AREA.

BENCHMARK:

A BENCHMARK WAS SET BY THE SURVEYOR AT THE CORNER OF THE PROPERTY, AND ITS ELEVATION WAS DETERMINED BY A LEVELING SURVEY.

ZONING AND BUILDING
SETBACK REQUIREMENTS:

THE PROPERTY IS ZONED R-1, SINGLE-FAMILY RESIDENTIAL.

THE SETBACK REQUIREMENTS ARE AS FOLLOWS:

FRONT SETBACK: 10 FEET

REAR SETBACK: 10 FEET

SIDE SETBACK: 5 FEET

HEIGHT: 35 FEET

AREA: 10,000 SQ. FT.

COVERAGE: 20%

LOT AREA: 10,000 SQ. FT.

COVERAGE: 20%

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TITLE REPORT EASEMENTS (CONTINUED):

1. EASEMENT OF ACCESS TO THE PROPERTY FROM THE PUBLIC HIGHWAY.

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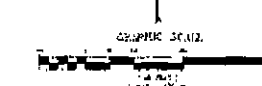
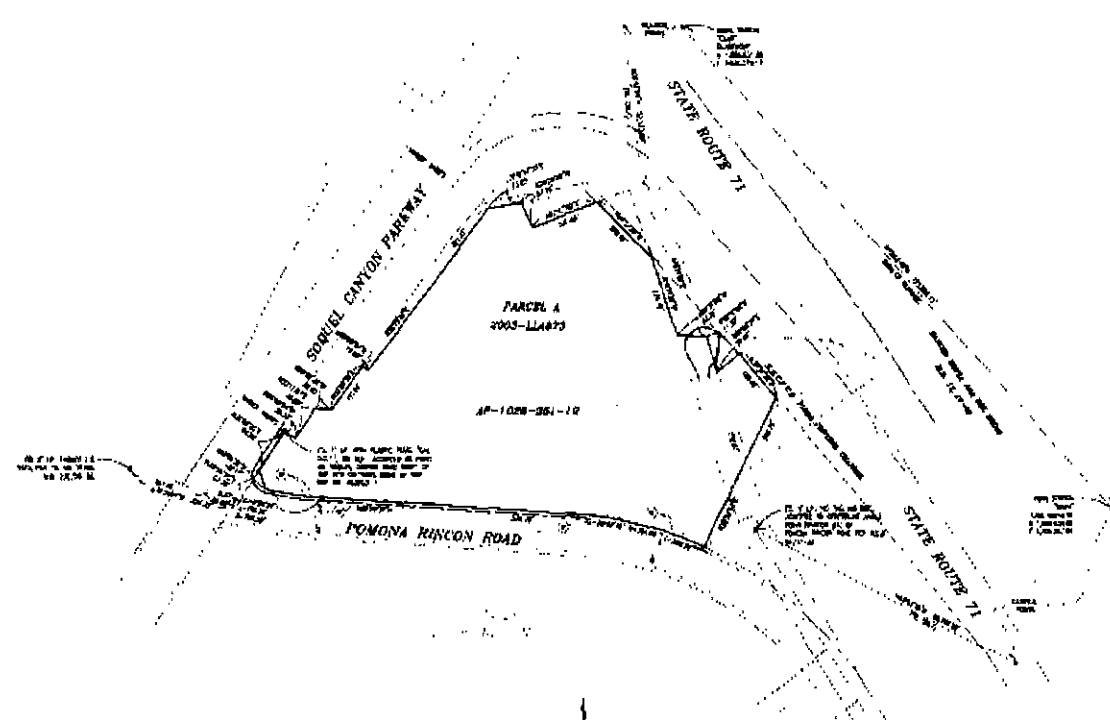
71. EASEMENT OF ACCESS TO THE PROPERTY FROM THE PUBLIC HIGHWAY.

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74. EASEMENT OF ACCESS TO THE PROPERTY FROM THE PUBLIC HIGHWAY.

75. EASEMENT OF ACCESS TO THE PROPERTY FROM THE PUBLIC HIGHWAY.



PROPERTY BOUNDARY

Monument Notes:

1. MONUMENT SET BY SURVEYOR

Surveyor's Certificate:
I, the undersigned, being a duly qualified and licensed Surveyor in the State of California, do hereby certify that the foregoing is a true and correct copy of the original survey map and report as filed in my office.



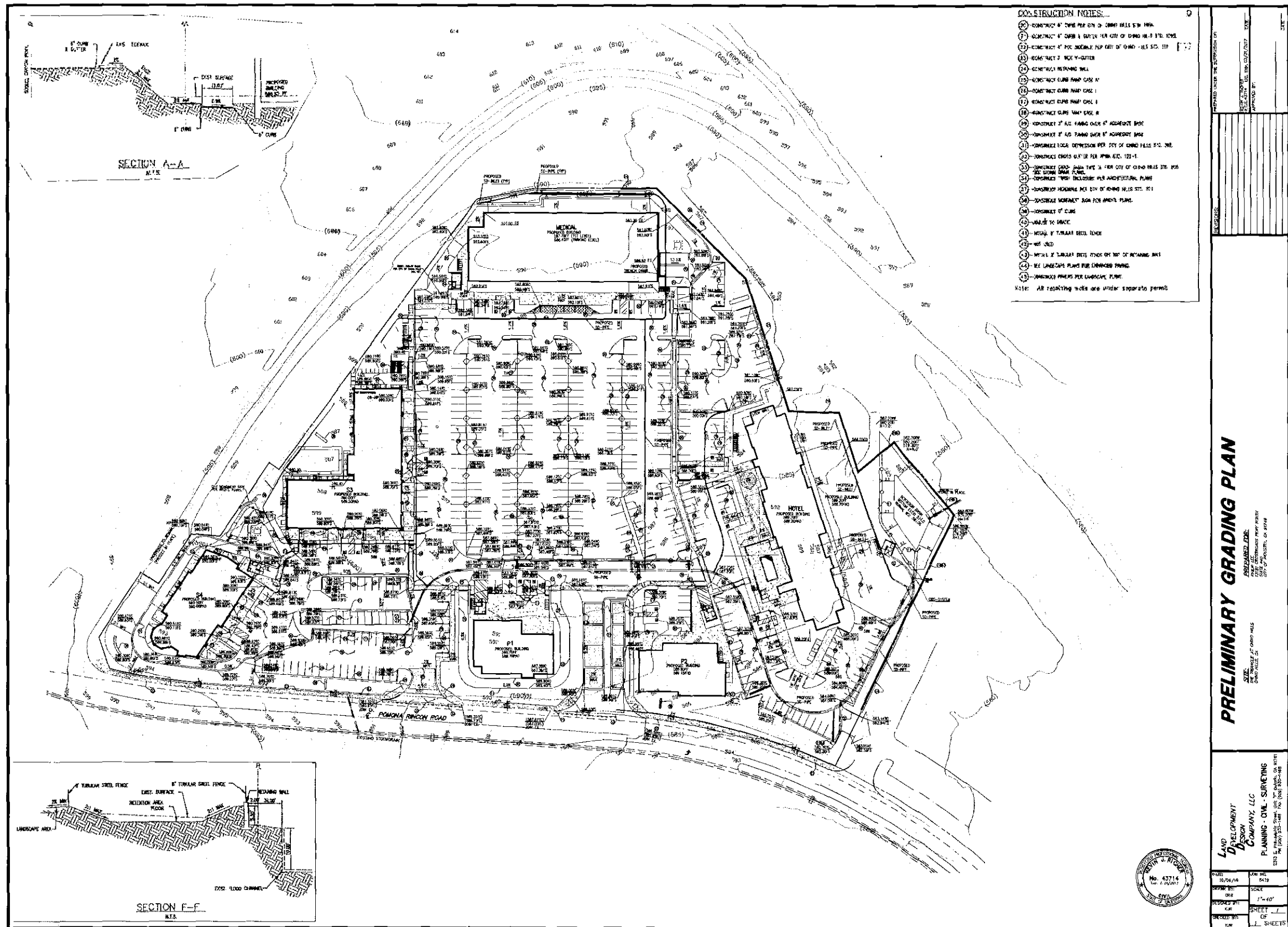
REVISIONS

GUIDA SURVEYING INC.

18708 POMONA RINCON RD
CHINO HILLS, CALIFORNIA

1 OF 2 SHEET

[illegible]



- CONSTRUCTION NOTES:**
1. CONSTRUCT 12" DIA. PIPE PER CITY OF CHANDLER S.D. 1004.
 2. CONSTRUCT 12" DIA. WATER MAIN PER CITY OF CHANDLER S.D. 1004.
 3. CONSTRUCT 12" DIA. SEWER PER CITY OF CHANDLER S.D. 1004.
 4. CONSTRUCT 12" DIA. VENT.
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 75. CONSTRUCT 12" DIA. VENT.
 76. CONSTRUCT 12" DIA. VENT.
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 95. CONSTRUCT 12" DIA. VENT.
 96. CONSTRUCT 12" DIA. VENT.
 97. CONSTRUCT 12" DIA. VENT.
 98. CONSTRUCT 12" DIA. VENT.
 99. CONSTRUCT 12" DIA. VENT.
 100. CONSTRUCT 12" DIA. VENT.

PRELIMINARY GRADING PLAN

LAND DEVELOPMENT
DESIGN
COMPANY, LLC
PLANNING - CIVIL - SURVEYING
SHEET 1 OF 1

PRIVATE FIRE WATER CONSTRUCTION NOTES

1. CONSTRUCT 8" PVC C-900 CLASS 200 U.L. LISTED PER FIRE SERVICE.
2. CONSTRUCT 6" PVC C-900 CLASS 200 U.L. LISTED PER FIRE SERVICE.
3. CONSTRUCT 4" PVC C-900 CLASS 200 U.L. LISTED PER FIRE SERVICE.
4. CONSTRUCT FIRE HYDRANT ASSEMBLY PER CITY OF CHINO HILLS STD. PLAN W-31.
5. CONSTRUCT 6" PRIVATE FIRE SURGE DETECTOR CHECK PER CITY OF CHINO HILLS STD. PLAN W-25.
6. INSTALL POST INDICATOR VALVE.
7. CONSTRUCT 8" HOT TAP TO EXISTING 16" C.I. DOMESTIC WATER LINE PER CITY OF CHINO HILLS STD. PLAN W-23.
8. CONSTRUCT 8" 90° ELBOW AND THRUST BLOCK PER CITY OF CHINO HILLS STD. W-17.
9. CONSTRUCT 8" TEE AND THRUST BLOCK PER CITY OF CHINO HILLS STD. W-17.
10. CONSTRUCT 8" 45° ELBOW AND THRUST BLOCK PER CITY OF CHINO HILLS STD. W-17.
11. INSTALL 8" PRIVATE FIRE SERVICE SECTIONAL CONTROL VALVE.
12. CONSTRUCT 8" 22.5° ELBOW AND THRUST BLOCK PER CITY OF CHINO HILLS STD. W-17.
13. CONSTRUCT 4" 60° ELBOW AND THRUST BLOCK PER CITY OF CHINO HILLS STD. W-17.
14. INSTALL 2 - 2 1/2" AND 1 - 4" FIRE DEPARTMENT CONNECTIONS TO BE CONNECTED TO DETECTOR CHECK.
15. CONSTRUCT 4" 45° ELBOW AND THRUST BLOCK PER CITY OF CHINO HILLS STD. W-17.

DOMESTIC WATER CONSTRUCTION NOTES

1. INSTALL 4" REDUCED PRESSURE BACKFLOW DEVICE PER CITY OF CHINO HILLS STD. PLAN W-33.
2. INSTALL HOT TAP TO EXISTING 16" C.I. DOMESTIC WATER LINE PER CITY OF CHINO HILLS STD. W-23.
3. INSTALL 4" PVC C-900 CLASS 200 PER DOMESTIC USE.
4. INSTALL PRIVATE 2" REDUCED PRESSURE BACKFLOW DEVICE PER CITY OF CHINO HILLS STD. PLAN W-33.
5. INSTALL 2" COPPER DOMESTIC WATER SERVICE LINE.
6. INSTALL 2" PRIVATE DOMESTIC WATER SERVICE AND INHABIT 2" METER PER CITY OF CHINO HILLS STD. PLAN W-23.
7. INSTALL 4" DOMESTIC WATER SERVICE AND 4" METER PER CITY OF CHINO HILLS STD. PLAN W-23.
8. TAP 12" COPPER WATER SERVICE TO EXISTING 16" C.I. DOMESTIC WATER LINE PER CITY OF CHINO HILLS STD. W-23.
9. INSTALL 2" DOMESTIC WATER SERVICE AND 2" METER PER CITY OF CHINO HILLS STD. PLAN W-23.

SEWER CONSTRUCTION NOTES

1. CONSTRUCT 8" PVC SEWER MAIN PER CITY OF CHINO HILLS STD. S-3.
2. CONSTRUCT 6" PVC SEWER LATERAL PER CITY OF CHINO HILLS STD. S-3.
3. CONSTRUCT SEWER CLEANOUT PER CITY OF CHINO HILLS STD. S-3.
4. CONSTRUCT 48" SEWER MANHOLE PER CITY OF CHINO HILLS STD. S-3.
5. CONSTRUCT GREASE TRAP INTERCEPTOR.
6. CONSTRUCT WASTEWATER MANHOLE PER CITY OF CHINO HILLS STD. S-3.
7. CONSTRUCT 4" PVC SEWER LATERAL PER CITY OF CHINO HILLS STD. S-3.
8. CONSTRUCT 4" DIAMETER GRATE.

CONSTRUCTION NOTES

1. CONSTRUCT 36" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
2. CONSTRUCT 36" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
3. CONSTRUCT 24" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
4. CONSTRUCT 18" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
5. CONSTRUCT 16" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
6. CONSTRUCT 12" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
7. CONSTRUCT 10" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
8. CONSTRUCT 8" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
9. CONSTRUCT 6" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
10. CONSTRUCT 4" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
11. CONSTRUCT 3" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
12. CONSTRUCT 2" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
13. CONSTRUCT 1" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
14. CONSTRUCT 1/2" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
15. CONSTRUCT 1/4" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
16. CONSTRUCT 1/8" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
17. CONSTRUCT 1/16" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
18. CONSTRUCT 1/32" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
19. CONSTRUCT 1/64" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
20. CONSTRUCT 1/128" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
21. CONSTRUCT 1/256" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
22. CONSTRUCT 1/512" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
23. CONSTRUCT 1/1024" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
24. CONSTRUCT 1/2048" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
25. CONSTRUCT 1/4096" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
26. CONSTRUCT 1/8192" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
27. CONSTRUCT 1/16384" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
28. CONSTRUCT 1/32768" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
29. CONSTRUCT 1/65536" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
30. CONSTRUCT 1/131072" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
31. CONSTRUCT 1/262144" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
32. CONSTRUCT 1/524288" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
33. CONSTRUCT 1/1048576" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
34. CONSTRUCT 1/2097152" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
35. CONSTRUCT 1/4194304" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
36. CONSTRUCT 1/8388608" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
37. CONSTRUCT 1/16777216" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
38. CONSTRUCT 1/33554432" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
39. CONSTRUCT 1/67108864" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
40. CONSTRUCT 1/134217728" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
41. CONSTRUCT 1/268435456" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
42. CONSTRUCT 1/536870912" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
43. CONSTRUCT 1/1073741824" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
44. CONSTRUCT 1/2147483648" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
45. CONSTRUCT 1/4294967296" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
46. CONSTRUCT 1/8589934592" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
47. CONSTRUCT 1/17179869184" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
48. CONSTRUCT 1/34359738368" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
49. CONSTRUCT 1/68719476736" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
50. CONSTRUCT 1/137438953472" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
51. CONSTRUCT 1/274877906944" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
52. CONSTRUCT 1/549755813888" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
53. CONSTRUCT 1/1099511627776" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
54. CONSTRUCT 1/2199023255552" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
55. CONSTRUCT 1/4398046511104" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
56. CONSTRUCT 1/8796093022208" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
57. CONSTRUCT 1/17592186444416" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
58. CONSTRUCT 1/35184372888832" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
59. CONSTRUCT 1/70368745777664" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
60. CONSTRUCT 1/140737491553280" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
61. CONSTRUCT 1/281474983106560" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
62. CONSTRUCT 1/562949966213120" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
63. CONSTRUCT 1/1125899932426240" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
64. CONSTRUCT 1/2251799864852480" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
65. CONSTRUCT 1/4503599729704960" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
66. CONSTRUCT 1/9007199459409920" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
67. CONSTRUCT 1/18014398918819840" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
68. CONSTRUCT 1/36028797837639680" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
69. CONSTRUCT 1/72057595675279360" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
70. CONSTRUCT 1/144115191350558720" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
71. CONSTRUCT 1/288230382701117440" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
72. CONSTRUCT 1/576460765402234880" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
73. CONSTRUCT 1/1152921530804469760" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
74. CONSTRUCT 1/2305843061608939520" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
75. CONSTRUCT 1/4611686123217879040" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
76. CONSTRUCT 1/9223372246435758080" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
77. CONSTRUCT 1/18446744492871516160" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
78. CONSTRUCT 1/36893488985743032320" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
79. CONSTRUCT 1/73786977971486064640" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
80. CONSTRUCT 1/147573955942972129280" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
81. CONSTRUCT 1/295147911885944258560" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
82. CONSTRUCT 1/590295823771888517120" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
83. CONSTRUCT 1/1180591647543777034240" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
84. CONSTRUCT 1/2361183295087554068480" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
85. CONSTRUCT 1/4722366590175108136960" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
86. CONSTRUCT 1/9444733180350216273920" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
87. CONSTRUCT 1/18889466360704432547840" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
88. CONSTRUCT 1/37778932721408865095680" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
89. CONSTRUCT 1/75557865442817730191360" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
90. CONSTRUCT 1/151115730885635460382720" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
91. CONSTRUCT 1/302231461771270920765440" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
92. CONSTRUCT 1/604462923542541841530880" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
93. CONSTRUCT 1/1208925847085083683061760" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
94. CONSTRUCT 1/2417851694170167366123520" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
95. CONSTRUCT 1/4835703388340334732247040" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
96. CONSTRUCT 1/9671406776680669464494080" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
97. CONSTRUCT 1/19342813553361338928988160" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
98. CONSTRUCT 1/38685627106722677857976320" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
99. CONSTRUCT 1/77371254213445355715952640" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
100. CONSTRUCT 1/154742508426890711431905280" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
101. CONSTRUCT 1/309485016853781422863810560" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
102. CONSTRUCT 1/618970033707562845727621120" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
103. CONSTRUCT 1/1237940067415125691455242240" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
104. CONSTRUCT 1/2475880134830251382910484480" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
105. CONSTRUCT 1/4951760269660502765820968960" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
106. CONSTRUCT 1/9903520539321005531641937920" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
107. CONSTRUCT 1/19807041078642011063283875840" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
108. CONSTRUCT 1/39614082157284022126567751680" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
109. CONSTRUCT 1/79228164314568044253135503360" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
110. CONSTRUCT 1/158456328629136088506271006720" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
111. CONSTRUCT 1/316912657258272177012542013440" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
112. CONSTRUCT 1/633825314516544354025084026880" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
113. CONSTRUCT 1/1267650629033088708050168053760" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
114. CONSTRUCT 1/2535301258066177416100336107520" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
115. CONSTRUCT 1/5070602516132354832200672215040" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
116. CONSTRUCT 1/101412050322647096644013444330880" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
117. CONSTRUCT 1/202824100645294193288026888661760" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
118. CONSTRUCT 1/405648201290588386576053777323520" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
119. CONSTRUCT 1/811296402581176773152107554647040" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
120. CONSTRUCT 1/1622592805642353546304215091294080" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
121. CONSTRUCT 1/3245185611284707092608430182588160" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
122. CONSTRUCT 1/64903712225694141852168603651776320" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
123. CONSTRUCT 1/1298074244513828837043372073035360" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
124. CONSTRUCT 1/2596148489027657674086744146070720" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
125. CONSTRUCT 1/5192296978055315348173488292141440" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
126. CONSTRUCT 1/10384593956110630696346976584282880" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
127. CONSTRUCT 1/20769187912221261393269953168565760" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
128. CONSTRUCT 1/41538375824442522765539906337131520" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
129. CONSTRUCT 1/83076751648885045531079812674263040" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
130. CONSTRUCT 1/166153503297770091062159625348526080" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
131. CONSTRUCT 1/332307006595540182124319250697052160" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
132. CONSTRUCT 1/664614013191080364248638501394104320" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
133. CONSTRUCT 1/1329228026382160728497277002788208640" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
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135. CONSTRUCT 1/5316912105528642913989108011152834560" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
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137. CONSTRUCT 1/21267648422114571655956432044611338240" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
138. CONSTRUCT 1/42535296844229143311912864089222676480" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
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140. CONSTRUCT 1/170141187376916573247651456356890705920" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
141. CONSTRUCT 1/340282374753833146495302912713781411840" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
142. CONSTRUCT 1/680564749507666292990605825427562823680" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
143. CONSTRUCT 1/1361129499015332585981211650855125647360" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
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148. CONSTRUCT 1/43556143808490642751397978827364020715520" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
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155. CONSTRUCT 1/5575186343486802272178941289907484264386560" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
156. CONSTRUCT 1/11150372686973604544357882579814884528773120" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
157. CONSTRUCT 1/22300745373947209088715765159629769057546240" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
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160. CONSTRUCT 1/17840596299157767270972612127703815246037120" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
161. CONSTRUCT 1/35681192598315534541945224255407630492074240" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
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163. CONSTRUCT 1/14272477039326213816778089702163052196829760" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
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168. CONSTRUCT 1/456719265258438842136898864692977602398553280" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
169. CONSTRUCT 1/913438530516877684273797729385955204797106560" RCP STORM DRAIN PIPE AND BEDDING PER CITY OF CHINO HILLS STD. PLAN S-3A, CASE 1.
170. CONSTRUCT

PLANT LEGEND			
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES	California Anemone	Flower of the Desert	1' - 2' H
	California Poppy	California Poppy	1' - 2' H
	California Poppy	California Poppy	1' - 2' H
	California Poppy	California Poppy	1' - 2' H
	California Poppy	California Poppy	1' - 2' H
	California Poppy	California Poppy	1' - 2' H
	California Poppy	California Poppy	1' - 2' H
	California Poppy	California Poppy	1' - 2' H
	California Poppy	California Poppy	1' - 2' H
	California Poppy	California Poppy	1' - 2' H
SHRUBS	California Anemone	Flower of the Desert	1' - 2' H
	California Poppy	California Poppy	1' - 2' H
	California Poppy	California Poppy	1' - 2' H
	California Poppy	California Poppy	1' - 2' H
	California Poppy	California Poppy	1' - 2' H
	California Poppy	California Poppy	1' - 2' H
	California Poppy	California Poppy	1' - 2' H
	California Poppy	California Poppy	1' - 2' H
	California Poppy	California Poppy	1' - 2' H
	California Poppy	California Poppy	1' - 2' H
VINES	California Anemone	Flower of the Desert	1' - 2' H
	California Poppy	California Poppy	1' - 2' H
	California Poppy	California Poppy	1' - 2' H
	California Poppy	California Poppy	1' - 2' H
	California Poppy	California Poppy	1' - 2' H
	California Poppy	California Poppy	1' - 2' H
	California Poppy	California Poppy	1' - 2' H
	California Poppy	California Poppy	1' - 2' H
	California Poppy	California Poppy	1' - 2' H
	California Poppy	California Poppy	1' - 2' H
GROUNDCOVER	California Anemone	Flower of the Desert	1' - 2' H
	California Poppy	California Poppy	1' - 2' H
	California Poppy	California Poppy	1' - 2' H
	California Poppy	California Poppy	1' - 2' H
	California Poppy	California Poppy	1' - 2' H
	California Poppy	California Poppy	1' - 2' H
	California Poppy	California Poppy	1' - 2' H
	California Poppy	California Poppy	1' - 2' H
	California Poppy	California Poppy	1' - 2' H
	California Poppy	California Poppy	1' - 2' H



WATER CONSERVATION COMMENT
 The landscape plan is designed to conserve water by using drought-tolerant plants and efficient irrigation systems. The plan includes a water conservation plan that will be implemented during construction and maintenance.

LANDSCAPE AREA TABULATIONS
 The landscape area tabulations are as follows:
 - Total Landscape Area: 1.5 Acres
 - Total Planting Area: 1.5 Acres
 - Total Retention Area: 0.5 Acres

PROJECT ADDRESS
 1234 Main Street, Chino Hills, CA 91709



PRELIMINARY LANDSCAPE PLAN
 CHINO HILLS, CA.

SCALE: 1" = 40'

cta

LP-1



PLANNED SIGN PROGRAM

FOR

THE RINCON
CHINO HILLS, CA

April 22, 2016



LANDLORD

**EATON LANE ASSOCIATES LLC
8876 CAMINO REAL
SAN GABRIEL, CA, 91775**

PLANNED SIGN PROGRAM

FOR

THE RINCON

CHINO HILLS, CA

A. PURPOSE AND INTENT

The following criteria has been established for the purpose of assuring a consistent sign design program for the mutual benefit of all occupants. Flexibility of design is encouraged to create visual interest. Conformity with this criteria will be enforced by the Landlord and the City of Chino Hills. Any sign non-conforming or unapproved sign shall be removed and replaced at Landlord's direction at Tenant's cost.

B. APPROVALS

To obtain Landlords approval, submit four (4) copies as outlined in Section B of this criteria, to the Landlord.

1. Prior to manufacture of any sign in the center, the Tenant shall submit to Landlord for approval, four (4) copies of detailed drawings for each proposed sign. These drawings shall include the building elevation to which the signs are to be attached, sign dimensions, graphics, location, colors, and method of attachment. This approval must be obtained prior to submittal to the City of Chino Hills.
2. All signs shall be reviewed for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall be at landlord's sole discretion.
3. Prior to the installation and manufacture of any sign, the Tenant shall obtain a sign permit from the City of Chino Hills.

Upon approval, a letter shall be provided to Tenant by Landlord. This letter must be presented to the City of Chino Hills to obtain the Tenant's sign permit.

C. GENERAL CRITERIA AND SIGN DESIGN

1. Tenants of Shop Buildings and Pads are required to have an internally illuminated sign with channel letters on their fascia approved by Landlord and City of Chino Hills. Location of all signs shall be as directed by Landlord and as approved by the City of Chino Hills.
2. Signs shall be designed in a manner that is not only imaginative but also of high graphic quality. In addition, signs should be compatible with and complimentary to adjacent facades.
3. Logo and letter heights, where specified, shall be determined by measuring the normal capital letter of type font exclusive of swashes, ascenders and descenders.
4. Notwithstanding the maximum square footages specified for copy area allowances, signs and topography in all cases shall appear balanced and in scale within the context of the sign space and the building as a whole. Signs shall be centered horizontally and vertically over each Tenant space unless otherwise directed by Landlord and approved by the City of Chino Hills.
5. Each Tenant shall pay all costs for all Tenant signs including manufacture, installation, maintenance, and City permits.
6. Each Tenant shall be responsible for and repair any damage to any surface caused by the signage or its installation.
7. Landlord reserves the right to periodically hire an independent electrical contractor, at Tenant's sole expense, to inspect the installation of all Tenant's signs. Tenants will be required to correct discrepancies and/or code violations at Tenant's expense. Any code violations, requests for sign removals, or discrepancies not corrected within fifteen (15) days of notice, may be corrected by the Landlord at Tenant's expense.
8. Tenant's sign contractor shall carry workman's compensation and public liability insurance against all damage by any and all persons and/or property while engaged in the construction or erection of signs in the amount of \$1,000,000 per occurrence. Evidence of this insurance must be provided to Landlord prior to installation.
9. Upon vacancy, Tenant shall remove sign and restore fascia to original condition at Tenant's sole cost and expense within fifteen (15) days of expiration of term or earlier termination of Tenant's lease.
10. Owner will install and pay for the following address signs:
 - A. Building Address Sign: To be twelve (12) inches high, located and installed by Landlord.
 - B. Front Suite Address Sign: Suite address numbers or letters are to be four (4) inches high, in white vinyl Helvetica font over entry door. (See Figure 4)

- C. Rear Suite Address Sign: Four (4) inches high suite address numbers in vinyl Helvetica font with contrasting color to door are to be installed on the rear doors. (See Figure 4)

D. PROHIBITED SIGNS

1. Temporary signs, window signs, placards, flags, pennants, and banners of any type shall be prohibited, except as otherwise approved by the Landlord and the City of Chino Hills prior to installation.
2. No animated, foam, flashing, audible, off-premise, or vehicle signs are allowed.
3. No exposed raceways, crossovers, conduits, neon tube conductors, transformers are allowed.

E. SIGN CONSTRUCTION

1. All signs and their installation shall comply with all applicable City building and electrical codes, and bear UL label.
2. Tenant's sign contractor shall completely install and connect sign display and primary wiring at sign location per Landlord's approval. Signs are to be connected to the J-box provided by the Landlord, which is connected to Tenant's electrical panel.
3. All penetrations of exterior fascia to be sealed watertight, and finish to match adjacent material, subject to Landlord's approval.
4. All signs shall be kept in good condition, be legible, adequately repaired and maintained by the Tenant at all times. All repairs shall be equal in quality and design to the original signs. The standards for maintenance and repair of signs shall maintain highest visual quality.
5. All exterior signs shall be secured by concealed fasteners, stainless steel, nickel or cadmium plated.
6. Plastic surfaces to be 3/16" (3/16 inch) as manufactured for outdoor advertising.
7. All exterior signs shall be mounted 1/2" (1/2 inch) from the surface of the building for proper drainage.
8. Internal illumination to be 60-milli-amp neon installation labeled in accordance with the "National Board of Fire Underwriters Specifications". No other labels

or identification will be permitted on the exposed surfaces of the sign except those required by local ordinances.

9. All exposed letter sheet metal returns shall be of 24 gauge, painted with one coat of primer and two coats enamel to match color of face or as approved by Landlord. All trim cap to match the face and returns, 3/4" (3/4 inch) in thickness.

F. SIGN TYPES AND SIZES:

The purpose and intent of these criteria is established for the purpose of assuring a consistent sign design program for the mutual benefit of all occupants, and maintain a high graphic quality for the overall center. Conformity with these criteria will be enforced by the Landlord and the City of Chino Hills. Any sign non-conforming or unapproved sign shall be removed and replaced at Landlord's direction at Tenant's cost.

Landlord, at Landlord's discretion, will review all proposed sign design logo, font/letter style, and color. *In cases where Tenant is part of a national or regional chain (4 or more stores) whose graphics are a part of a registered trademark, in which case, said Tenant would be allowed a letter color in accordance with their corporate specifications. Also, in registered trademark cases, said Tenant will be allowed the letter style(s) in accordance with their corporate specifications.* No can or cabinet signs will be allowed except logos not to exceed 10% (10 percent) of allowed area. Letter height on wall, canopy, hanging or projecting signs shall be in accordance with the following schedule:

1. Type 1 - Business Identification Signs for Hotel/Medical/Office Buildings

Quantity: A quantity of (1) Tenant I.D. sign may be located on the building front elevation, one (1) sign on the building rear elevation, one (1) sign on each side elevation, for a total of four (4) signs.

Maximum Sign Length: Seventy (70) percent of the width of the wall or façade on which the sign is located.

Maximum Sign Area: *Front Elevation:* total sign area shall not exceed two (2) square feet per lineal foot of the leasehold width or two hundred (200) square feet, whichever is less. *Side and rear elevation:* not to exceed one (1) per lineal foot of the leasehold frontage on which the sign is to be placed or one hundred and fifty (150) square feet, whichever is less.

Maximum Sign Height: Five (5) feet or less as wall surface allows. Maximum of two lines stacked copy permitted.

Letter Style: Nationally recognized corporate logo style (trademark) or custom design as approved by landlord.

Colors: Nationally recognized corporate logo style (trademark) or custom design as approved by landlord.

2. Type 2 - Business Identification Signs for Pad and Shop Tenants

Quantity: A quantity of (1) Tenant I.D. sign may be located on the Tenant's front store elevation, and one (1) sign on the Tenant's rear store elevation. A Tenant occupying an end unit may also display one (1) sign on the side elevation, for a total of three (3) signs.

Maximum Sign Length: Seventy (70) percent of the width of the wall or façade on which the sign is located.

Maximum Sign Area: *Front Elevation:* total sign area shall not exceed two (2) square feet per lineal foot of the leasehold width or one hundred and fifty (150) square feet, whichever is less. *Side and rear elevation:* not to exceed one (1) per lineal foot of the leasehold frontage on which the sign is to be placed or fifty (50) square feet, whichever is less.

Maximum Letter Height: Thirty-six (36) inches

Minimum Letter Height: Twelve (12) inches.

Maximum Logo Height & Overall Sign Height: Forty-eight (48) inches
Maximum of two lines stacked copy permitted.

Letter Style: Nationally recognized corporate logo style (trademark) or custom design as approved by landlord.

Colors: Nationally recognized corporate logo style (trademark) or custom design as approved by landlord.

2. Type 3 – Front Suite & Service Door Signage

The purpose of this signage is to identify tenant area, frontage, service door for delivery, and emergency purposes only.

Front Suite: Suite address numbers or letters are to be four (4) inches high white vinyl Helvetica font installed over entry door by landlord. Optional store

hours sign (tenants to install) to be white vinyl Helvetica font on window next to door, 2 square feet maximum area. (See Figure 4)

Service Door: Tenant shall install service door signage. Sign shall be a 12" (twelve inch) high by 12" (twelve inch) long sheet metal plaque affixed to the rear door with a minimum of 4 (four) self-tapping sheet metal screws. Plaque shall be painted to match door color. Letters may be maximum 4" (four inches) high, vinyl Helvetica font with contrasting color to door. Sign is to be centered on the door with bottom edge located 4'-6" (four feet six inches) from floor. Address sign to be install by landlord above tenant "metal plaque" sign. Suite address numbers or letters are to be four (4) inches high vinyl Helvetica font with contrasting color to door. (See Figure 4)

3. Type 4 - Monument and Pylon Signs

- A. Two (2) double-faced monument sign (See Figure 6) will be located as shown on the site plan (See Figure 1).
- B. One (1) double-faced pylon sign (See Figure 8) will be located as shown on the site plan (See Figure 1).
- C. One (1) double-faced blade sign (See Figure 9) will be located as shown on the site plan (See Figure 1).
- D. One (1) single-faced center identification monument sign (See Figure 5) will be located as shown on the site plan (See Figure 1).
- E. One (1) singled-faced City of Chino Hills identity monument sign (See Figure 7).

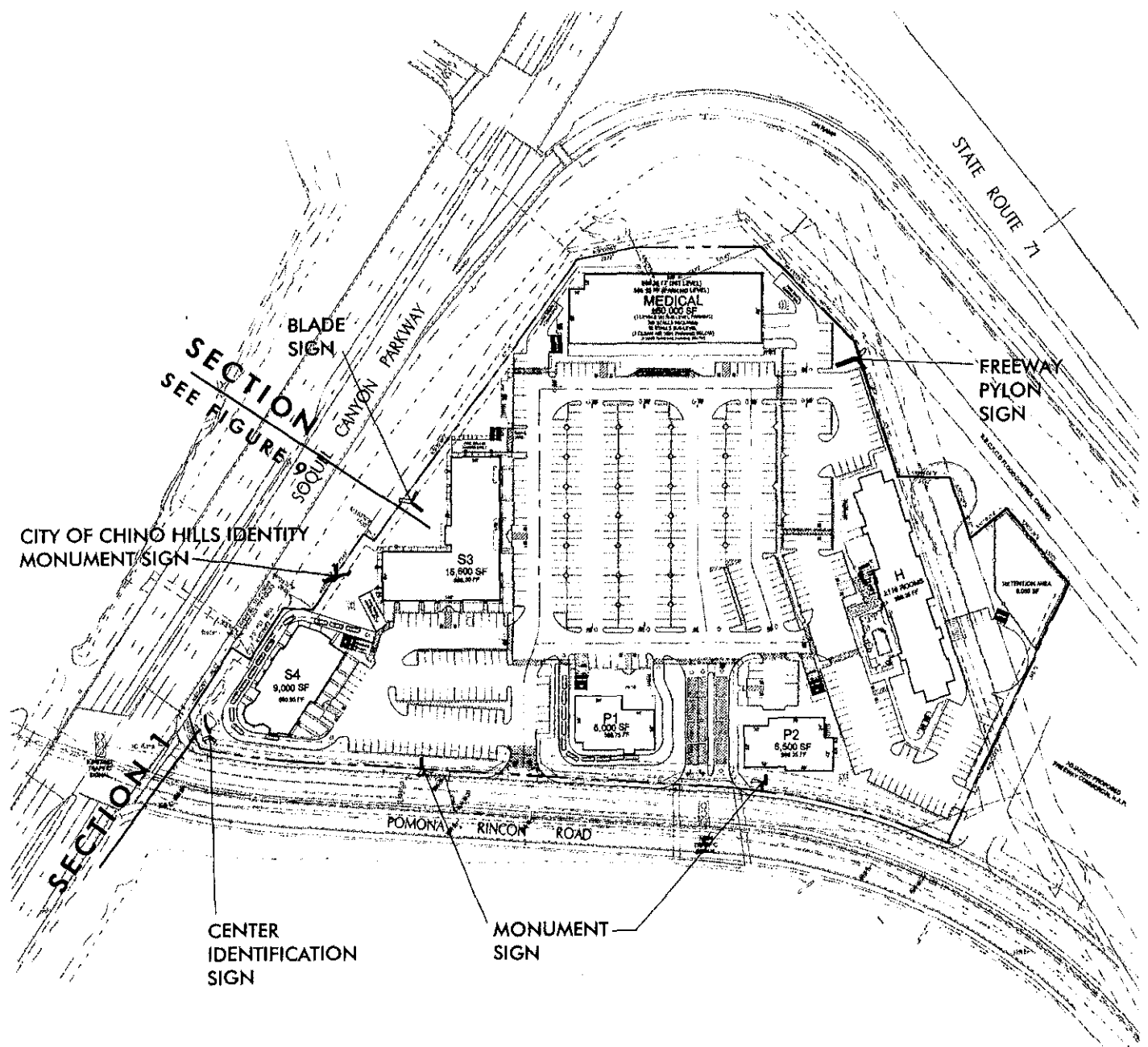
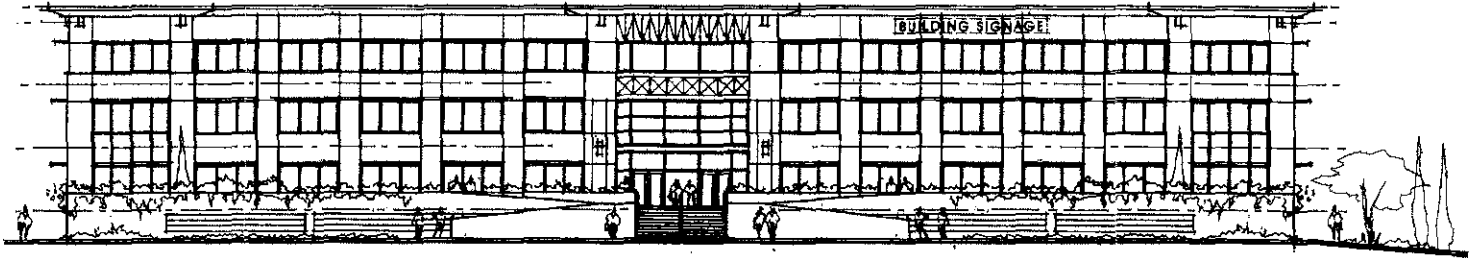
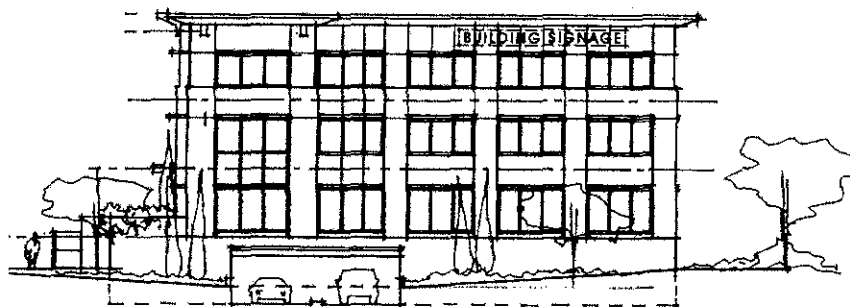


Figure 1

Front Elevation: total sign area shall not exceed two (2) square feet per lineal foot of the leasehold width or two hundred (200) square feet, whichever is less. **Side and rear elevation:** not to exceed one (1) per lineal foot of the leasehold frontage on which the sign is to be placed or one hundred and fifty (150) square feet, whichever is less.

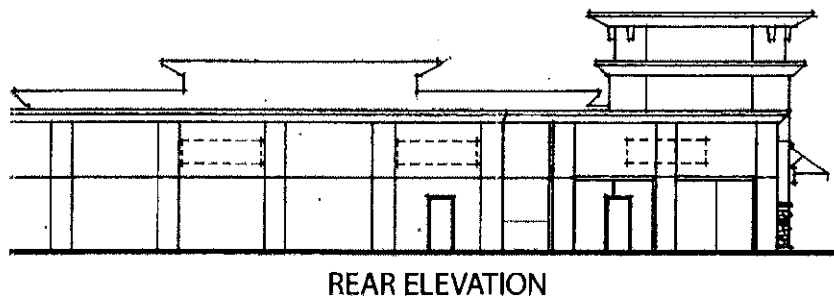
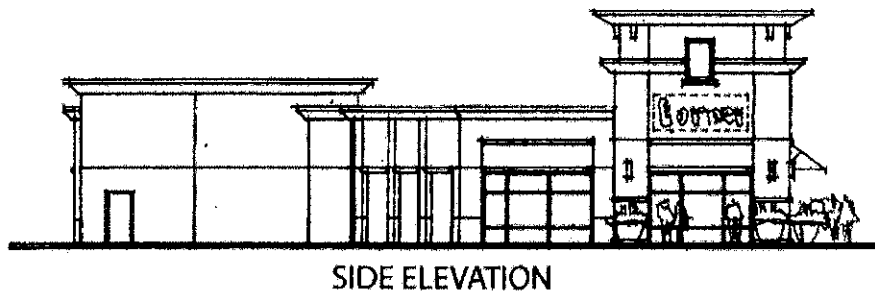


A quantity of (1) Tenant I.D. sign may be located on the building front elevation, one (1) sign on the building rear elevation, one (1) sign on each side elevation, for a total of three (4) signs.



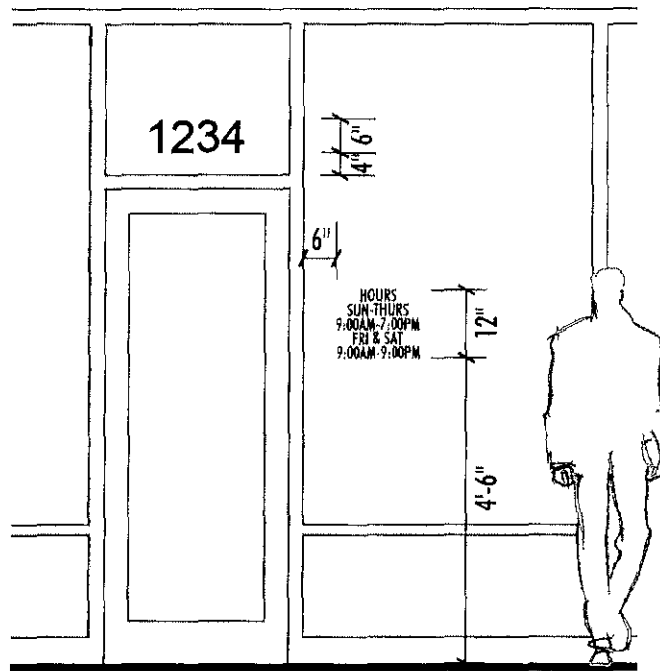
Type 1
Business Identification Signs for Hotel/Medical/Office Buildings
Figure 2

Front Elevation: total sign area shall not exceed two (2) square feet per lineal foot of the leasehold width or one hundred and fifty (150) square feet, whichever is less. **Side and rear elevation:** not to exceed one (1) per lineal foot of the leasehold frontage on which the sign is to be placed or fifty (50) square feet, whichever is less.

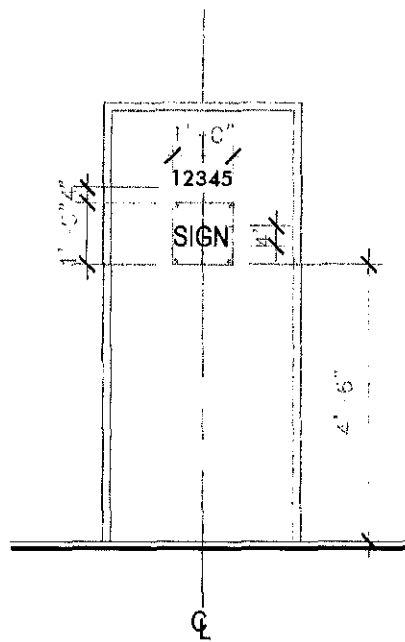


A quantity of (1) Tenant I.D. sign may be located on the Tenant's front store elevation, and one (1) sign on the Tenant's rear store elevation. A Tenant occupying an end unit may also display one (1) sign on the side elevation, for a total of three (3) signs.

Type 2
Business Identification Signage
Shops and Pad Tenants
Figure 3

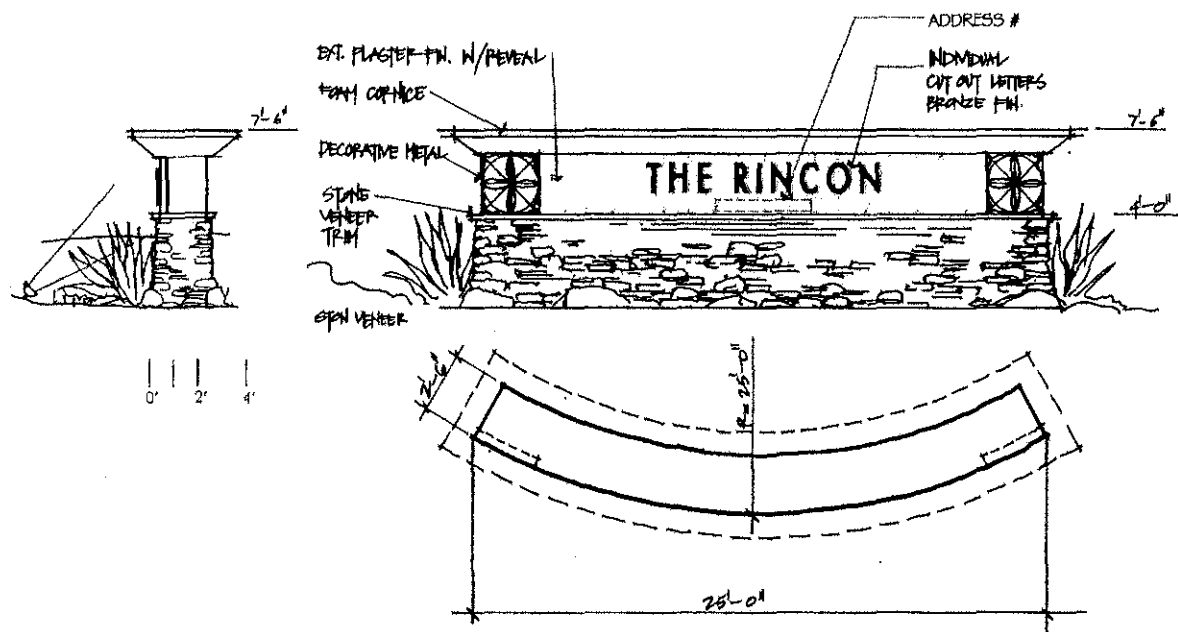


FRONT SUITE

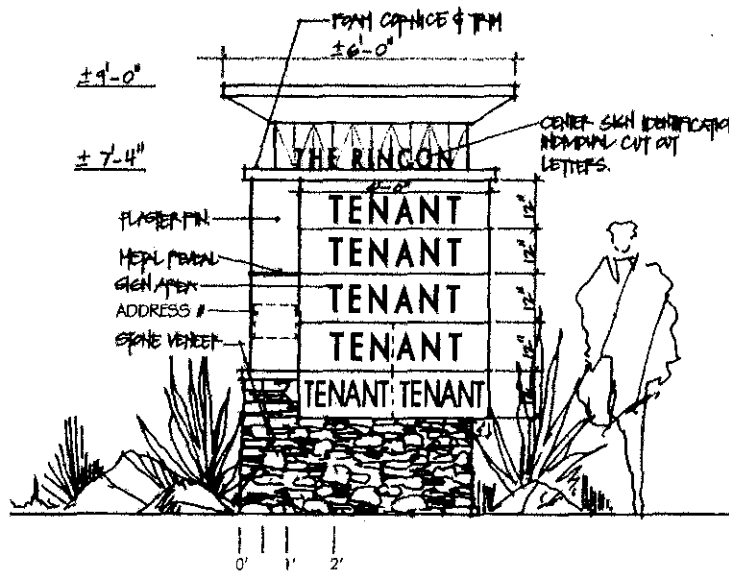


REAR / SERVICE DOOR

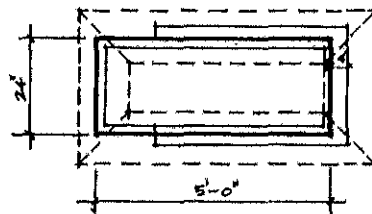
Type 3
Front Suite & Service Door Signage
Figure 4



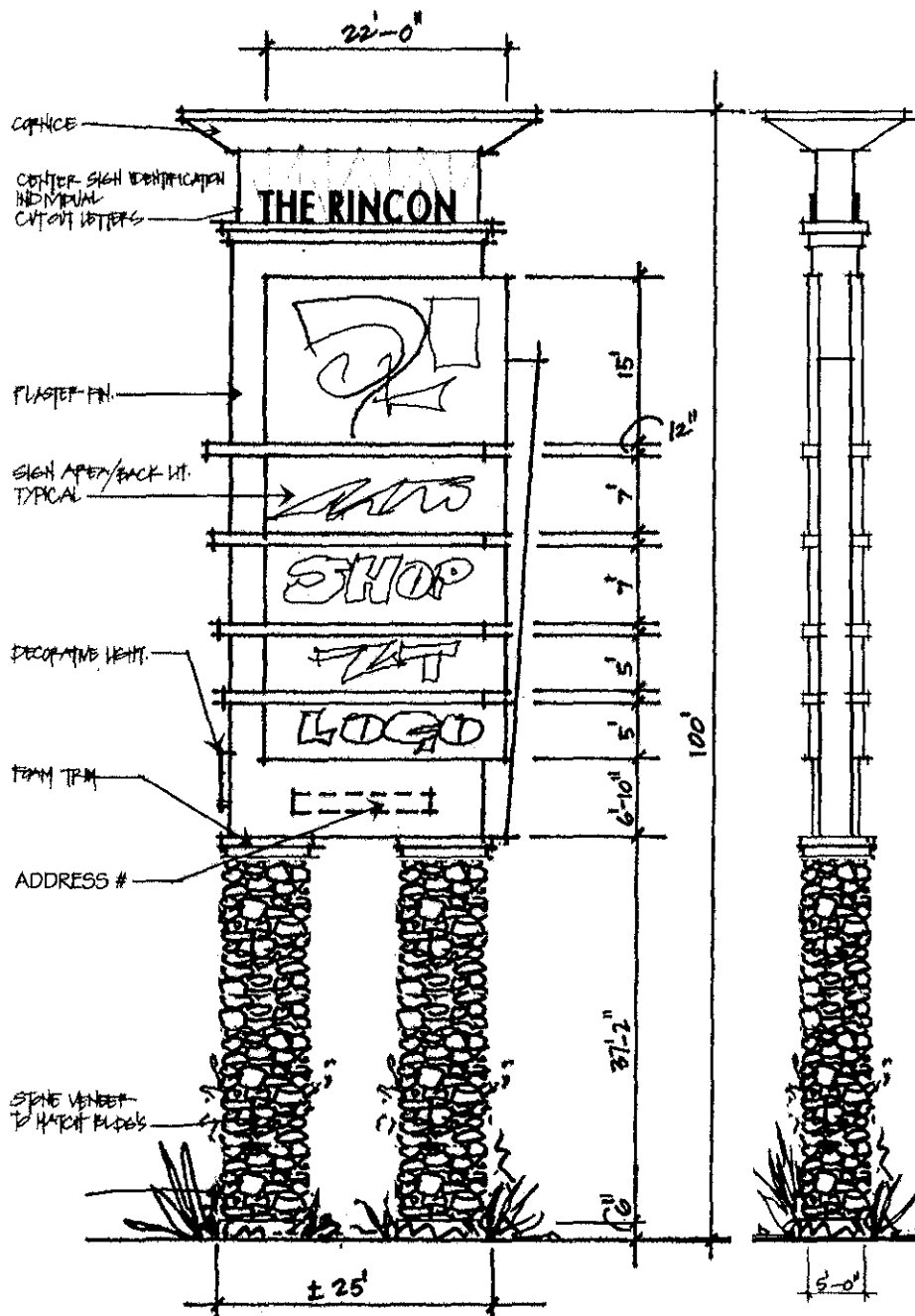
Type 4D
Center Identification Monument Sign
Figure 5



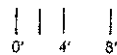
MONUMENT SIGN - DOUBLE SIDED



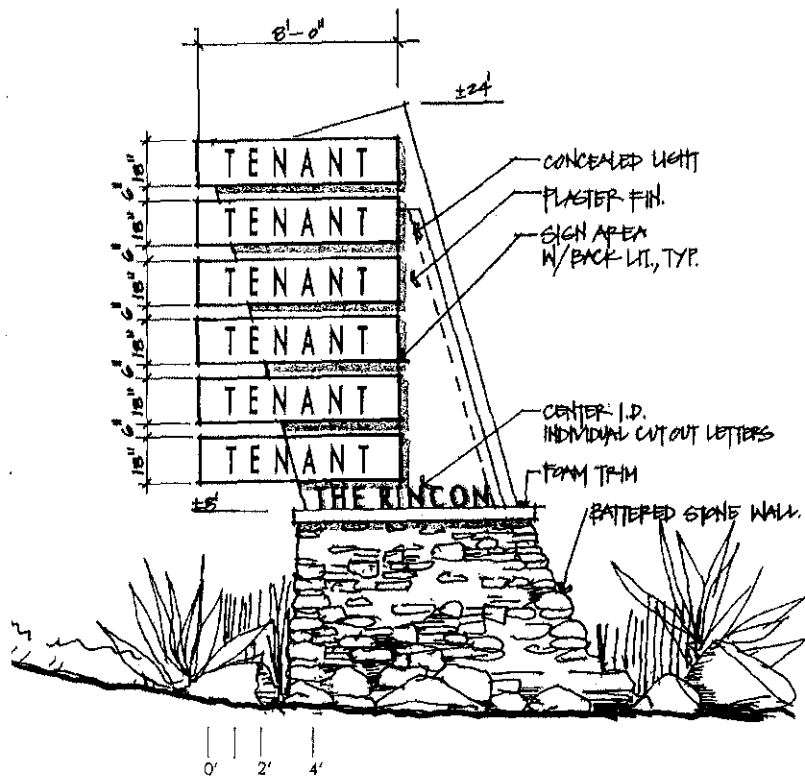
Type 4A
Monument Sign – Double sided
Figure 6



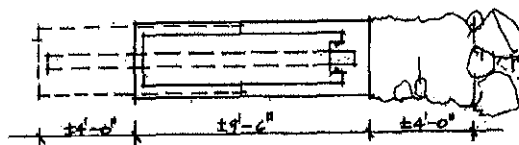
FREEWAY PYLON SIGN - DOUBLE SIDED



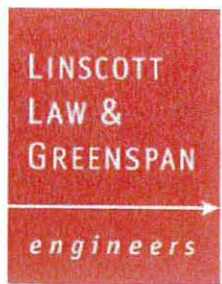
**Type 4B
Pylon Sign – Double sided
Figure 8**



BLADE SIGN - DOUBLE SIDED



Type 4C
Blade Sign – Double sided
Figure 9



REVISED PARKING DEMAND ANALYSIS
THE GOLDEN TRIANGLE AT CHINO HILLS
Chino Hills, California
September 22, 2016
(original dated April 6, 2016)

Engineers & Planners
Traffic
Transportation
Parking



September 22, 2016
(originally dated April 6, 2016)

Mr. Michael Hofflinger, Associate Planner
City of Chino Hills
Community Development Department
14000 City Center Drive
Chino Hills, CA 91709

LLG Reference No. 2.16.3668.1

Subject: **Revised Parking Demand Analysis
for The Golden Triangle at Chino Hills**
Chino Hills, California

Dear Mr. Hofflinger:

As requested, Linscott, Law, & Greenspan, Engineers (LLG) is pleased to submit this Parking Demand Analysis associated with The Golden Triangle at Chino Hills (herein referred to as Project). The proposed retail/commercial center is located at 15708 Pomona Rincon Road, which is situated north of Pomona Rincon Road, south of the State Route 71 Freeway (SR 71), and east of Soquel Canyon Road, in the City of Chino Hills, California.

The Golden Triangle at Chino Hills is a proposed mixed-use commercial center with a total floor area of 157,100 square-feet (SF) within six (6) buildings. The proposed tenant mix includes a business hotel, a medical office building and a mixed-use retail center that will contain a mixture of retail shops and eating establishments.

Pursuant to the City of Chino Hills requirements, a parking study is required to evaluate the parking requirements of the Project and to ensure that adequate parking is provided for the proposed tenant mix. The parking analysis evaluates the Project's parking requirements based on the City of Chino Hills Municipal Code as well as the methodology outlined in the Urban Land Institute's (ULI) *Shared Parking, 2nd Edition*, consistent with *Section 16.34.090.B – Shared Parking for Separate Uses within the Same Development* of the City's Municipal Code.

The study focuses on the following:

- Calculates the Code-based parking requirements for Project based on the application of City Code parking ratios.

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- Estimates parking demand through the application of the Shared Parking concept.
- Compares the estimated shared parking demand against the proposed parking supply, in order to identify any potential, operational surplus or deficiency in parking spaces.

Our method of analysis, findings, and recommendations are detailed in the following sections of this report. Briefly, we find the following:

- The proposed parking supply on the site totals 596 spaces.
- A “code” calculation for proposed center requires 679 spaces, resulting in a parking shortfall of 83 spaces.
- A shared parking analysis using city code ratios along with ULI parking profiles yields a peak weekday parking demand of 584 spaces that when compared to the 596 provided spaces results in a surplus of 12 spaces; the weekend peak parking demand totals 576 spaces, which results in a surplus of 20 spaces.

PROJECT LOCATION AND DESCRIPTION

The Golden Triangle at Chino Hills project site is a 10.42-acre triangular-shaped vacant parcel of land located at 15708 Pomona Rincon Road, north of Pomona Rincon Road, south of the State Route 71 Freeway (SR 71), and east of Soquel Canyon Road, in the City of Chino Hills, California. *Figure 1*, located at the rear of this letter report, presents a Vicinity Map, which illustrates the general location of the Project site in the context of the surrounding street system.

The proposed Project is a mixed-use commercial center with a total floor area of 157,100 square-feet (SF) within six (6) buildings. The proposed mix of uses consists of a 116-room, 60,000 SF, three-story business hotel, a 60,000 SF three-story medical office building with subterranean parking, two (2) shop buildings and two (2) building pads that will include up to 10,125 SF of fast-food/in-line food uses, a 6,500 SF sit-down restaurant, and 20,475 SF of retail shop space. *Table 1*, located at the end of this letter report, following the figures, summarizes the proposed uses and associated floor areas for The Golden Triangle at Chino Hills for each of the six (6) buildings.

Access to the Project site will be provided via one (1) signalized driveway on Pomona Rincon Road to be located opposite the main entry to the Santa Barbara Mixed-Use Development and one (1) right-turn only driveway to be located west of the proposed main entry.

Figure 2 presents the proposed site plan which highlights the proposed buildings and parking areas. The proposed on-site parking supply for the Project totals 596 spaces. A review of the proposed site plan indicates that parking is evenly distributed throughout the site within four (4) surface parking lots with a total supply of 531 spaces, with additional 65 spaces located in a subterranean parking garage/surface lot beneath the proposed MOB. *Table 1* also provides a breakdown of the parking supply provided within each zone, which are identified as Lots A, B, C, D and E.

PARKING SUPPLY-DEMAND ANALYSIS

This parking analysis for the Project involves determining the expected parking needs, based on the size and type of proposed development components, versus the parking supply. Typically, there are two methods that can be used to estimate the site's peak parking needs. These methods have been used in this analysis and include:

- Application of City code requirements (which typically treats each tenancy type as a "stand alone" use at maximum demand).
- Application of shared parking usage patterns by time-of-day (which recognizes that the parking demand for each tenancy type varies by time of day and day of week). The shared parking analysis starts with a code calculation for each tenancy type.

The shared parking methodology is concluded to be applicable to a development such as The Golden Triangle at Chino Hills because the individual land use types (i.e., eating establishments, retail, medical/dental, hotel, etc.) experience peak demands at different times of the day.

CODE PARKING REQUIREMENTS

The code parking calculation for proposed Project is based on the City's requirements as outlined in *Chapter 16.34 – Parking and Loading* of the City of Chino Hills Municipal Code. The City's Municipal Code specifies the following parking requirements for proposed hotel, medical office, retail, fast food and restaurant uses of the Project:

- **Medical and Dental Offices:** five (5) spaces per 1,000 square-feet (SF) of gross floor area (GFA)
- **General Retail of less than 25,000 square-feet (SF):** five (5) spaces per 1,000 SF of GFA; if restaurant space occupies more than 10% of the total GFA, or if an individual restaurant contains more than 1,000 SF, then additional parking shall be provided for excess space beyond the 10% or 1,000 SF.¹
- **Hotels and Motels:** 1 space/guest room, plus additional spaces for restaurant and public assembly areas as required for those uses.
- **Sit-Down Restaurant/Drive-In, Fast-Food, and Walkup Restaurants:** ten (10) spaces per 1,000 SF of GFA; Restaurants with drive-through must provide at least 6 on-site queuing spaces for patron vehicles ahead of the menu board, or as approved by the City.

Table 2 summarizes the parking requirements for the proposed development project using the above-referenced City code parking ratios. As shown, direct application of City code parking ratios to the Project results in a total parking requirement of 685 parking spaces. With a proposed on-site parking supply of 596 spaces, a theoretical parking deficiency of 89 spaces is forecast.

However, as previously mentioned, there is an opportunity to share parking spaces based on the utilization profile of each land use component. Consistent with *Section 16.34.090.B – Shared Parking for Separate Uses within the Same Development* of the Municipal Code, the following section calculates the parking requirements for the proposed project based on the shared parking methodology approach.

¹ When restaurant space occupies more than 10% of the total GFA of the retail center then 1,000 SF of restaurant space is applied at the retail rate of 5 spaces per 1,000 SF.

SHARED PARKING ANALYSIS

Shared Parking Methodology

Accumulated experience in parking demand characteristics indicates that a mixing of land uses results in an overall parking need that is less than the sum of the individual peak requirements for each land use. Due to the proposed mixed-use characteristics of the Project, opportunities to share parking can be expected. The objective of this shared parking analysis is to project the peak parking requirements for the project based on the combined demand patterns of different land uses at the site.

Shared Parking calculations recognize that different uses often experience individual peak parking demands at different times of day, or days of the week, or even months of the year. When uses share a common parking footprint, the total number of spaces needed to support the collective whole is determined by adding parking profiles (by time of day, week, and year), rather than individual peak ratios as represented in *Chapter 16.34 – Parking and Loading* of the City of Chino Hills Municipal Code.

There is an important common element between the traditional "code" and the Shared Parking calculation methodologies; the peak parking ratios, or "highpoint" for each land use's parking profile, typically equals the "code" parking ratio for that use. The analytical procedures for Shared Parking Analyses are well documented in the *Shared Parking, 2nd Edition* publication by the Urban Land Institute (ULI).

Shared parking calculations for the Project utilize hourly parking accumulations developed from field studies of single developments in free-standing settings, where travel by private auto is maximized. These characteristics permit the means for calculating peak parking needs when land use types are combined. Further, the shared parking approach will result, at other than peak parking demand times, in an excess amount of spaces that will service the overall needs of the project.

Consistent with *Section 16.34.090.B – Shared Parking for Separate Uses within the Same Development* of the Municipal Code, the project applicant proposes the use of shared parking to demonstrate that that sufficient parking will be provided at all times for all uses, using the guidelines published by the Urban Land Institute *Shared Parking, 2nd Edition* publication.

Key inputs in the shared parking analysis for each land use include:

- Peak parking demand by land use for visitors and employees.
- Adjustments for alternative modes of transportation, if applicable.

- Adjustment for internal capture (captive versus non-captive parking demand), if applicable.
- Hourly variations of parking demand.
- Weekday versus weekend adjustment factors
- Monthly adjustment factors to account for variations of parking demand over the year.
- Applicable parking ratios per *Section 16.34.060 – Number of Parking Spaces Required* in the City of Chino Hills Municipal Code

Please note that for this analysis, no monthly adjustment factors to account for variations of parking demand over the year and no internal capture adjustments were applied to provide a conservative parking demand forecast.

Shared Parking Ratios and Profiles

The hourly parking demand profiles (expressed in percent of peak demand) utilized in this analysis and applied to The Golden Triangle at Chino Hills are based on profiles developed by the Urban Land Institute (ULI) and published in *Shared Parking, 2nd Edition*. The ULI publication presents hourly parking demand profiles for seven general land uses: office, retail, restaurant, cinema, residential (Central Business District: CBD and non-CBD), hotel (consisting of separate factors for guest rooms, restaurant/lounge, conference room, and convention area). These factors present a profile of parking demand over time and have been used directly, by land use type, in the analysis of this project.

For the Project's retail/commercial component, the ULI retail use profiles are applied directly. In doing so, there is an intermediate step in expressing ULI profiles as a percentage of the week-long peak, thus arriving at a weekday profile and weekend profile each expressed as a percentage of the baseline parking ratio (ULI actually starts with separate ratios for weekday and weekend day, and develops profiles for each accordingly; we've found it more convenient to translate both profiles to a percent of expected maximum demand, which, for retail, turns out to be on a Saturday). The resulting profiles represent the most likely hourly parking demand profile, and are applied to the City's retail parking ratio of 5 spaces per 1000 SF of GLA. Peak demand for retail uses occurs between 1:00 PM–2:00 PM on weekdays, and 2:00 PM–4:00 PM on weekends.

The medical office profiles were also directly derived from ULI. For medical office uses peak demand occurs between 10:00 AM and 12:00 PM on weekdays and weekends, and again between 2:00 PM and 4:00 PM on weekdays. The peak-parking

ratio for office uses exactly equals the City's Parking Code requirement of 5 spaces per 1000 SF of GFA.

The ULI *Shared Parking* publication includes several categories for restaurants. For this analysis, the parking profile for family restaurant and fast-food restaurant were utilized as a potential tenant mix of restaurant uses at the Project. The potential mix of restaurant space at the Project would fall into the following categories:

- ❑ 6,500 SF family-type restaurant
- ❑ 10,125 SF of fast-food with drive through/quick serve restaurant/in-line food

The ULI *Shared Parking* publication includes a fast-food restaurant profile that is used in this analysis. To estimate the fast-food (in-line) restaurant parking demand, a parking ratio of 10 spaces per 1000 SF of GFA (which matches City code) is utilized. For fast-food uses peak demand occurs between 12:00 PM and 2:00 PM on weekdays and weekends.

Since the potential tenant for the P2 Building restaurant has not been determined/defined, the restaurant use profile is based on a family restaurant (typically non fast-food). Like the retail profiles, the restaurant profiles are derived exactly from the ULI baseline. The restaurant-parking ratio utilized in this analysis exactly matches the City code rate of 10 spaces per 1000 SF of GFA. According to the *Shared Parking* publication, family restaurant uses peak demand occurs between 12:00 PM and 1:00 PM on weekdays and weekends. According to the ULI *Shared Parking, 2nd Edition* publication, "family" restaurants are typically lower priced restaurants that do not accept reservations, and lack bars and lounges. Many serve breakfast, lunch and dinner. Examples include a pancake house, cafeteria-style restaurants, diners and coffee shops and moderately priced ethnic restaurants.

The hotel profiles used in this analysis are representative of a "business-type" hotel and were directly derived from ULI. The peak-parking ratio for hotel uses exactly equals the City's Parking Code requirement of 1 space per guest room.

Application of Shared Parking Methodology

Tables 3 and 4 present the weekday and weekend parking demand for The Golden Triangle at Chino Hills based on the shared parking methodology. Columns (1) through (5) of these tables present the parking accumulation characteristics and parking demand of The Golden Triangle at Chino Hills for the hours of 6:00 AM to midnight. Column (6) presents the expected joint-use parking demand for the entire site on an hourly basis, while Column (7) summarizes the hourly parking

surplus/deficiency for the proposed project compared to a parking supply of 596 spaces.

Based on our experience, the shared parking approach summarized in *Tables 3 and 4* are believed to be the most appropriate in evaluating the parking supply-demand relationships for The Golden Triangle at Chino Hills. The results in these tables are the focus of this parking investigation and recommendations.

Shared Parking Analysis Results

Review of *Table 3* shows that the peak-parking requirement for The Golden Triangle at Chino Hills during a weekday occurs between 11:00 AM and 12:00 PM, and again at 1:00 PM to 2:00 PM, and totals 589 spaces. On a weekend day, the peak parking requirements for the project also occurs at 11:00 AM, when a parking demand of 581 spaces is forecast (see *Table 4*).

Based on the proposed shared parking supply of 596 spaces, a surplus of 7 spaces and 15 spaces would result during the weekday and weekend peak hours, respectively. *Appendix A* contains the shared parking analysis calculation worksheets for this weekday and weekend day parking scenarios.

Figures 3 and 4 graphically illustrate the weekday and weekend hourly parking demand forecast for the Project, respectively. Each land use component and its corresponding hourly Shared Parking demand for various mixes of uses, which were presented in *Tables 3 and 4*, are depicted in these two figures relative to a shared parking supply of 596 spaces. A review of these figures indicate that the mix-use center's available parking supply of 596 spaces will adequately accommodate The Golden Triangle at Chino Hills's weekday and weekend hourly shared parking demand.

Given these results, we conclude that there is adequate parking on site to accommodate the proposed tenant mix for The Golden Triangle at Chino Hills.

To ensure that adequate parking is available for customers and employees of the retail center component and medical plaza component of The Golden Triangle at Chino Hills, as well as hotel guests and employees, it is recommended that a Parking Management Plan (PMP) be developed that outlines the proposed allocation of parking supply on site and key parking management strategies to maximize the availability of parking for all uses of the Project.

SUMMARY OF FINDINGS AND CONCLUSIONS

1. The Golden Triangle at Chino Hills is a mixed-use commercial center with a total floor area of 157,100 square-feet (SF) located in Chino Hills, California and has a proposed supply of 596 spaces. The proposed tenant mix includes a business hotel, a medical office building and a mixed-use retail center that will contain a mixture of retail shops and eating establishments.
2. Direct application of City parking codes to the proposed uses at The Golden Triangle at Chino Hills results in a total parking requirement of 685 parking spaces. With a proposed parking supply of 596 spaces, a code shortfall of 89 spaces is calculated.
3. Given the mix of center tenancies, a shared parking analysis has been prepared and indicates that the proposed parking supply at The Golden Triangle at Chino Hills will be sufficient to meet the projected peak parking demands for the center. The weekday and weekend scenario results in a minimum surplus of 7 spaces.

* * * * *

We appreciate the opportunity to prepare this analysis for The Golden Triangle at Chino Hills. Should you have any questions or need additional assistance, please do not hesitate to call Shane Green or me at (949) 825-6175.

Very truly yours,
Linscott, Law & Greenspan, Engineers



Richard E. Barretto, P.E.
Principal

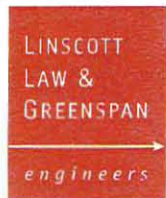
cc: Shane S. Green, P.E., Transportation Engineer III



Attachments



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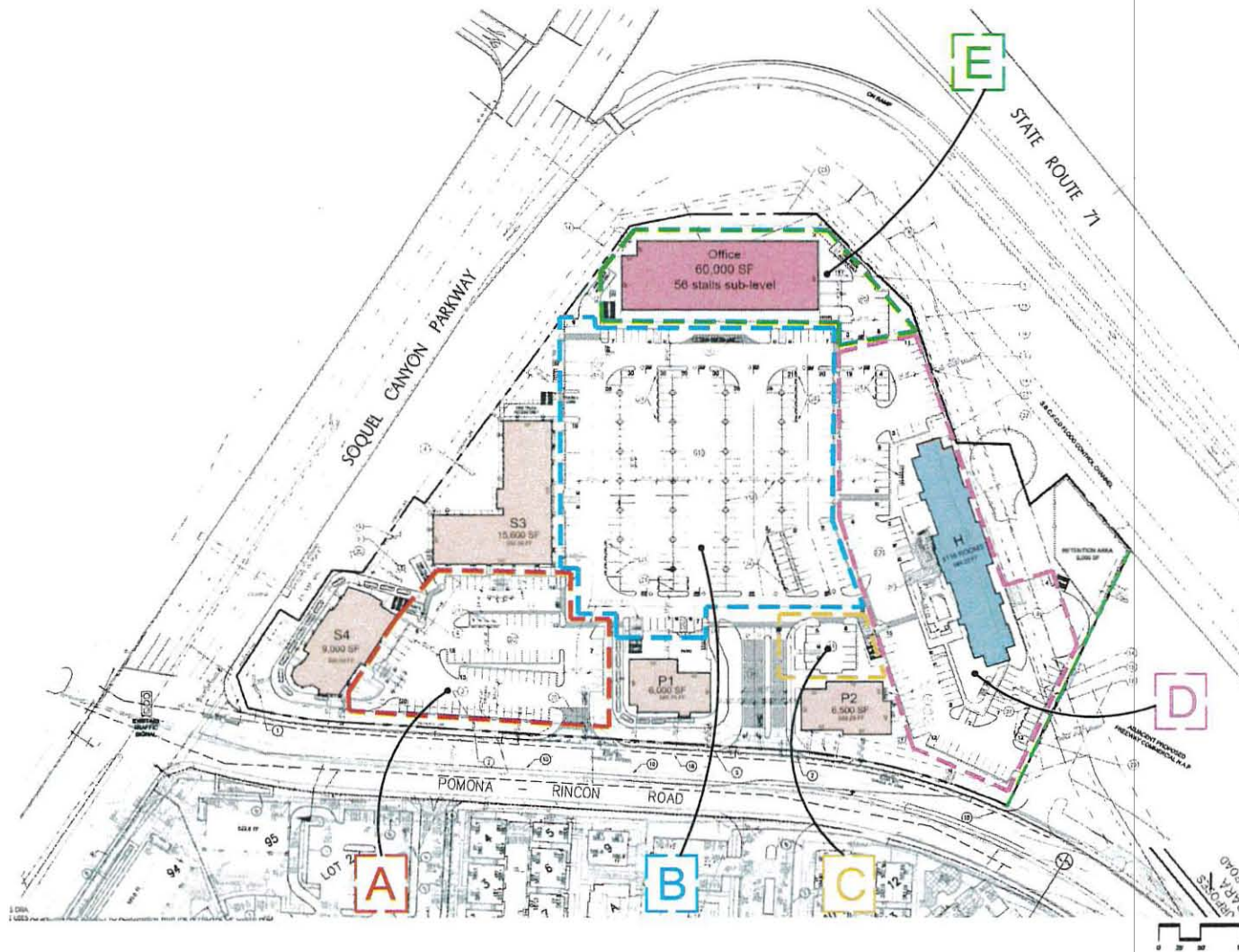
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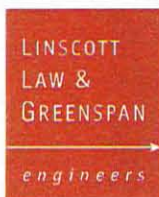
FIGURE 1

VICINITY MAP

GOLDEN TRIANGLE, CHINO HILLS



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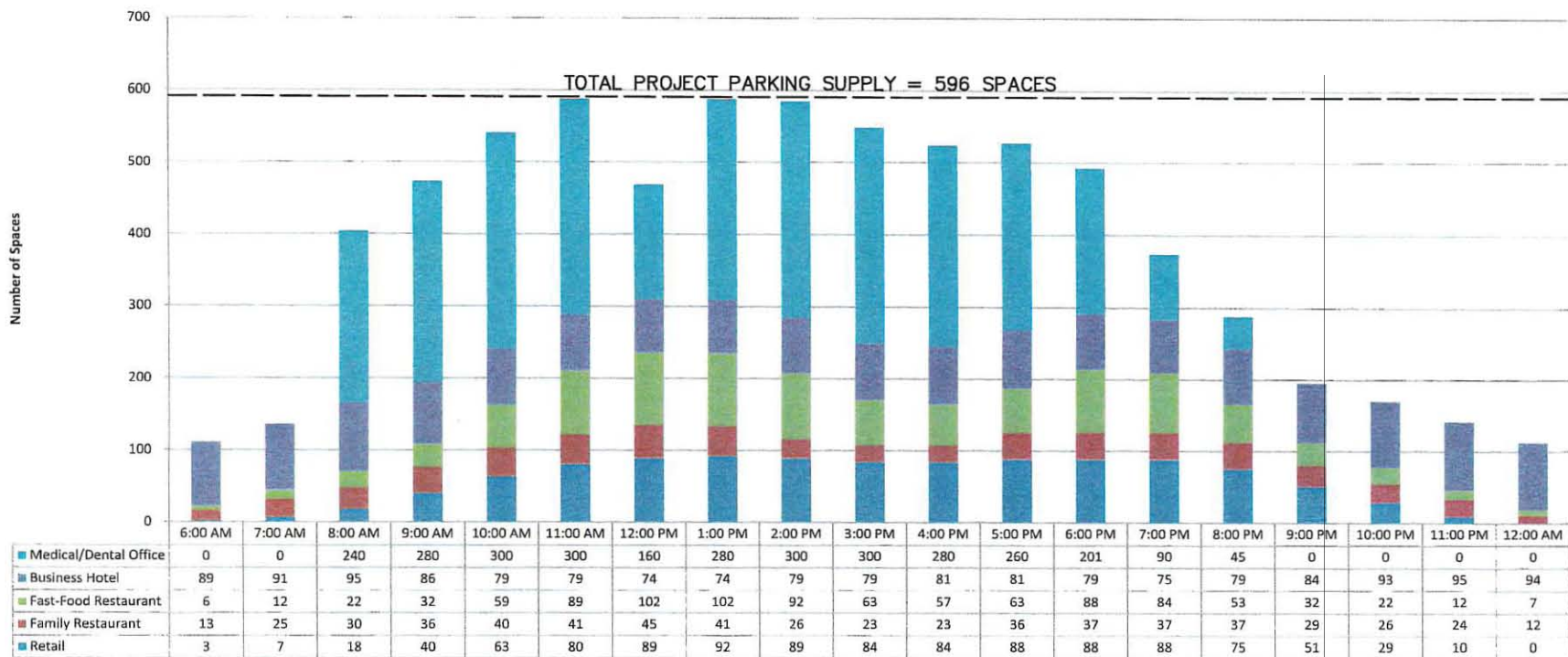


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KEY	
ZONE A	89
ZONE B	310
ZONE C	11
ZONE D	121
ZONE E	65
TOTAL	596

FIGURE 2

PROPOSED SITE PLAN
GOLDEN TRIANGLE, CHINO HILLS



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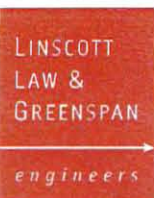
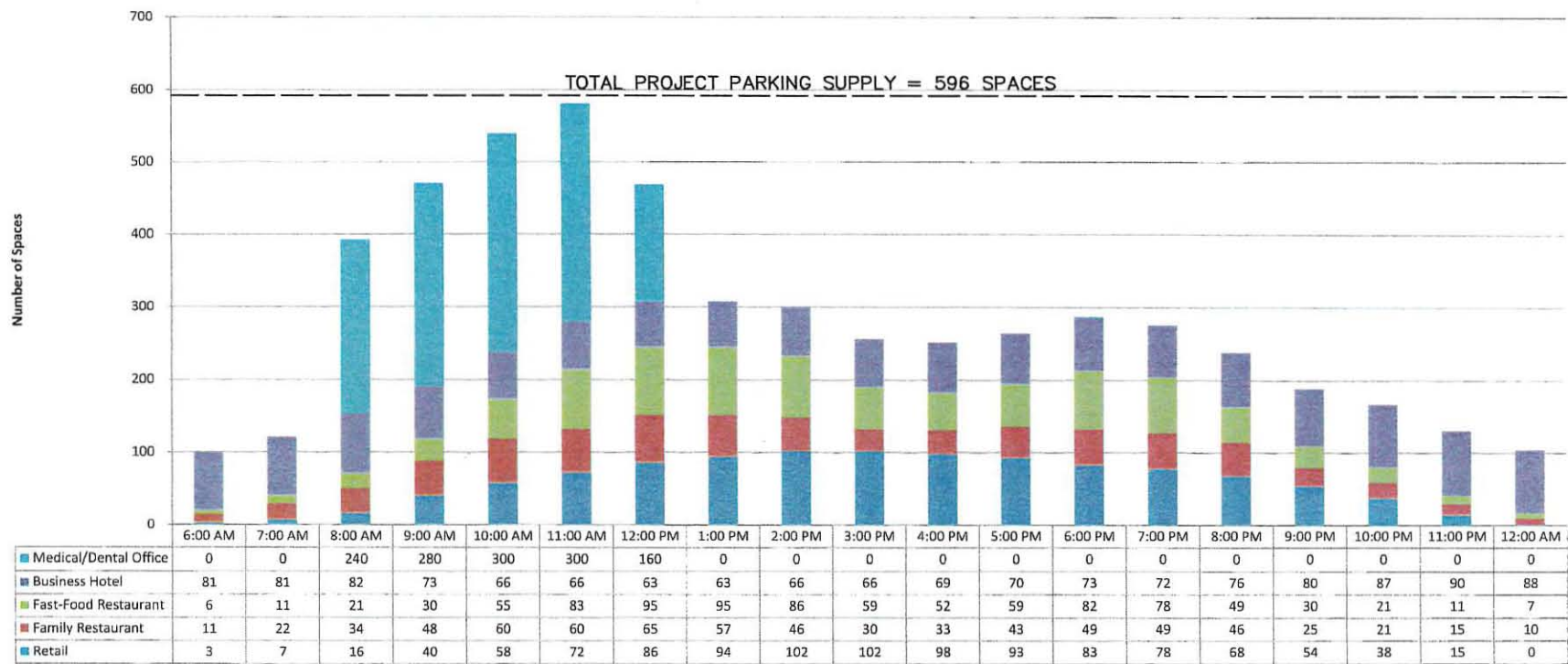


FIGURE 3

WEEKDAY SHARED PARKING DEMAND PROFILE
GOLDEN TRIANGLE, CHINO HILLS



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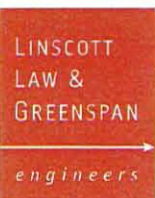


FIGURE 4

WEEKEND SHARED PARKING DEMAND PROFILE
GOLDEN TRIANGLE, CHINO HILLS

TABLE 1
PROJECT DEVELOPMENT SUMMARY
THE GOLDEN TRIANGLE AT CHINO HILLS

Land Use / Building	Building Floor Area (SF-GFA)
<input type="checkbox"/> Hotel (116 rooms)	60,000 SF
<input type="checkbox"/> Medical Office	60,000 SF
<input type="checkbox"/> P1 Building (Retail/Restaurant)	6,000 SF
<input type="checkbox"/> P2 Building (Restaurant)	6,500 SF
<input type="checkbox"/> S3 Building (Retail/Restaurant)	15,600 SF
<input type="checkbox"/> S4 Building (Retail/Restaurant)	9,000 SF
Total Building Floor Area	157,100 SF

Parking Lot/Zone	Total Spaces
<input type="checkbox"/> Lot A	89 spaces
<input type="checkbox"/> Lot B	310 spaces
<input type="checkbox"/> Lot C	11 spaces
<input type="checkbox"/> Lot D	121 spaces
<input type="checkbox"/> Lot E	65 spaces
Total Parking Supply	596 spaces

Notes:

- SF-GFA = square feet of gross floor area

TABLE 2
CITY CODE PARKING REQUIREMENTS²
THE GOLDEN TRIANGLE AT CHINO HILLS

Project Description	Square-feet of Gross Floor Area (SF – GFA)	City of Chino Hills Code Parking Ratio	Spaces Required
▪ Hotel with 116 rooms	60,000 SF	1 space per guest room	116
▪ Medical Office Building	60,000 SF	5 spaces per 1,000 SF of GFA	300
▪ P1/S3/S4: Fast-Food Restaurant / In-Line Food	10,125 SF	10 spaces per 1,000 SF of GFA	102
▪ P2: Restaurant	6,500 SF	10 spaces per 1,000 SF of GFA	65
▪ S3/S4: Retail Shops	20,475 SF	5 spaces per 1,000 SF of GFA	102
Total Floor Area:	157,100 SF	Total Code Parking Requirement:	685
Proposed Parking Supply:			596
Parking Surplus/Deficiency (+/-):			-89

² Source: City of Chino Hills Municipal Code, Chapter 16.34.060 – Number of Parking Spaces Required.

TABLE 3
WEEKDAY SHARED PARKING DEMAND ANALYSIS³
THE GOLDEN TRIANGLE AT CHINO HILLS

Land Use	Retail	Family Restaurant	Fast-Food Restaurant	Business Hotel	Medical/Dental Office	Total Spaces = 685 Shared Parking Demand	Comparison w/ Parking Supply 596 Spaces Surplus (Deficiency)
Size	20.475 KSF	6.500 KSF	10.125 KSF	116 Rms	60.000 KSF		
Pkg Rate[1]	5 /KSF	10 /KSF	10 /KSF	1 /Rm	5 /KSF		
Gross Spaces	102 Spc.	65 Spc.	102 Spc.	116 Spc.	300 Spc.		
Time of Day	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces		
6:00 AM	3	13	6	89	0	111	485
7:00 AM	7	25	12	91	0	135	461
8:00 AM	18	30	22	95	240	405	191
9:00 AM	40	36	32	86	280	474	122
10:00 AM	63	40	59	79	300	541	55
11:00 AM	80	41	89	79	300	589	7
12:00 PM	89	45	102	74	160	470	126
1:00 PM	92	41	102	74	280	589	7
2:00 PM	89	26	92	79	300	586	10
3:00 PM	84	23	63	79	300	549	47
4:00 PM	84	23	57	81	280	525	71
5:00 PM	88	36	63	81	260	528	68
6:00 PM	88	37	88	79	201	493	103
7:00 PM	88	37	84	75	90	374	222
8:00 PM	75	37	53	79	45	289	307
9:00 PM	51	29	32	84	0	196	400
10:00 PM	29	26	22	93	0	170	426
11:00 PM	10	24	12	95	0	141	455
12:00 AM	0	12	7	94	0	113	483

Notes:

[1] Parking rates for all land uses based on City Code.

³ Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

TABLE 4
WEEKEND SHARED PARKING DEMAND ANALYSIS⁴
THE GOLDEN TRIANGLE AT CHINO HILLS

Land Use	Retail	Family Restaurant	Fast-Food Restaurant	Business Hotel	Medical/Dental Office	Total Spaces = 685 Shared Parking Demand	Comparison w/ Parking Supply 596 Spaces Surplus (Deficiency)
Size	20.475 KSF	6.500 KSF	10.125 KSF	116 Rms	60.000 KSF		
Pkg Rate[1]	5 /KSF	10 /KSF	10 /KSF	1 /Rm	5 /KSF		
Gross Spaces	102 Spc.	65 Spc.	102 Spc.	116 Spc.	300 Spc.		
Time of Day	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces		
6:00 AM	3	11	6	81	0	101	495
7:00 AM	7	22	11	81	0	121	475
8:00 AM	16	34	21	82	240	393	203
9:00 AM	40	48	30	73	280	471	125
10:00 AM	58	60	55	66	300	539	57
11:00 AM	72	60	83	66	300	581	15
12:00 PM	86	65	95	63	160	469	127
1:00 PM	94	57	95	63	0	309	287
2:00 PM	102	46	86	66	0	300	296
3:00 PM	102	30	59	66	0	257	339
4:00 PM	98	33	52	69	0	252	344
5:00 PM	93	43	59	70	0	265	331
6:00 PM	83	49	82	73	0	287	309
7:00 PM	78	49	78	72	0	277	319
8:00 PM	68	46	49	76	0	239	357
9:00 PM	54	25	30	80	0	189	407
10:00 PM	38	21	21	87	0	167	429
11:00 PM	15	15	11	90	0	131	465
12:00 AM	0	10	7	88	0	105	491

Notes:

[1] Parking rates for all land uses based on City Code.

⁴ Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

APPENDIX A
ULI PARKING PROFILES

Appendix Table A-1

SHOPPING CENTER (TYPICAL DAYS)
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Shopping Center (Typical Days)				
Size	20,475 KSF				Shared Parking Demand
Pkg Rate[2]	5 /KSF				
Gross Spaces	102 Spaces				
Time of Day	82 Guest Spc.		20 Emp. Spc.		
	% Of Peak [3]	# Of Spaces	% Of Peak [3]	# Of Spaces	
6:00 AM	1%	1	9%	2	3
7:00 AM	5%	4	14%	3	7
8:00 AM	14%	11	36%	7	18
9:00 AM	32%	26	68%	14	40
10:00 AM	59%	48	77%	15	63
11:00 AM	77%	63	86%	17	80
12:00 PM	86%	71	90%	18	89
1:00 PM	90%	74	90%	18	92
2:00 PM	86%	71	90%	18	89
3:00 PM	81%	66	90%	18	84
4:00 PM	81%	66	90%	18	84
5:00 PM	86%	71	86%	17	88
6:00 PM	86%	71	86%	17	88
7:00 PM	86%	71	86%	17	88
8:00 PM	72%	59	81%	16	75
9:00 PM	45%	37	68%	14	51
10:00 PM	27%	22	36%	7	29
11:00 PM	9%	7	14%	3	10
12:00 AM	0%	0	0%	0	0

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on City Code.

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix Table A-2

SHOPPING CENTER (TYPICAL DAYS)
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Shopping Center (Typical Days)				
Size	20,475 KSF				Shared Parking Demand
Pkg Rate[2]	5 /KSF				
Gross	102 Spaces				
Spaces	82 Guest Spec.		20 Emp. Spec.		
Time of Day	% Of Peak [3]	# Of Spaces	% Of Peak [3]	# Of Spaces	
6:00 AM	1%	1	10%	2	3
7:00 AM	5%	4	15%	3	7
8:00 AM	10%	8	40%	8	16
9:00 AM	30%	25	75%	15	40
10:00 AM	50%	41	85%	17	58
11:00 AM	65%	53	95%	19	72
12:00 PM	80%	66	100%	20	86
1:00 PM	90%	74	100%	20	94
2:00 PM	100%	82	100%	20	102
3:00 PM	100%	82	100%	20	102
4:00 PM	95%	78	100%	20	98
5:00 PM	90%	74	95%	19	93
6:00 PM	80%	66	85%	17	83
7:00 PM	75%	62	80%	16	78
8:00 PM	65%	53	75%	15	68
9:00 PM	50%	41	65%	13	54
10:00 PM	35%	29	45%	9	38
11:00 PM	15%	12	15%	3	15
12:00 AM	0%	0	0%	0	0

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on City Code.

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix Table A-3

FAMILY RESTAURANT
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Family Restaurant				
Size	6,500 KSF				Shared Parking Demand
Pkg Rate[2]	10 /KSF				
Gross Spaces	65 Spaces				
Time of Day	56 Guest Spec.		9 Emp. Spec.		
	% Of Peak [3]	# Of Spaces	% Of Peak [3]	# Of Spaces	
6:00 AM	18%	10	35%	3	13
7:00 AM	35%	20	53%	5	25
8:00 AM	42%	24	63%	6	30
9:00 AM	53%	30	63%	6	36
10:00 AM	60%	34	70%	6	40
11:00 AM	63%	35	70%	6	41
12:00 PM	70%	39	70%	6	45
1:00 PM	63%	35	70%	6	41
2:00 PM	35%	20	70%	6	26
3:00 PM	32%	18	53%	5	23
4:00 PM	32%	18	53%	5	23
5:00 PM	53%	30	67%	6	36
6:00 PM	56%	31	67%	6	37
7:00 PM	56%	31	67%	6	37
8:00 PM	56%	31	67%	6	37
9:00 PM	42%	24	56%	5	29
10:00 PM	39%	22	46%	4	26
11:00 PM	35%	20	46%	4	24
12:00 AM	18%	10	25%	2	12

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on City Code.

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix Table A-4

FAMILY RESTAURANT
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Family Restaurant				
Size	6,500 KSF				Shared Parking Demand
Pkg Rate[2]	10 /KSF				
Gross	65 Spaces				
Spaces	55 Guest Spc.		10 Emp. Spc.		
Time of Day	% Of Peak [3]	# Of Spaces	% Of Peak [3]	# Of Spaces	
6:00 AM	10%	6	50%	5	11
7:00 AM	25%	14	75%	8	22
8:00 AM	45%	25	90%	9	34
9:00 AM	70%	39	90%	9	48
10:00 AM	90%	50	100%	10	60
11:00 AM	90%	50	100%	10	60
12:00 PM	100%	55	100%	10	65
1:00 PM	85%	47	100%	10	57
2:00 PM	65%	36	100%	10	46
3:00 PM	40%	22	75%	8	30
4:00 PM	45%	25	75%	8	33
5:00 PM	60%	33	95%	10	43
6:00 PM	70%	39	95%	10	49
7:00 PM	70%	39	95%	10	49
8:00 PM	65%	36	95%	10	46
9:00 PM	30%	17	80%	8	25
10:00 PM	25%	14	65%	7	21
11:00 PM	15%	8	65%	7	15
12:00 AM	10%	6	35%	4	10

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on City Code.

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix Table A-5

FAST-FOOD RESTAURANT
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Fast-Food Restaurant				
Size	10.125 KSF				Shared Parking Demand
Pkg Rate[2]	10 /KSF				
Gross Spaces	102 Spaces				
Time of Day	87 Guest Spc.		15 Emp. Spc.		
	% Of Peak [3]	# Of Spaces	% Of Peak [3]	# Of Spaces	
6:00 AM	5%	4	15%	2	6
7:00 AM	10%	9	20%	3	12
8:00 AM	20%	17	30%	5	22
9:00 AM	30%	26	40%	6	32
10:00 AM	55%	48	75%	11	59
11:00 AM	85%	74	100%	15	89
12:00 PM	100%	87	100%	15	102
1:00 PM	100%	87	100%	15	102
2:00 PM	90%	78	95%	14	92
3:00 PM	60%	52	70%	11	63
4:00 PM	55%	48	60%	9	57
5:00 PM	60%	52	70%	11	63
6:00 PM	85%	74	90%	14	88
7:00 PM	80%	70	90%	14	84
8:00 PM	50%	44	60%	9	53
9:00 PM	30%	26	40%	6	32
10:00 PM	20%	17	30%	5	22
11:00 PM	10%	9	20%	3	12
12:00 AM	5%	4	20%	3	7

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on City Code.

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix Table A-6

FAST-FOOD RESTAURANT
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Fast-Food Restaurant				
Size	10.125 KSF				Shared Parking Demand
Pkg Rate[2]	10 /KSF				
Gross Spaces	102 Spaces				
	87 Guest Spc.		15 Emp. Spc.		
Time of Day	% Of Peak [3]	# Of Spaces	% Of Peak [3]	# Of Spaces	
6:00 AM	5%	4	14%	2	6
7:00 AM	9%	8	19%	3	11
8:00 AM	19%	17	28%	4	21
9:00 AM	28%	24	37%	6	30
10:00 AM	51%	44	70%	11	55
11:00 AM	79%	69	93%	14	83
12:00 PM	93%	81	93%	14	95
1:00 PM	93%	81	93%	14	95
2:00 PM	84%	73	89%	13	86
3:00 PM	56%	49	65%	10	59
4:00 PM	51%	44	56%	8	52
5:00 PM	56%	49	65%	10	59
6:00 PM	79%	69	84%	13	82
7:00 PM	75%	65	84%	13	78
8:00 PM	47%	41	56%	8	49
9:00 PM	28%	24	37%	6	30
10:00 PM	19%	17	28%	4	21
11:00 PM	9%	8	19%	3	11
12:00 AM	5%	4	19%	3	7

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on City Code.

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix Table A-7

BUSINESS HOTEL
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Business Hotel				Restaurant/Lounge		Conference Center/Banquet		Convention Center		Shared Parking Demand
Size	116 Rooms				0.000 KSF		0.000 KSF		0.000 KSF		
Pkg Rate[2]	1 /Room				0 /KSF		0 /KSF		0 /KSF		
Gross	116 Spaces [3]										
Spaces	93 Guest Spc.		23 Emp. Spc.		0 Spc.		0 Spc.		0 Spc.		
Time of Day	% Of Peak [4]	# Of Spaces	% Of Peak [4]	# Of Spaces	% Of Peak [4]	# Of Spaces	% Of Peak [4]	# Of Spaces	% Of Peak [4]	# Of Spaces	
6:00 AM	95%	88	5%	1	0%	0	0%	0	0%	0	89
7:00 AM	90%	84	30%	7	10%	0	0%	0	0%	0	91
8:00 AM	80%	74	90%	21	30%	0	30%	0	50%	0	95
9:00 AM	70%	65	90%	21	10%	0	60%	0	100%	0	86
10:00 AM	60%	56	100%	23	10%	0	60%	0	100%	0	79
11:00 AM	60%	56	100%	23	5%	0	60%	0	100%	0	79
12:00 PM	55%	51	100%	23	100%	0	65%	0	100%	0	74
1:00 PM	55%	51	100%	23	100%	0	65%	0	100%	0	74
2:00 PM	60%	56	100%	23	33%	0	65%	0	100%	0	79
3:00 PM	60%	56	100%	23	10%	0	65%	0	100%	0	79
4:00 PM	65%	60	90%	21	10%	0	65%	0	100%	0	81
5:00 PM	70%	65	70%	16	30%	0	100%	0	100%	0	81
6:00 PM	75%	70	40%	9	55%	0	100%	0	50%	0	79
7:00 PM	75%	70	20%	5	60%	0	100%	0	30%	0	75
8:00 PM	80%	74	20%	5	70%	0	100%	0	30%	0	79
9:00 PM	85%	79	20%	5	67%	0	100%	0	10%	0	84
10:00 PM	95%	88	20%	5	60%	0	50%	0	0%	0	93
11:00 PM	100%	93	10%	2	40%	0	0%	0	0%	0	95
12:00 AM	100%	93	5%	1	30%	0	0%	0	0%	0	94

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on City Code.

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

[4] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix Table A-8

BUSINESS HOTEL
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Business Hotel				Restaurant/Lounge		Conference Center/Banquet		Convention Center		Shared Parking Demand
Size	116 Rooms				0.000 KSF		0.000 KSF		0.000 KSF		
Pkg Rate[2]	1 /Room				0 /KSF		0 /KSF		0 /KSF		
Gross Spaces	116 Spaces [3]										
Spaces	97 Guest Spc.		19 Emp. Spc.		0 Spc.		0 Spc.		0 Spc.		
Time of Day	% Of Peak [4]	# Of Spaces	% Of Peak [4]	# Of Spaces	% Of Peak [4]	# Of Spaces	% Of Peak [4]	# Of Spaces	% Of Peak [4]	# Of Spaces	
6:00 AM	82%	80	4%	1	0%	0	0%	0	0%	0	81
7:00 AM	78%	76	26%	5	10%	0	0%	0	0%	0	81
8:00 AM	69%	67	78%	15	30%	0	30%	0	25%	0	82
9:00 AM	60%	58	78%	15	10%	0	60%	0	50%	0	73
10:00 AM	52%	50	86%	16	10%	0	60%	0	50%	0	66
11:00 AM	52%	50	86%	16	5%	0	60%	0	50%	0	66
12:00 PM	48%	47	86%	16	100%	0	65%	0	50%	0	63
1:00 PM	48%	47	86%	16	100%	0	65%	0	50%	0	63
2:00 PM	52%	50	86%	16	33%	0	65%	0	50%	0	66
3:00 PM	52%	50	86%	16	10%	0	65%	0	50%	0	66
4:00 PM	56%	54	78%	15	10%	0	65%	0	50%	0	69
5:00 PM	60%	58	65%	12	30%	0	100%	0	50%	0	70
6:00 PM	65%	63	52%	10	55%	0	100%	0	25%	0	73
7:00 PM	65%	63	48%	9	60%	0	100%	0	15%	0	72
8:00 PM	69%	67	48%	9	70%	0	100%	0	15%	0	76
9:00 PM	73%	71	48%	9	67%	0	100%	0	5%	0	80
10:00 PM	82%	80	39%	7	60%	0	50%	0	0%	0	87
11:00 PM	86%	83	39%	7	40%	0	0%	0	0%	0	90
12:00 AM	86%	83	26%	5	30%	0	0%	0	0%	0	88

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on City Code.

[3] For hotel rooms, one parking space per room is required for the first 30 hotel rooms, one parking space for every two rooms is required for the next 30 hotel rooms, and one parking space for every three rooms is required for remaining hotel rooms >60. Breakdown of guest vs. employee parking provided by ULI.

[4] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix Table A-9

MEDICAL/DENTAL OFFICE
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Medical/Dental Office				
Size	60,000 KSF				Shared Parking Demand
Pkg Rate[2]	5 /KSF				
Gross	300 Spaces				
Spaces	200 Visitor Spc.		100 Emp. Spc.		
Time of Day	% Of Peak [3]	# Of Spaces	% Of Peak [3]	# Of Spaces	
6:00 AM	0%	0	0%	0	0
7:00 AM	0%	0	0%	0	0
8:00 AM	90%	180	60%	60	240
9:00 AM	90%	180	100%	100	280
10:00 AM	100%	200	100%	100	300
11:00 AM	100%	200	100%	100	300
12:00 PM	30%	60	100%	100	160
1:00 PM	90%	180	100%	100	280
2:00 PM	100%	200	100%	100	300
3:00 PM	100%	200	100%	100	300
4:00 PM	90%	180	100%	100	280
5:00 PM	80%	160	100%	100	260
6:00 PM	67%	134	67%	67	201
7:00 PM	30%	60	30%	30	90
8:00 PM	15%	30	15%	15	45
9:00 PM	0%	0	0%	0	0
10:00 PM	0%	0	0%	0	0
11:00 PM	0%	0	0%	0	0
12:00 AM	0%	0	0%	0	0

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on City Code.

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix Table A-10

MEDICAL/DENTAL OFFICE
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Medical/Dental Office				
Size	60.000 KSF				Shared Parking Demand
Pkg Rate[2]	5 /KSF				
Gross	300 Spaces				
Spaces	200 Visitor Spc.		100 Emp. Spc.		
Time of Day	% Of Peak [3]	# Of Spaces	% Of Peak [3]	# Of Spaces	
6:00 AM	0%	0	0%	0	0
7:00 AM	0%	0	0%	0	0
8:00 AM	90%	180	60%	60	240
9:00 AM	90%	180	100%	100	280
10:00 AM	100%	200	100%	100	300
11:00 AM	100%	200	100%	100	300
12:00 PM	30%	60	100%	100	160
1:00 PM	0%	0	0%	0	0
2:00 PM	0%	0	0%	0	0
3:00 PM	0%	0	0%	0	0
4:00 PM	0%	0	0%	0	0
5:00 PM	0%	0	0%	0	0
6:00 PM	0%	0	0%	0	0
7:00 PM	0%	0	0%	0	0
8:00 PM	0%	0	0%	0	0
9:00 PM	0%	0	0%	0	0
10:00 PM	0%	0	0%	0	0
11:00 PM	0%	0	0%	0	0
12:00 AM	0%	0	0%	0	0

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on City Code.

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.



Department of Public Works

Environmental & Construction • Flood Control
Operations • Solid Waste Management
Surveyor • Transportation

Gerry Newcombe
Director

October 4, 2016

Michael Hofflinger, Associate Planner
City of Chino Hills Community Development Department
14000 City Center Drive
Chino Hills, CA
mhofflinger@chinohills.org

File: 10(ENV)-4.01

**RE: NOTICE OF AVAILABILITY OF A MITIGATED NEGATIVE DECLARATION FOR
THE RINCON DEVELOPMENT PROJECT FOR THE CITY OF CHINO HILLS**

Dear Mr. Hofflinger:

Thank you for giving the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. **We received this request on September 20, 2016** and pursuant to our review, the following comments are provided:

Permits/Operations Support Division (Melissa Walker, Chief, 909-387-7995):

1. Any works affecting the Flood Control District right-of-way would need a Flood Control Permit since this project is adjacent to District right-of-way for Lower Los Serranos Chanel system which is an existing facility.

If you have any questions, please contact the individuals who provided the specific comment, as listed above.

Sincerely,

A handwritten signature in blue ink that reads "Harold Zamora".

HAROLD ZAMORA, P.E., Chief
Environmental Management Division

HZ:PE:sr

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Exhibit "E"

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City Manager

October 4, 2016

Michael Hofflinger
City of Chino Hills
14000 City Center Drive
Chino Hills, CA 91709

RE: Site Plan Review 15SPR03, and Mitigated Negative Declaration and a Mitigation Monitoring Report Program for Rincon Development Project

Dear Mr. Hofflinger,

Thank you for the opportunity to review the proposed Rincon Development Project (Site Plan Review 15SPR03) and the associated environmental documentation. Based upon our review, the City of Chino's Traffic Division has the following comments:

1. City of Chino was not given the opportunity to review the TIA Scope of Work or Traffic Study prior to approval, even though there are impacts to City of Chino intersections. Therefore, a detailed analysis by the City of Chino is not included due to time constraints.
2. Study shall comply with SANBAG CMP requirements for the preparation of traffic studies.
3. City of Chino requires that any project contributing 50 or more peak hour trips to any intersection be included in the analysis. Are there more than 50 project peak hour trips at the intersection of Central Ave/Eucalyptus Avenue?
4. There are references in the study relative to discussions with the City of Chino and Project Mitigation; these discussions were for the Higgins project, not the Rincon project. There has been no discussion relative to this project with Transportation Staff.
5. There should be language in the MMP that describe how the Fair Share agreement/payment should be handled between the City of Chino Hills/Developer and the City of Chino.

Please let me know if you have any questions. I can be reached at (909) 334-3330 or via email at kle@cityofchino.org.

Sincerely,

Kim Le, Associate Planner



13220 Central Avenue, Chino, California 91710
Mailing Address: P.O. Box 667, Chino, California 91708-0667
(909) 334-3250 • (909) 334-3720 Fax
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City of Chino Hills



October 11, 2016

Kim Le, Associate Planner
13220 Central Avenue
Chino, California 91710

14000 City Center Drive
Chino Hills, CA 91709
(909) 364-2600

www.chinohills.org

RE: Site Plan Review 15SPR03, and Mitigated Negative Declaration (MND) and a Mitigation Monitoring Report Program (MMRP) for The Rincon Development Project

Dear Kim Le,

Thank you for the comment dated October 4, 2016, but emailed to and received by the City of Chino Hills on October 7, 2016 after the close of the public review period. This letter responds to the issues raised in your letter:

1. Comment: City of Chino was not given the opportunity to review the TIA Scope of Work or Traffic Study prior to approval, even though there are impacts to City of Chino intersections. Therefore, a detailed analysis by the City of Chino is not included due to time constraints.

Response: The link to the project Traffic Study was provided within the Notice of Intent to Adopt a Mitigated Negative Declaration, which was mailed to the City of Chino September 15, 2016. The Traffic Study includes an analysis of five City of Chino intersections, including:

- Ramona Avenue/Chino Hills Parkway (Chino Hills/Chino)
- Monte Vista Avenue (south)/Chino Hills Parkway (Chino Hills/Chino)
- Monte Vista Avenue (north)/Chino Hills Parkway (Chino Hills/Chino)
- Central Avenue/Chino Hills Parkway (Chino)
- El Prado Road/Central Avenue (Chino).

The Traffic Study identifies potential project impacts to the intersection of El Prado Road/ Central Avenue in the City of Chino, and requires the project to pay its fair share to the City of Chino for planned improvements to the intersection. Consequently, no additional discussion or review beyond that presented in the project Traffic Study is warranted.

2. Comment: Study shall comply with SANBAG CMP requirements for the preparation of traffic studies.

Response: The project Traffic Study was prepared consistent with the methodologies outlined in the San Bernardino County Congestion Management Program (CMP). The Traffic Study evaluated potential impacts related to intersection LOS consistent with guidance provided in the San Bernardino County CMP and determined that impacts would occur at several intersections. However, implementation of project mitigation measures TRA-1 through TRA-6 would reduce all impacts related to intersection LOS to a level less than significant and ensure that the project is consistent with San Bernardino County CMP

thresholds. Consequently, no additional discussion or review beyond that presented in the project Traffic Study is warranted.

3. Comment: City of Chino requires that any project contributing 50 or more peak hour trips to any intersection be included in the analysis. Are there more than 50 project peak hour trips at the intersection of Central Ave/Eucalyptus Avenue?

Response: The project is not expected to generate more than 50 peak hour trips at Central/Eucalyptus. Consequently, no additional discussion or review beyond that presented in the project Traffic Study is warranted.

4. Comment: There are references in the study relative to discussions with the City of Chino and Project Mitigation; these discussions were for the Higgins project, not the Rincon project. There has been no discussion relative to this project with Transportation Staff.

Response: The MND references the lengthy discussions that occurred between the City of Chino Hills and the City of Chino regarding the City of Chino improvement plans for intersection of El Prado and Central. Those improvement plans are consistent with the City of Chino's Project No. TR-34 in the Development Impact Fee Nexus and Calculation Report for the City of Chino Sub-area II dated April 2004. The Rincon project, similar to the previously approved Higgins Ranch project, is required to pay to the City of Chino its fair share toward the City of Chino improvement plans for intersection of El Prado and Central.

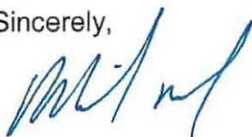
The Rincon project is consistent with the City of Chino Hills recently adopted General Plan and would not create any new impacts from that previously assessed in the adopted City of Chino Hills General Plan EIR. Consequently, no additional discussion or review beyond that presented in the project Traffic Study is warranted.

5. Comment: There should be language in the MMP that describe how the Fair Share agreement/payment should be handled between the City of Chino Hills/Developer and the City of Chino.

Response: The project is required to provide proof of fair share payment to the City of Chino prior to the issuance of building permit. The City of Chino has the responsibility to determine the method of payment for its own fees. Developers within the City of Chino Hills have recently made successful fair share payments to the City of Chino for the El Prado and Central intersections Improvements. No additional discussion within the MND or MMP (Mitigation Monitoring Program) is warranted.

The City of Chino Hills appreciates your interest in the project. All the issues raised in your comment letter are fully addressed in the project Traffic Study, MND, MMM, MMRP and this response letter. Consequently, no modifications to the project's environmental documents or recirculation of the MND are required.

Sincerely,



Michael Hofflinger
Associate Planner

Cc. Joe Dyer, Traffic Engineer
Joann Lombardo, Community Development Director
Jerrold Walters, Senior Planner
Chambers Group

City of Chino Hills



October 12, 2016

Harold Zamora, P.E.
Chief Environmental Management Division
825 East Third Street
San Bernardino, CA 92415

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Chino Hills, CA 91709
(909) 364-2600

www.chinohills.org

RE: Site Plan Review 15SPR03, and Mitigated Negative Declaration (MND) and a Mitigation Monitoring Report Program (MMRP) for The Rincon Development Project

Dear Mr. Zamora,

Thank you for the comment letter dated October 4, 2016. This letter responds to the issues raised in your letter:

Comment: Any works affecting the Flood Control District right-of-way would need a Flood Control Permit since this project is adjacent to District right-of-way for Lower Los Serranos Channel System which is an existing facility.

Response: We have added Condition of Approval No. 31 "Any works affecting the Flood Control District right-of-way would need a Flood Control Permit from the County of San Bernardino Department of Public Works." This condition will address your comment in regards to any impacts to the Flood Control District right-of-way and require the applicant to obtain proper permits from your agency.

If you have any further concerns or questions, feel free to contact me at mhofflinger@chinohills.org or 909-364-2777.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Hofflinger".

Michael Hofflinger
Associate Planner

Cc. Joann Lombardo, Community Development Director
Jerrod Walters, Senior Planner
Chambers Group

DRAFT
INITIAL STUDY/MITIGATED NEGATIVE
DECLARATION
THE RINCON DEVELOPMENT
CHINO HILLS, CALIFORNIA



PLEASE CONTACT PLANNING COMMISSION
SECRETARY AT 909-364-2742 FOR FULL REPORT

MITIGATION MONITORING AND REPORTING PROGRAM

THE RINCON DEVELOPMENT PROJECT CHINO HILLS, CALIFORNIA

Prepared for:

**CITY OF CHINO HILLS
COMMUNITY DEVELOPMENT DEPARTMENT**
14000 City Center Drive
Chino Hills, California 91709

Prepared by:



5 Hutton Centre Drive, Suite 750
Santa Ana, California 92707

October 2016

MITIGATION MONITORING AND REPORTING PROGRAM

Public Resources Code, Section 21081.6 (Assembly Bill 3180) requires that mitigation measures identified in environmental review documents prepared in accordance with California Environmental Quality Act (CEQA) are implemented after a project is approved. Therefore, this Mitigation Monitoring and Reporting Program (MMRP) has been prepared to ensure compliance with the adopted mitigation measures during the construction phase of The Rincon Development Project.

The City of Chino Hills (City) is the agency responsible for implementation of the mitigation measures identified in the MND. This MMRP provides the City with a convenient mechanism for quickly reviewing all the mitigation measures including the ability to focus on select information such as timing. The MMRP includes the following information for each mitigation measure:

- The phase of the project during which the required mitigation measure must be implemented;
- The phase of the project during which the required mitigation measure must be monitored; and
- The enforcement agency.

The MMRP includes a checklist to be used during the mitigation monitoring period. The checklist will verify the name of the monitor, the date of the monitoring activity, and any related remarks for each mitigation measure.

MITIGATION MONITORING AND REPORTING PROGRAM							
The Rincon Development Project							
Mitigation Measure	Implementation Phase	Monitoring Phase	Enforcement Agency	Level of Significance After Mitigation	Verification of Compliance		
					Initial	Date	Remarks
BIOLOGICAL RESOURCES							
BIO-1: Burrowing Owl Survey. To assure avoidance of impacts to the species prior to construction, a qualified wildlife biologist shall conduct pre-construction surveys of the permanent and temporary impact areas to locate active breeding or wintering burrowing owl burrows no more than 14 days prior to construction. The survey methodology will be consistent with the methods outlined in the CDFW Staff Report on Burrowing Owl Mitigation (2012). The results of the pre-construction surveys shall be documented and filed with the City’s Community Development Department within five days after the survey. If no active breeding or wintering owls are identified, no further mitigation is required. If burrowing owls are detected onsite, the following mitigation measures shall be implemented in accordance with the CDFW <i>Staff Report on Burrowing Owl Mitigation</i> (2012): <ul style="list-style-type: none">▪ A qualified wildlife biologist shall be on-site during initial ground-disturbing activities. A “qualified biologist” for the purpose of this mitigation is defined as individuals who meet the following minimum qualifications:<ul style="list-style-type: none">○ Familiarity with the species and its local ecology○ Experience conducting habitat assessments and non-breeding and breeding season surveys, or experience with these surveys conducted under the direction of an experienced surveyor○ Familiarity with the appropriate state and federal statutes related to burrowing owls, scientific research, and conservation○ Experience with analyzing impacts of development on burrowing owls and their habitat▪ No ground-disturbing activities shall be permitted within a buffer no less than 200 meters (656 feet) from an active burrow, depending on the level of disturbance, unless otherwise authorized by CDFW. Occupied burrows will not be disturbed during the nesting season (February 1 to August 31), unless a qualified biologist verifies through noninvasive methods that either: (1) the birds have not begun egg-laying and incubation; or (2) juveniles from the occupied burrows are foraging independently and are capable of independent survival.▪ During the nonbreeding (winter) season (September 1 to January 31), ground-disturbing work can proceed near active burrows as long as the work occurs no closer than 50 meters (165 feet) from the burrow, depending on the level of disturbance, and the site is not directly affected by the project activity. A smaller buffer may be established in consultation with CDFW. If active winter burrows are found that would be directly affected by ground-disturbing activities, owls can be excluded from winter burrows according to recommendations made in the Staff Report on Burrowing Owl Mitigation (2012) (i.e., through installation of one-way doors).	Pre-Construction/ Construction	Pre-Construction/ Construction	City of Chino Hills	Less than significant			

MITIGATION MONITORING AND REPORTING PROGRAM							
The Rincon Development Project							
Mitigation Measure	Implementation Phase	Monitoring Phase	Enforcement Agency	Level of Significance After Mitigation	Verification of Compliance		
					Initial	Date	Remarks
BIO-1 (continued): <ul style="list-style-type: none"> Burrowing owls shall not be excluded from burrows unless or until a Burrowing Owl Exclusion Plan is developed based on the recommendations made in the Staff Report on Burrowing Owl Mitigation (2012). The Burrowing Owl Exclusion Plan shall be prepared by a qualified biologist and submitted to the City of Chino Hills and local CDFW office for review and approval. The plan shall include, at a minimum: <ul style="list-style-type: none"> Confirmation by site surveillance that the burrow(s) is empty of burrowing owls and other species Type of scope to be used and appropriate timing of scoping Occupancy factors to look for and what shall guide determination of vacancy and excavation timing Methods for burrow excavation Removal of other potential owl burrow surrogates or refugia on-site Methods for photographic documentation of the excavation and closure of the burrow Monitoring of the site to evaluate success and, if needed, to implement remedial measures to prevent subsequent owl use to avoid take Methods for assuring the impacted site shall continually be made inhospitable to burrowing owls and fossorial mammals Compensatory mitigation for lost breeding and/or wintering habitat shall be implemented on-site or off-site through implementation of a Mitigation Land Management Plan based on the Staff Report on Burrowing Owl Mitigation (CDFW 2012) guidance. The Mitigation Land Management Plan shall be prepared by a qualified biologist and submitted to the City of Chino Hills and local CDFW office for review and approval. The plan shall include the following components, at a minimum: <ul style="list-style-type: none"> Temporarily disturbed habitat on the project site shall be restored, if feasible, to pre-project conditions, including decompacting soil and revegetating. Permanent impacts to nesting, occupied and satellite burrows and/or burrowing owl habitat shall be mitigated such that the habitat acreage, number of burrows and burrowing owl impacted are replaced based on a site-specific analysis which includes conservation of similar vegetation communities comparable to or better than that of the impact area, and with sufficiently large acreage, and presence of fossorial mammals. Mitigation land acreage shall not exceed the size of the project site. Permanently protect mitigation land through a conservation easement deeded to a nonprofit conservation organization or public agency with a conservation mission. If the project is located within the service area of a CDFW approved burrowing owl conservation bank, the project operator may purchase available burrowing owl conservation bank credits. Fund the maintenance and management of mitigation land through the establishment of a long-term funding mechanism such as an endowment. Mitigation lands shall be on, adjacent, or proximate to the impact site where possible and where habitat sufficient to support burrowing owls is present. 	Pre-Construction/ Construction	Pre-Construction/ Construction	City of Chino Hills	Less than significant			

MITIGATION MONITORING AND REPORTING PROGRAM							
The Rincon Development Project							
Mitigation Measure	Implementation Phase	Monitoring Phase	Enforcement Agency	Level of Significance After Mitigation	Verification of Compliance		
					Initial	Date	Remarks
BIO-2: Nesting Birds. If project clearing and construction must occur during the avian nesting season (February to September), a survey for active nests must be conducted by a qualified biologist, one to two weeks prior to the activities to determine the presence/absence, location, and status of any active nests on or adjacent to the project site. If no active nests are discovered or identified, no further mitigation is required. In the event that active nests are discovered on-site, a suitable buffer determined by the qualified biologist (e.g., 30 to 50 feet for passerines) should be established around such active nests. No ground-disturbing activities shall occur within this buffer until the biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Limits of construction to avoid a nest site shall be established in the field by a qualified biologist with flagging and stakes or construction fencing. Construction personnel shall be instructed regarding the ecological sensitivity of the fenced area. The results of the survey shall be documented and filed with the Community Development Director within five days after the survey.	Pre-Construction/ Construction	Pre-Construction/ Construction	City of Chino Hills	Less than significant			
CULTURAL RESOURCES							
CUL-1 Unanticipated Discovery of Cultural Resources: Archaeological and Native American Monitoring shall be conducted for all ground-disturbing activities within the project site. Monitoring shall be performed under the direction of a qualified archaeologist meeting the Secretary of Interior's Professional Qualifications Standards for archaeology (National Park Service 1983). If cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt and the find must be evaluated by the qualified archaeologist. Depending on the nature of the find, if the discovery proves to be potentially significant under CEQA, as determined by the qualified archaeologist, additional work such as onsite monitoring by a qualified Native American Tribal representative, data recovery excavation, avoidance of the area of the find, documentation, testing, data recovery, reburial, archival review and/or transfer to the appropriate museum or educational institution, or other appropriate actions may be warranted. The archaeologist shall complete a report of excavations and findings, and submit the report to the City. After the find is appropriately mitigated, work in the area may resume.	Construction	Construction	City of Chino Hills	Less than significant			

MITIGATION MONITORING AND REPORTING PROGRAM The Rincon Development Project							
Mitigation Measure	Implementation Phase	Monitoring Phase	Enforcement Agency	Level of Significance After Mitigation	Verification of Compliance		
					Initial	Date	Remarks
CUL-2: Unanticipated Discovery of Paleontological Resources: Prior to any grading on the project site, the project applicant shall retain a qualified paleontologist to prepare and implement a Paleontological Resource Impact Mitigation Program to reduce direct and indirect adverse paleontological impacts on the project site, specifically during earth-moving activities. Said program shall provide for: 1) the recovery of some scientifically highly important fossil remains, should any be encountered by such activities; (2) their comprehensive treatment and transfer to a recognized museum repository for permanent storage and maintenance; (3) the recording of associated specimen data and corresponding geologic and geographic locality data and their archiving at the repository; (4) ensure the availability of the remains and data for future study by qualified scientific investigators; and shall be in place prior to any project grading activities. The Paleontological Resource Impact Mitigation Program shall be prepared and implemented by a paleontologist approved by the City's Community Development Director.	Pre-Construction/ Construction	Pre-Construction/ Construction	City of Chino Hills	Less than significant			
CUL-3: Unanticipated Discovery of Human Remains: If human remains are found during ground-disturbing activities, State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the San Bernardino County Coroner shall be notified immediately. If the human remains are determined to be prehistoric, the coroner shall notify the NAHC, which shall notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.	Construction	Construction	City of Chino Hills	Less than significant			
GEOLOGY & SOILS							
GEO-1: The project will adhere to all recommendations made in the 2008 and 2015 geotechnical evaluations.	Construction	Construction	City of Chino Hills	Less than significant			
NOISE/VIBRATION							
NOI-1: The project applicant shall require that all windows and exterior doors installed on the proposed hotel and medical office building meet a minimum Sound Transmission Class (STC) rating of 30 STC.	Construction/ Post-construction	Construction/ Post-Construction	City of Chino Hills	Less than significant			

MITIGATION MONITORING AND REPORTING PROGRAM							
The Rincon Development Project							
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TRANSPORTATION/TRAFFIC							
TRA-1: El Prado Road/Central Avenue: Modify the existing traffic signal and install a northbound right-turn overlap phase on Central Avenue and install No U-turn signs for westbound traffic on El Prado Road. Provide necessary improvements on the southbound approach on Central Avenue to provide a second left-turn lane. Modify the existing traffic signal and existing striping accordingly and install all necessary roadwork striping, pavement markings and signs per the City of Chino Standard Design Guidelines. The Project shall pay their fair-share of the cost to implement the improvement, consistent with the City of Chino requirements. This mitigation measure is consistent with the Higgins Ranch (Trumark) Mixed-Use Mitigated Negative Declaration and traffic study. Pursuant to subsequent discussions with the City of Chino, as documented in the December 1, 2015 memorandum from Project traffic consultant Richard E. Barretto, P.E., Principal Linscott, Law & Greenspan, Engineers to Eduardo Schonborn, Contract Planner, City of Chino Hills in support of the Higgins Ranch Mixed-Use Project, this mitigation measure is consistent with the City of Chino recommended improvement at Central Avenue / El Prado Road is identified as Project No. TR-34 in the Development Impact Fee Nexus and Calculation Report for the City of Chino Sub-area II dated April 2004. The Project impact to this intersection is cumulative for 2018 conditions.	Construction	Construction	City of Chino Hills	Less than significant			
TRA-2: Fairfield Ranch Road/Central Avenue: Restripe the northbound approach on Central Avenue to provide a second left (dual left) turn lane. Remove the existing crosswalk across the south leg of the intersection on Central Avenue. Install a crosswalk across the west leg of the intersection on Fairfield Ranch Road. Modify the existing traffic signal, signing, and striping accordingly. This mitigation measure is consistent with the Fairfield Ranch Commons traffic study. This mitigation measure is needed to reduce impacts associated with both the Opening Year (2017) With-Project conditions and General Plan Buildout Year (2035) With-Project conditions scenarios. Fairfield Ranch Commons is implementing this mitigation which is expected to be complete by 2017. The project is expected to contribute their fair share.	Construction	Construction	City of Chino Hills	Less than significant			

MITIGATION MONITORING AND REPORTING PROGRAM							
The Rincon Development Project							
Mitigation Measure	Implementation Phase	Monitoring Phase	Enforcement Agency	Level of Significance After Mitigation	Verification of Compliance		
					Initial	Date	Remarks
<p>TRA-3: Pomona Rincon Road/Soquel Canyon Parkway: Improve the intersection as follows:</p> <ul style="list-style-type: none"> Construct the west leg of the intersection to include a left-turn lane and a shared through-right-turn lane; Modify the eastbound approach to provide one left-turn lane, one shared through-right turn lane, and one right-turn lane; Construct a northbound left-turn lane; Modify the existing traffic signal to operate as a five-phase signal, and installation of new traffic signal equipment as well as installation of the appropriate pavement markings and striping, as necessary, inclusive of crosswalks across Soquel Canyon Parkway; Implement the appropriate traffic signal timing for the new layout of the Soquel Canyon Parkway/Pomona Rincon Road intersection. <p>The project applicant shall construct these improvements prior to occupancy, or, if the improvements are installed by another developer prior to occupancy of the project, then the applicant shall pay fair share fees as determined by the City Engineer to the developer that constructs these improvements.</p>	Construction	Construction	City of Chino Hills	Less than significant			
<p>TRA-4: Project Driveway East/Pomona Rincon Road: Install a traffic signal. The traffic signal will be designed and installed according to all applicable City standard plans, City staff input, and the California Manual on Uniform Traffic Control Devices (CA MUTCD). Provide traffic signal interconnect between the new signal and the existing signal at Soquel Canyon Parkway/Pomona Rincon Road. Restripe the northbound approach on Pomona Rincon Road to provide a separate left-turn lane. Modify the existing striping as needed and install all necessary striping, pavement markings and signs per the City of Chino Hills Standard Design Guidelines and/or the CA MUTCD. Implementation of this improvement will require the approval of the City of Chino Hills. This mitigation measure is needed to reduce impacts associated with both the Opening Year (2017) With-Project conditions and General Plan Buildout Year (2035) With-Project conditions scenarios. The construction of this improvement is required of the Santa Barbara project. This project is expected to contribute their fair share.</p>	Construction	Construction	City of Chino Hills	Less than significant			
<p>TRA-5: SR 71 SB Ramps/Soquel Canyon Parkway: Widen southbound off-ramp to provide an exclusive southbound right-turn lane. Maintain existing southbound left-turn lane and southbound shared left-turn/right-turn lane. Modify existing traffic signal and existing striping accordingly. This mitigation measure was identified by the Avalon Chino Hills Apartments and Park traffic study. This mitigation measure is needed to reduce cumulative impacts associated with General Plan Buildout Year (2035) With-Project conditions scenario. The project is expected to contribute its fair share.</p>	Construction	Construction	City of Chino Hills	Less than significant			

MITIGATION MONITORING AND REPORTING PROGRAM							
The Rincon Development Project							
Mitigation Measure	Implementation Phase	Monitoring Phase	Enforcement Agency	Level of Significance After Mitigation	Verification of Compliance		
					Initial	Date	Remarks
TRA-6: Central Avenue at Chino Hills Parkway/Manuel Gonzalez Drive: Remove the existing crosswalk along the north leg of the intersection on Central Avenue and install a crosswalk along the south leg of the intersection on Central Avenue. Modify the existing traffic signal and existing striping accordingly and install all necessary striping, pavement markings and signs per the City of Chino Standard Design Guidelines and/or CA MUTCD. The construction of this improvement is required of the Fairfield Ranch Commons project and Trumark Homes Mixed Use project The project is expected to contribute its fair share.	Construction	Construction	City of Chino Hills	Less than significant			



NOTICE OF PUBLIC HEARING AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chino Hills will hold a public hearing on Tuesday, October 18, 2016 in the Council Chambers of the City Hall, 14000 City Center Drive, Chino Hills, CA, to consider the following project.

CASE NO.: Site Plan Review 15SPR03, and a Mitigated Negative Declaration and a Mitigation Monitoring Report Program for the proposed Rincon Development Project.

APPLICANT: Eaton Lane Associates, LLC

PROPOSAL: The project applicant, Eaton Land Associates, LLC, is requesting approval of Site Plan Review 15SPR03 for the development of the Rincon Development project, which would develop a 157,100-square-foot mixed commercial center consisting of the following components:

- 60,000-square-foot four-story hotel with 116 rooms
- 60,000 square-foot medical office with subterranean parking
- 20,475 square-feet of retail
- 16,625 square-feet of restaurants

The project site is currently designated for Commercial land uses in the General Plan and is zoned as Freeway Commercial. Development of the proposed project would be consistent with these existing land use and zoning designations. The project also includes the City's sale of an approximately 695 square foot remnant of land commonly known as Parcel 9465 -- 5.

LOCATION: The proposed project site consists of approximately 10.42-acre parcel (APN 1028-351-47) located at the southwest corner of the intersection of Soquel Canyon Parkway off-ramp and State Route 71 (SR 71), under the jurisdiction of the City of Chino Hills. The project site consists of a vacant parcel that shows overall disturbance through past tilling and diskling activities, animal burrows, spoil piles, and gravel along the northern and northeastern boundaries of the property. (Please see the vicinity map on the reverse side of this notice.)

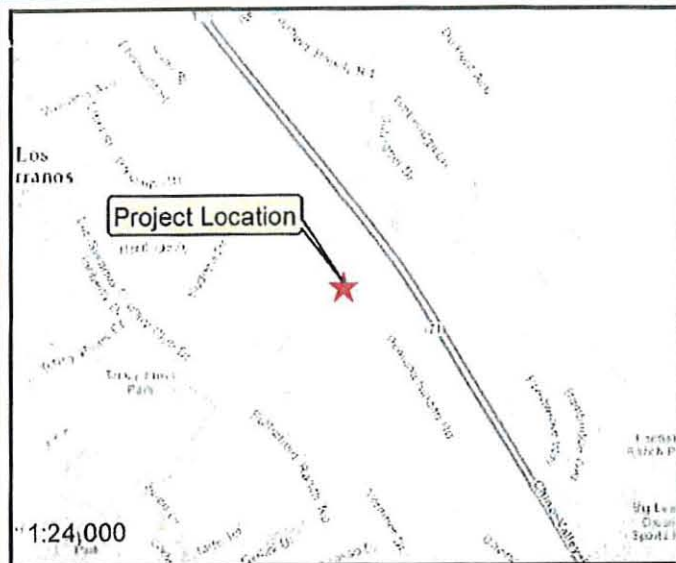
ENVIRONMENTAL REVIEW: A determination has been made that the proposed project has incorporated adequate mitigation and will not have a significant impact on the environment, and a Mitigated Negative Declaration and a Mitigation Monitoring Report Program are recommended for approval in accordance with Section 15162 of the California Environmental Quality Act (CEQA) Guidelines and the City of Chino Hills Local Procedures for Implementing CEQA. The Mitigated Negative Declaration analyzed impacts to aesthetics, agriculture and forestry resources, greenhouse gas emissions, hydrology/water quality, land use and planning, mineral resources, population and housing, public services, recreation, and utilities and service systems and determined that impacts will be less than significant. With the incorporation of mitigation measures, impacts to air quality, biological resources, cultural resources, geology/soils, hazards/hazardous materials, noise, and transportation/traffic will be less than significant. The project site is not present on any list of hazardous waste facilities sites pursuant to Government Code, Section 65962.5 (f). The Draft Initial Study/Mitigated Negative Declaration will be available for public review and comment from September 15, 2016, through October 4, 2016. The proposed Mitigated Negative Declaration, all documents referenced within the Mitigated Negative Declaration, and the project plans are available at the City of Chino Hills Community Development Department at 14000 City Center Drive, Chino Hills, California during the following hours: Monday through Thursday from 7:30 a.m. to 5:00 p.m., and Friday from 7:30 a.m. to 4:00 p.m. The draft environmental documents will also be available in electronic format on the City's website at: <http://www.chinohills.org/index.aspx?NID=1202>.

STAFF: Joann Lombardo, Community Development Director
Michael Hofflinger, Associate 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 may give testimony at the time and place indicated above.

ALL PERSONS INTERESTED 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 Michael Hofflinger, Associate Planner, with the Community Development Department at (909) 364-2749 or mhofflinger@chinohills.org.


Signature: Michael Hofflinger, Associate Planner



Legend

Project Site / Survey Area

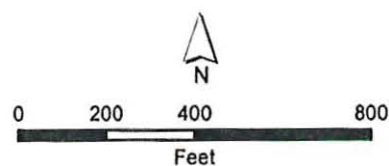


Figure 1
Location/Vicinity Map
Rincon Development
IS/MND

Name: 20891 ISMND Fig 1 Location & Vicinity.Mxd
Print Date: 5/20/2016, Author: msimmons



PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chino Hills will hold a public hearing on Tuesday, October 18, 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.: Site Plan Review 15SPR03

APPLICANT: Eaton Lane Associates, LLC

PROPOSAL: The applicant is proposing to construct a 157,100-square foot mixed commercial center. It will consist of a 60,000-square foot hotel (4-stories, 116 rooms), 60,000-square foot medical office with subterranean parking, 20,475 square feet of retail and 16,625 square feet of food services.

LOCATION: The project site is located on the northeast corner of Soquel Canyon Parkway and Pomona Rincon Road.

A.P.N.: 1028-351-47



VICINITY MAP

(Red outline indicates project site; top of map is north)

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, and a Mitigated Negative Declaration and a Mitigation Monitoring Report Program are recommended for approval in accordance with Section 15162 of the California Environmental Quality Act (CEQA) Guidelines and the City of Chino Hills Local Procedures for Implementing CEQA. The Mitigated Negative Declaration analyzed impacts to aesthetics, agriculture and forestry resources, greenhouse gas emissions, hydrology/water quality, land use and planning, mineral resources, population and housing, public services, recreation, and utilities and service systems and determined that impacts will be less than significant. With the incorporation of mitigation measures, impacts to biological resources, cultural resources, geology/soils, noise, and transportation/traffic will be less than significant. The project site is not present on any list of hazardous waste facilities sites pursuant to Government Code, Section 65962.5 (f). The proposed Mitigated Negative Declaration, all documents referenced within the Mitigated Negative Declaration, and the project plans are available at the City of Chino Hills Community Development Department at 14000 City Center Drive, Chino Hills, California during the following hours: Monday through Thursday from 7:30 a.m. to 5:00 p.m., and Friday from 7:30 a.m. to 4:00 p.m.

STAFF: Michael Hofflinger, Associate 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 Michael Hofflinger, Associate Planner with the Community Development Department at mhofflinger@chinhills.org or (909) 364-2777.



Signature: Michael Hofflinger, Associate Planner

Date: October 5, 2016

AFFIDAVIT OF MAILING

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

I, Michael Hofflinger, do hereby certify before the Planning Commission of the City of Chino Hills that a copy of the Public Hearing Notice for Site Plan Review 15SPR03 for was mailed to each and every person set forth on the attached list on the 5th of October 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 5th of October 2016.



Michael Hofflinger, Associate Planner

1028-351-06-0-000
WLPX EASTVALE LLC
3336 CANDLEWOOD RD
TORRANCE, CA 90505-7145

1028-351-11-0-000
LORI DESATOFF
3336 CANDLEWOOD RD
TORRANCE, CA 90505-7145

1028-351-37-0-000
WLPX EASTVALE LLC
3336 CANDLEWOOD RD
TORRANCE, CA 90505-7145

1028-202-56-0-000
JU PARK
8464 WEATHER WOOD ST
CHINO, CA 91708-9337

1027-121-11-0-000
CITY OF CHINO HILLS
14575 PIPELINE AVE
CHINO HILLS, CA 91709

1028-351-18-0-000
ADRIANA WEEDA
1535 N CYPRESS AVE
ONTARIO, CA 91762-1215

1028-202-57-0-000
HERITAGE CH LLC
PO BOX 1651
RANCHO SANTA , CA 92067-1651

1028-351-47-0-000
CHINO HILLS GOLDEN TRIANGLE I
48900 MILMONT DR
FREMONT, CA 94538-7316

*** 8 Printed ***

COUNCIL AGENDA STAFF REPORT

CITY CLERK USE ONLY



Meeting Date: October 25, 2016

Item No.: 17

Public Hearing: ☒

Discussion Item:

Consent Item:

October 18, 2016

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: MUNICIPAL CODE AMENDMENT NO. 16MCA05 AMENDING IN ITS ENTIRETY CHAPTER 16.44 (WIRELESS COMMUNICATION FACILITIES) AND A PORTION OF APPENDIX A OF THE CHINO HILLS MUNICIPAL CODE

RECOMMENDATION:

Introduce an Ordinance entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO HILLS, CALIFORNIA AMENDING IN ITS ENTIRETY CHAPTER 16.44 (WIRELESS COMMUNICATIONS FACILITIES) AND APPENDIX A (REGULATION OF USES BY ZONING DISTRICT) OF THE CHINO HILLS MUNICIPAL CODE AND DETERMINING THE ORDINANCE IS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

BACKGROUND/ANALYSIS

In response to complaints from the wireless industry and to promote the deployment of wireless broadband service, President Obama signed into law Federal Law Section 6409(a). This law limits the City's authority to regulate certain modifications and collocations that do not substantially change existing wireless transmission facilities. Should the City fail to approve an application for such a modification or collocation within a sixty (60) day period of review, the application will automatically be deemed approved by operation of Federal Law.

In addition to the new regulation created by Federal Law Section 6409(a), Governor Brown signed State Assembly Bill AB 57 which provides additional protections for new wireless transmission facilities and collocations that substantially change an existing wireless transmission facility. The City must approve new wireless transmission facilities within one hundred and fifty (150) days and collocations that substantially change the existing wireless transmission facility ninety (90) days for or the wireless transmission facility will automatically be deemed approved.

In response, staff has reviewed Section 16.44 (Wireless Communications Facilities) of the Municipal Code to identify provisions that could potentially conflict with Section 6409(a) and AB 57. Because of the many changes required by the two new regulations, the Municipal Code amendment replaces the City's existing Section 16.44 Code section in its entirety to ensure compliance with the limitations established by Federal Law Section 6409(a) and State Assembly Bill AB 57.

Notable Changes within the Proposed Wireless Ordinance:

Under Federal law Section 6409(a), the City is required to approve a height increase that is no more than ten percent (10%) of the height of the existing facility. Therefore, to address concerns regarding the potential for excessively tall facilities, staff is proposing to limit the maximum height of a wireless communication facility to twenty-five (25) feet within residential zones or within two hundred (200) feet of a residential zone and thirty five (35) feet within non-residential zones. Exceptions to the height limits may be granted by the Planning Commission subject to a review of alternative sites and designs presented by the applicant, and required compliance with federal or state law. (Reference Section 16.44.070.D of the proposed Ordinance)

Similar to the City's current process, staff is proposing that all wireless communication facilities erected, located, modified, and operated within the City be subject to either a Site Development Permit or a Conditional Use Permit. Site Development Permit applications will be required for minor facilities outside a residential zone, minor modifications, collocations that do not substantially change the existing facility, removal of transmission equipment, and replacement of transmission equipment. Conditional Use Permit applications will be required for major facilities, major modifications, collocations that substantially change the existing facility, and minor facilities located within a residential zone.

The definitions of minor facilities, minor modifications, collocations, major facilities, major modifications, and substantial change mirror the new regulations and are included in Section 16.44.020 of the proposed Ordinance.

Summary of Proposed Wireless Ordinance Sections:

The following is a summary of the proposed amendment to Chapter 16.44 – Wireless Communication Facilities and Appendix A. The fully amended Chapter 16.44 and Appendix A are included within the attached Ordinance.

Chapter 16.44 – WIRELESS COMMUNICATION FACILITIES

Section 16.44.010 – Purpose

Retitled to: Intent and Purpose

Section 16.44.020 – Definitions

Add the following terms:

Base Station

- Existing Facility
- Existing Support Structure
- Major Modification

- Minor Modification
- Monopole
- Project Area
- Residential Zone
- Substantial Change
- Transmission Equipment
- Wireless Communication Facility Tower

Remove the following term:

- Coordinated Antenna Program (CAP)

Amend the following terms:

- Collocation
- Disguised Facility – Retitled to “Stealth Facility”
- Major Facility
- Minor Facility
- Wireless Communication Facility

Section 16.44.030 – Applicability

- Retitled to: Permitted Uses
- Language amended

Section 16.44.040 – Exemptions

- Added

Section 16.44.050 – Regulations For All Wireless Communication Facilities

Retitled to: General Criteria

Language amended

Section 16.44.060 – Additional Regulations For Minor Facilities

- Retitled to: Minor Wireless Communication Facilities
- Language amended

16.44.070 – Lease Of Public Property

- Retitled to: Major Wireless Communication Facilities
- Language amended.
- Lease information moved to Section 16.44.030.

16.44.080 – Coordinated Antenna Plan

- Retitled to: Right of Appeal
- Language amended

16.44.90 – Variance

- Retitled to: Enforcement
- Language amended per new title. Variance information moved to Section 16.44.0.50(J)

16.44.100 – Appeal

- Retitled to: Wireless Communication Facility Removal
- Language amended per new title. Appeal information moved to Section 16.44.080.

16.44.110 – Reservation of right to review permits

- Deleted

16.44.120 – Nonconforming facilities

- Deleted – Covered under Section 16.44.90(B)

16.44.130 – Facility Removal

- Deleted – Covered under Section 16.44.100.

16.44.140 – Violations/Penalties

- Deleted – Covered under Section 16.44.90(C)

APPENDIX A

- Amend Table 1 (Key) that defines the symbols used to identify regulation type by zoning district. This is a general clarification not specifically related to the Wireless Code amendment,
- Replace the term “site development plan” with “Site Development Permit” associated with symbol “S.” This is a general clarification not specifically related to the Wireless Code amendment,
- Remove the following term: Cellular Telephone Towers

Appendix A Table

Add the following terms and associated regulation:

- Wireless Communication Facilities – Major
- Wireless Communication Facilities – Major Modifications
- Wireless Communication Facilities – Minor and Minor Modifications

Amend the second Key which follows the Appendix A table to match Table

Review by the Planning Commission:

The Commission discussed the new regulations, the proposed amendment, and the City's limitation in regulating wireless carriers. Staff explained why the approach and methodology taken to incorporate the new regulations caused Chapter 16.44 to be revised in its entirety. The various types of wireless communication facilities were divided between minor and major facilities and as such would require either a Site Development Permit or Conditional Use Permit. By utilizing existing application processes, staff would be able to comply with the mandated review periods as well as ensure the needs of the City were met.

Public Notice/Public Comments:

Staff published a public hearing notice in the Chino Hills Champion newspaper October 15, 2016. As of the writing of this staff report, staff has not received any public comments concerning the proposed Municipal Code Amendment.

REVIEW BY OTHERS:

This item has been reviewed by the City Attorney's Office.

FISCAL IMPACT:

There is no fiscal impact associated with the adoption of this Ordinance.

CEQA REVIEW:

Adoption of the proposed ordinance is exempt from the provisions of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") for the following reasons: (1) it will not result in a direct or reasonably foreseeable indirect physical change in the environment (14 Cal. Code Regs. § 15060(c)(2)), (2) there is no possibility that the ordinance may have a significant effect on the environment (14 Cal. Code Regs. § 15061(b)(3), and (3) the ordinance does not constitute a "project" as defined in the CEQA Guidelines (14 Cal. Code Regs. § 15378), and the project is exempt from review under CEQA pursuant to CEQA Guidelines §§ 15301(Existing Facilities which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination); and 15308 (Actions by Regulatory Agencies for Protection of the Environment which consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.

Respectfully submitted,



Konradt Bartlam
City Manager

Recommended by:



Joann Lombardo
Community Development Director

KB/JL/YM/KP

Attachments:

1. Ordinance for Municipal Code Amendment 16MCA05
2. Public Hearing Notice

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO HILLS, CALIFORNIA AMENDING IN ITS ENTIRETY CHAPTER 16.44 (WIRELESS COMMUNICATIONS FACILITIES) AND APPENDIX A (REGULATION OF USES BY ZONING DISTRICT) OF THE CHINO HILLS MUNICIPAL CODE AND DETERMINING THE ORDINANCE IS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

THE CITY COUNCIL OF THE CITY OF CHINO HILLS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The City Council hereby makes the following findings of fact:

- A. In February 2012, President Obama signed into law the "Middle Class Relief and Job Creation Act of 2012,"¹ and Section 6409(a) of that law which limits the City's authority to regulate certain modifications and collocations for existing wireless transmission facilities ("Federal Law Section 6409(a)"). The Federal Communications Commission adopted a Report and Order in the Matter of Acceleration of Broadband Deployment by Improving Wireless Facilities Siting Policies on October 17, 2014 ("FCC Report and Order") that implemented Federal Law Section 6409(a). The FCC Report and Order took effect on April 8, 2015. In October 2015, Governor Brown signed State Assembly Bill AB 57 which regulates the amount of time a City has to review certain wireless communication facilities. In response, staff has reviewed Section 16.44 (Wireless Communications Facilities) of the Municipal Code for provisions that could potentially conflict with Section 6409(a) and AB 57. The Municipal Code amendments proposed herein seek to eliminate or otherwise rectify those potential conflicting provisions while protecting the public safety, the general welfare, and the quality of life in the City of Chino Hills, including preserving the character of the neighborhood and avoiding aesthetic blight to the maximum extent permitted by federal and state law.
- B. Because of the many modifications to the existing Code required by the two new regulations, the proposed Municipal Code amendment replaces the City's existing Section 16.44 Code section in its entirety to ensure compliance with the limitations established by Federal Law Section 6409(a) and State Assembly Bill AB 57.
- C. On September 20, 2016, the Planning Commission held a public hearing to receive oral and documentary evidence from staff and the public,

¹ 112 P.L. 96, § 6409 (known as the "Middle Class Relief and Job Creation Act of 2012"), codified at 47 U.S.C. § 1455.

regarding the proposed amendment to the Municipal Code. The Commission recommended the adoption of the proposed amendments.

- D. Notice of public hearing was published in the Chino Hills Champion newspaper on October 15, 2016.
- E. A duly noticed public hearing before the City Council was conducted on October 25, 2016, at which time all interested persons were given an opportunity to testify in support of, or in opposition to the project.

SECTION 2. CEQA. The City Council finds and determines that this ordinance is not subject to the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq. ("CEQA")) for the following reasons: (1) it will not result in a direct or reasonably foreseeable indirect physical change in the environment (14 Cal. Code Regs. § 15060(c)(2)), (2) there is no possibility that the ordinance may have a significant effect on the environment (14 Cal. Code Regs. § 15061(b)(3), and (3) the ordinance does not constitute a "project" as defined in the CEQA Guidelines (14 Cal. Code Regs. § 15378) and the project is exempt from review under CEQA pursuant to CEQA Guidelines §§ 15301(Existing Facilities which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination); and 15308 (Actions by Regulatory Agencies for Protection of the Environment which consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment).

SECTION 3. Amend in its entirety Section 16.44 of the Chino Hills Municipal Code to read as follows:

Chapter 16.44 - WIRELESS COMMUNICATIONS FACILITIES

- 16.44.010 – Intent and purpose.
- 16.44.020 - Definitions.
- 16.44.030 - Permitted Uses.
- 16.44.040 – Exemptions.
- 16.44.050 - General Criteria.
- 16.44.060 - Minor Wireless Communication Facilities
- 16.44.070 - Major Wireless Communication Facilities
- 16.44.080 – Right of Appeal
- 16.44.090 – Enforcement
- 16.44.100 - Wireless Communication Facility Removal.

Sections:

- 16.44.010 – Intent and Purpose.

The purpose of these requirements and guidelines is to regulate the location and design of "wireless communication facilities" as defined in this chapter to protect the public safety, the general welfare, and the quality of life in the City of Chino Hills, including preserving the character of the neighborhood and avoiding aesthetic blight. The City Council has found and determined that these requirements and guidelines for wireless communication facilities are necessary to attain such purpose. These regulations are intended to supersede applicable provisions of the City Municipal Code pertaining to antenna structures and appurtenant communications equipment and to establish minimum requirements and flexible guidelines for the governance of wireless communication facilities, taking into consideration the rapid technological advances and the proliferation in use of wireless communication services. The standards are intended to address adverse visual impacts and operational effects of these facilities through appropriate design, siting, screening techniques and locational standards while providing for the communication needs of residents, local businesses, and government agencies. This chapter provides a mechanism to ensure that all wireless communication facilities shall be erected, located, modified, operated and maintained at all times in compliance with this chapter and all applicable laws and regulations of the City of Chino Hills, the State of California, and the United States of America. This article is not intended to, and does not, address or regulate health impacts associated with telecommunication projects.

16.44.020 - Definitions.

For the purposes of this chapter, the following words, terms, phrases and their derivations shall have the meanings given in this section. The word "shall" is always mandatory and not merely advisory.

"Accessory structure" means an "accessory structure" as defined in Section 16.02.130 of the Chino Hills Municipal Code.

"Antenna structure" means an antenna, any structure designed specifically to support an antenna, and/or any appurtenances mounted on such structure or antenna, designed for use in radio communication.

"Base Station" means a structure or equipment at a fixed location that enables Federal Communication Commission (FCC) licensed or authorized wireless communications between user equipment and a communications network. This term does not encompass a tower or equipment associated with a tower.²

"City property" means any property in which the City holds a legal interest, including but not limited to the right-of-way.

² This definition is intended to summarize, and not to modify in any way, the definition of "Base Tower" as defined and described in the FCC Report and Order released on October 21, 2014, FCC 14-153. Any ambiguity is to be resolved by consulting such FCC Order and applicable case law interpreting same.

"Collocation" or "collocated" means the mounting or installation of transmission equipment on a base station or tower for the purpose of transmitting and/or receiving radio frequency signals for communications purposes.³

"Director" means the Community Development Director or his or her designee.

"Existing facility" means a constructed tower or base station is existing for purposes of this section if it has been reviewed and approved under the applicable zoning or siting process, or under another State or local regulatory review process, provided that a tower that has not been reviewed and approved because it was not in a zoned area when it was built, but was lawfully constructed, is existing for purposes of this definition.

"Existing Support Structure" means any tower or base station as defined in this section, provided that it is existing at the time the relevant application is filed with City.

"Ground mounted" means mounted to a pole, lattice tower or other freestanding structure that is specifically constructed for the purpose of supporting an antenna.

"Lattice tower" means support structure which consists of a network of vertical and horizontal supports and crossed metal braces, forming a tower which is usually triangular or square in cross-section.

"Major facility" means a wireless communication facility that is either ground mounted or a structure specifically designed for a wireless communication facility. See "Wireless Communication Facility."

"Minor facility" means a wireless communication facility that is attached to an existing structure, wall mounted, or utility mounted, or roof mounted in such a manner that the entire mounted facility is screened by solid material on all sides and does not exceed the maximum height permitted in this chapter.

"Major modification" means any request for modification of an existing tower or base station that substantially changes the physical dimensions of such tower or base station. See "Substantial change."

"Minor modification" means any request for modification of an existing tower or base station that replaces or removes existing equipment and does not substantially change the physical size or appearance of the wireless communication facility. See "Substantial change."

"Monopole" means a single pole, supporting wireless communication equipment.

"Mounted" means any manner of attachment, support, or connection.

"Multipoint distribution service" means a commercial service that uses microwave transmission to deliver video programming directly to subscribers, including multichannel multipoint distribution services, instructional television fixed services, and local multipoint distribution services.

"Project area" means the boundaries of the leased area or owned property surrounding the wireless communication equipment.

³ This definition is intended to summarize, and not to modify in any way, the definition of "Collocation" as defined and described in the FCC Report and Order released on October 21, 2014, FCC 14-153. Any ambiguity is to be resolved by consulting such FCC Order and applicable case law interpreting same.

"Radio communication" means the transmission and/or reception of impulses, writing, signs, signals, pictures, and sounds of all kinds through space by means of electromagnetic waves.

"Residential Zone" means the zoning districts as defined in Section 16.10.010.B. or the residential portion of zoning district PD in the City.

"Roof mounted" means mounted on any structure that is not specifically constructed for the purpose of supporting antenna(s), in any manner that does not satisfy either the definition of wall mounted or utility mounted, typically mounted on the roof of an existing building.

"Stealth facility" means any wireless communication facility which is designed to blend into the surrounding environment, typically one that is camouflaged, architecturally integrated into a building or other concealing structure.

"Substantial Change"⁴ means a modification that substantially changes an existing tower or base station as defined by the following criteria:

- A. For towers other than towers in the right-of-way, it increases the height of the tower by more than 10% or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater; for other eligible support structures, it increases the height of the structure by more than 10% or more than ten feet, whichever is greater;
 - 1. Changes in height should be measured from the original support structure in cases where deployments are or will be separated horizontally, such as on buildings' rooftops; in other circumstances, changes in height should be measured from the dimensions of the tower or base station, inclusive of originally approved appurtenances and any modifications that were approved prior to the passage of applicable Federal Law.
- B. For towers other than towers in the right-of-way, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater; for other eligible support structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet;
- C. For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; or, for towers in the right-of-way and base stations, it involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure, or else involves

⁴ This definition is intended to summarize, and not to modify in any way, the definition of "Substantially Change" as defined and described in the FCC Report and Order released on October 21, 2014, FCC 14-153. Any ambiguity is to be resolved by consulting such FCC Order and applicable case law interpreting same.

installation of ground cabinets that are more than 10% larger in height or overall volume than any other ground cabinets associated with the structure;

- D. It entails any excavation or deployment outside the current project area;
- E. It would defeat the concealment elements of the eligible support structure; or
- F. It does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment, provided however that this limitation does not apply to any modification that is non-compliant only in a manner that would not exceed the thresholds identified in items (A) through (F).

"Tower" means any structure built for the sole or primary purpose of supporting any FCC-licensed or authorized antennas and their associated facilities.⁵

"Transmission Equipment" means equipment that facilitates transmission for any Commission-licensed or authorized wireless communication service, including, but not limited to, radio transceivers, antenna(s), coaxial or fiber-optic cable, and regular and backup power supply. The term includes equipment associated with wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

"Utility mounted" means mounted to an existing aboveground structure specifically designed and originally installed to support electrical power lines, cable television lines, street lighting, or traffic signal equipment.

"Wall mounted" means mounted on any vertical or nearly vertical surface of a building or other existing structure that is not specifically constructed for the purpose of supporting an antenna (including the exterior walls of a building, an existing parapet, the side of a water tank, the fence of a church steeple, or the side of a freestanding sign) such that the highest point of the antenna structure is at an elevation equal to or lower than the highest point of the surface on which it is mounted.

"Wireless communications facility" or "facility" means an antenna structure for which buildings permit or electrical permit is required by the Chino Hills Municipal Code and any facilities or equipment appurtenant to it.

"Wireless communication facility tower" means any structure built for the sole or primary purpose of supporting any FCC licensed or authorized antenna(s) and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated project area.

⁵ This definition is intended to summarize, and not to modify in any way, the definition of "Tower" as defined and described in the FCC Report and Order released on October 21, 2014, FCC 14-153. Any ambiguity is to be resolved by consulting such FCC Order and applicable case law interpreting same

16.44.030 - Applicability.

All wireless communication facilities which are erected, located, or modified within the City on or following the effective date of this chapter shall comply with this chapter, including all wireless communication facilities for which building permits and any extension of such permit have expired, except for those facilities exempt from review by Section 16.44.040 of this chapter. Any lease of City property for the purpose of erecting a wireless communications facility shall require a negotiated lease agreement and/or such other license, franchise, or other specified right granted by the City in accordance with the City Municipal Code. The existence of a lease agreement or other license shall not relieve the applicant of any obligations to obtain appropriate permits as required by this chapter.

16.44.040 – Exemptions.

This Chapter shall not apply to any tower or antenna that is owned and operated by a federally licensed amateur radio station operator. This Chapter shall also not apply to any tower or antenna used for commercial radio or television purposes.

16.44.050 – General Criteria.

- A. A Site Development Permit for Wireless Communication Facilities or a Conditional Use Permit for Wireless Communication Facilities is required for all wireless communication facilities erected, located, modified, operated and maintained within the City. The permit shall continue unless any of the following shall occur:
 - 1. The permit is suspended or revoked by the City pursuant to the procedures set forth in Section 16.44.90 below; or
 - 2. The wireless communications facility has been modified beyond the conditions set forth in the permit.
- B. Permit approval is attached to the specific facility in which the permit application was made, unless suspended or revoked by the City.
- C. Application Requirements and Procedures.
 - 1. The Community Development Director or his or her designee is authorized to promulgate application forms ensuring that the requirements of this code and all applicable law and make it available to the public as appropriate. The Community Development Director may require information or documentation in addition to that required in this code in the application, as appropriate to ensure that the spirit and intent of this chapter is complied with.
 - 2. Any application that is improperly submitted or fails to contain all required information and documentation shall be deemed incomplete.
 - 3. Each application shall contain a brief narrative accompanied by written documentation that explains and demonstrates the

applicant's efforts to locate the facility in accordance with the screening and site selection guidelines set forth in subsection F of this section.

4. All facilities shall be installed and at all times maintained in compliance with the requirements of the Title 15 of this code regardless of any permit that may be granted in accordance with Chapter 16.44. Applicants are separately required to obtain all applicable building and construction permits that may be required prior to erecting or installing the facility. Facilities located within the public right-of-way require the applicant to obtain a separate encroachment permit from the Engineering Division.
5. The Community Development Director or his or her designee may require additional information, as appropriate for applications for a new tower or base station, or applications proposing to substantially change a tower or base station.
6. Any fraudulent or false information submitted to the City by the applicant in connection with an approved application is grounds for revocation of the permit at any time by the City.
7. An application is deemed complete and accurate once it meets the requirements of the City's adopted Codes and provides all information and documentation required in the City's application as deemed satisfactory by the Director.

D. Public hearing and noticing radius. Public hearing notices of proposed major facilities, minor facilities located in residential zone, and major modifications (excluding exempt facilities) shall be conducted in accordance with Sections 16.58.040 of this code. For proposed wireless communication facilities located within the public right-of-way, the standard noticing radius may not provide adequate public notice due to the width of the right-of-way and potentially intervening open space parcels; therefore, the noticing radius shall be increased to five hundred (500) feet. For all other locations the noticing radius shall be three hundred (300) feet. The noticing radius shall be measured from the exterior boundaries of the subject parcel, or, for those facilities in the public right of way, the exterior boundaries of the nearest adjacent parcel closest to the proposed wireless communications facility.

E. Independent Expert. If the Director deems it necessary, the Director has the authority to retain on behalf of the city an independent, qualified consultant to review any application for a permit for a wireless communications facility. The review is intended to be a review of technical aspects of the proposed wireless communications facility and shall address any or all of the following:

1. Compliance with applicable FCC radio frequency emission standards;

2. Whether any requested exception is necessary to close a significant gap in coverage and is the least intrusive means of doing so;
3. The accuracy and completeness of submissions;
4. Technical demonstration of the unavailability of alternative sites or configurations and/or coverage analysis;
5. The applicability of analysis techniques and methodologies;
6. The validity of conclusions reached or claims made by applicant;
7. The viability of alternative sites and alternative designs; and
8. Any other specific technical issues identified by the consultant or designated by the city.

The cost of this review shall be paid by the applicant through a deposit pursuant to an adopted fee schedule resolution. No permit shall be issued to any applicant which has not fully reimbursed the city for the consultants cost.

- F. Lattice towers shall be prohibited at all locations in the City.
- G. Conditions of Approval. In addition to compliance with the screening and site selection standards outlined below, all major and minor facilities shall comply with and be subject to the following conditions of approval (approval may be by operation of law), as well as any modification of these conditions or additional conditions of approval deemed necessary by the Director or Planning Commission, as applicable:
 1. The facility shall not bear any signs or advertising devices other than certification, warning, or other required seals or required signage.
 2. Any and all accessory equipment, or other equipment associated with the operation of the facility, including but not limited to transmission cables, shall be located within a building, enclosure, or underground vault in a manner that complies with the development standards of the zoning district in which such equipment is located; whenever feasible, accessory equipment or other types of equipment shall be located underground. In addition, if equipment must be located above ground, it shall be visually compatible with the surrounding buildings and either screened by sufficient landscaping to screen the equipment from view, or designed to match the architecture of adjacent buildings. If no recent and/or reasonable architectural theme is present, the Director or his or her designee may require a particular design that is deemed by the Director to be suitable to the subject location.
 3. The facility exterior shall be comprised of nonreflective material(s) and painted or camouflaged to blend with surrounding materials and colors.

4. The site of the facilities shall be maintained in a condition free of debris, refuse, and trash. All graffiti shall be removed within 48 hours.
 5. Any and all screening used in connection with a wall mounted and/or roof mounted facility shall be compatible with the architecture, color, texture and materials of the building or other structure to which it is mounted.
 6. Access to the facility shall be limited to existing access roads only. No grading or construction of new roads, either paved or unpaved, is permitted for the purpose of providing access to the facility unless otherwise approved by the City, based upon a determination in the City's sole discretion, that a new road will not have any significant impacts on the property upon which the new road to be constructed or on any surrounding properties.
 7. For facilities installed on existing utility structures, the facility owner must obtain the written permission of the utility structure owner and any underlying property owner.
 8. The facility shall maintain maximum clearance consistent with current Americans with Disabilities Act (ADA) requirements.
- H. Screening and Site Selection Guidelines. The following shall be considered by the City in connection with its processing of any facility permit:
1. The extent to which the proposed facility blends into the surrounding environment or is architecturally integrated into a concealing structure, taking into consideration alternate sites that are available;
 2. The extent to which the proposed facility is screened or camouflaged by existing or proposed new topography, vegetation, buildings, or other structures;
 3. The proposed facility is a stealth facility;
 4. The total size of the proposed facility, particularly in relation to surrounding and supporting structures;
 5. The location of the proposed facility and the extent to which it conforms to the following in order of preference (item "a" being the most preferred):
 - a. Located within City owned property.
 - b. Collocated with an existing facility,
 - c. Attached to an existing structure such as an existing building, communication tower, church steeple or utility pole or tower,
 - d. Located in an industrial/business park zoning district,
 - e. Located in a commercial zoning district,
 - f. Located in the public right-of-way.

- I. Findings. In addition to any other applicable findings in this code, the following findings shall be met prior to approval of any facility:
 - 1. The proposed facility meets all applicable standards and requirements set forth in this code
 - 2. The proposed facility has been designed to minimize its visual and environmental impacts, including the utilization of stealth technology, when applicable.
 - 3. The proposed site has the appropriate zoning, dimensions, slope, design, and configuration for the development of a facility.
 - 4. That general landscaping considerations, when applicable to the facility, have been complied with to complement the structures and antennae, provide an attractive environment and preserve natural features and elements.
 - 5. Based on information submitted, the proposed facility is in compliance with all FCC and California Public Utilities Commission (PUC) requirements.
 - 6. The applicant has demonstrated and confirmed that the facility is necessary to close a significant gap in the provider's coverage and there is no less intrusive means to close that significant gap unless determined that the facility is a modification.
- J. Setback requirements. The facility shall comply with the setback requirements for the zone in which the facility is located.
- K. Variance. An application for a Variance to the requirements set forth in this section may be granted pursuant to Chapters 16.70 or 16.72 of the City Municipal Code.

16.44.060 – Minor Wireless Communication Facilities and Minor Modifications.

- A. Permit required. A Site Development Permit for Wireless Communication Facilities is required for each minor facility that is not specifically exempt under Section 16.44.040 of this chapter and for facilities that are minor modifications. Such facilities must first obtain administrative approval of the Site Development Permit for Wireless Communication Facilities in accordance with Chapter 16.78 of the Municipal Code and any additional or different requirements made applicable by this chapter. If the Director or designee denies an application for a Site Development Permit for Wireless Communication Facilities under this chapter, he or she shall make a written determination supported by substantial evidence. An approved Site Development Permit for Wireless Communication Facilities shall comply with the time limits set forth under Section 16.78.060. The permit shall continue unless any of the following shall occur:
 - 1. The permit is suspended or revoked by the City pursuant to the procedures set forth in Section 16.44.90 below; or
 - 2. The wireless communications facility has been modified beyond the conditions set forth in the permit.

B. Residential Zones Require Conditional Use Permit for Wireless Communication Facilities. Regardless of subsection A directly above, a minor facility shall not be located within a residential zone unless such facility receives Planning Commission approval of a Conditional Use Permit for Wireless Communication Facilities.

C. Height Requirements.

1. No minor facility nor any minor modification shall exceed twenty-five (25) feet in height within a residential zone or within two hundred (200) feet of a residential property line, regardless of any other provision in this code;
2. No minor facility nor any minor modification shall exceed thirty-five (35) feet in height for non-residential areas, regardless of any other provision in this code;
3. Maximum heights shall be measured from lowest adjacent grade to the highest point of the facility;
4. Regardless of the requirements of this subsection C, a minor facility and minor modification may exceed the maximum building height set forth in this subsection C if an adjustment is granted by the Planning Commission after a finding that the adjustment is necessary to ensure compliance with federal or state law.

16.44.070 - Major Wireless Communication Facilities, Major Modifications, and Minor Facilities within a Residential Zone

A. Permit required. Planning Commission approval of a Conditional Use Permit in accordance with Chapter 16.68 of the Municipal Code and all applicable requirements of this chapter is required for each:

1. Major facility that is not specifically exempt under Section 16.44.040 of this chapter;
2. Major modification; and
3. Minor facility in a residential zone.

B. If the Planning Commission denies any application for a Conditional Use Permit for Wireless Communication Facilities, it shall make a written determination supported by findings that the proposed Facility would cause significant negative impacts in the public safety or welfare or cannot achieve any of the other required findings. An approved Conditional Use Permit for Wireless Communication Facilities shall comply with the time limits set forth under Section 16.68.060. The permit shall continue unless any of the following shall occur:

1. The permit is suspended or revoked by the City pursuant to the procedures set forth in Section 16.44.90 below; or
2. The wireless communications facility has been modified beyond the conditions set forth in the permit.

C. The following location requirements shall apply to major facilities, major modifications, minor facilities within a residential zone:

1. The wireless communications facility tower shall not be located within two hundred (200) feet of a residential zone as measured from the closest point of the facility adjacent to that residential property line.
 2. A ground mounted facility shall be located in the rear yard or side yard of a property; provided that no part of a ground mounted facility shall be located in a side yard that abuts any public street.
 3. No portion or extension of a facility, including without limitation any guy wires, shall protrude beyond property lines or extend into any portion of property where such facility is not itself permitted.
- D. The following design requirements shall apply to major facilities, major modifications, and minor facilities within a residential zone:
1. A ground mounted facility and associated equipment shall be screened and enclosed with a wall. The design shall be approved by either the Director or designee or the Planning Commission as appropriate.
 2. A ground mounted facility shall not be located in a required parking area, vehicle maneuvering area, or vehicle and/or pedestrian circulation area in such a manner that it interferes with, or in any way impairs, the utility or intended function of such area.
- E. Height Requirements.
1. No major facility nor any major modification shall exceed thirty-five (35) feet in height for non-residential areas, regardless of any other provision in this code;
 2. No minor facility shall exceed twenty-five (25) feet in height within a residential zone or within two hundred (200) feet of a residential property line, regardless of any other provision in this code;
 3. Maximum heights shall be measured from lowest adjacent grade to the highest point of the facility;
 4. No major facility, major modification, nor minor facility in a residential zone may exceed the maximum building height set forth in this subsection E. unless an adjustment is granted by the Planning Commission after making all of the following findings:
 - a. The Planning Commission has reviewed alternative options provided by the applicant and staff, including but not limited to additional and/or different locations and designs, and has determined that the application as approved with the additional height has a lesser impact on the aesthetics and welfare of the surrounding community as compared to other alternatives; and
 - b. Based on the evidence presented, the additional height above the maximum is reasonably necessary for collocation of wireless communication facilities or for the efficient operation of the proposed facility;

- c. The additional height above the maximum is required to ensure compliance with federal or state law.

F. Additional Screening and Site Selection Guidelines.

1. A major facility should be located at least one thousand (1,000) feet from the nearest existing, legally established major facility (except in the event that such facility is collocated).
2. A ground mounted facility should be located in close proximity to existing above ground utilities, such as electrical tower or utility poles (not scheduled for removal or under grounding in the next eighteen (18) months), light poles, trees of comparable height, water tanks and other areas where the facility will not detract from the image or appearance of the City.
3. A ground mounted facility should be covered with a clear anti-graffiti material of a type approved by the Director or designee.
4. A roof mounted facility that extends above the existing parapet of the building on which it is mounted should be screened by a material and in a manner that is compatible with the existing design and architecture of the building.
5. A roof mounted facility, and any guy wires, supporting structures and accessory equipment should be located and designed so as to minimize visual impact as viewed from surrounding properties and public streets.

16.44.080 – Right of Appeal.

Any decision made by the Director or his or her designee pursuant to this chapter may be appealed to the Chino Hills Planning Commission in accordance with Section 16.58.060 of the Chino Hills Development Code. Any decision made by the Planning Commission is appealable directly to the City Council in accordance with Section 16.58.070 of the Municipal Code.

16.44.090 – Enforcement

A. Reservation of right to review permits.

1. Changed Circumstances. Any Conditional Use Permit for Wireless Communication Facilities or Site Development Permit for Wireless Communication Facilities granted or approved pursuant to this chapter shall be granted or approved by the City and its Planning Commission, or the City Council on appeal with reservation of the right and jurisdiction to review and modify the permit (including the conditions of approval) based on changed circumstances. Changed circumstances include, but are not limited to, changes in relation to the approved facility as described and diagrammed in the related Site Plan; increased height or size of the facility; additional impairment of the viewshed from surrounding properties; change in the type of antenna or supporting structure; changed color or materials; substantial change in location of the project area; and an effective increase in signal output above the maximum permissible exposure (MPE) limits imposed by the revised radio frequency emissions guidelines by the Federal Communications Commission.

2. Additional Right to Revoke for Violation. The reservation of right to review any permit granted and approved under this chapter by the City, its Planning Commission and/or City Council is in addition to, and not in lieu of, the right of the City, its Planning Commission and/or City Council to review and revoke or modify any permit granted or approved under this chapter for any violations of the conditions imposed on such permit or any fraudulent or false information submitted to the City in connection with the application or the approval of such application.
 3. Modification of Permit/Collocation. Upon review pursuant to subsection A of this section, any changed circumstance as determined by the Director or designee shall require the application and approval of a modification to the original Site Development Permit for Wireless Communication Facilities or Conditional Use Permit for Communication Facilities, except that any modification to accommodate collocated wireless communication facilities may be approved administratively without the approval of the Planning Commission.
- B. Nonconforming Wireless Communication facilities.
1. Legal Nonconforming Facility. Any facility that is lawfully constructed, erected, or approved prior to the effective date of this chapter, or for which the application for a use permit is deemed complete prior to the effective date of this chapter, in compliance with applicable laws, and which facility does not conform to the requirements of this chapter shall be accepted and allowed as a legal nonconforming facility. Legal nonconforming wireless communication facilities shall comply at all times with the laws, ordinances, and regulations in effect at the time the application was deemed complete, and any applicable federal or state laws as they may be amended or enacted from time to time, and shall at all times comply with the conditions of approval. Any legal nonconforming facility which fails to comply with applicable laws, ordinances, regulations, or conditions of approval may be required to conform to the provisions of this chapter.
 2. Illegal Nonconforming Facility. Any facility constructed or erected prior to the effective date of this chapter in violation of applicable laws, ordinances, or regulations shall be considered an illegal nonconforming facility and shall be abated as a public nuisance pursuant to Chapter 8.12 of the Municipal Code.
- C. Penalties
1. It is unlawful and a misdemeanor for any person, firm, or corporation to violate, disobey, omit, neglect, refuse to comply with, or resist the enforcement of any of the provisions of this chapter. Such behavior shall subject the violator to penalty as set forth in Section 1.36.020 of this Code. Each day that a violation exists shall constitute a separate offense.
 2. In addition to subsection 1 above, any violation of the provisions of this chapter or the conditions of operation of any permit issued pursuant to this Chapter are and shall be a public nuisance subject to abatement by the City through obtaining a court injunction from a court of competent

jurisdiction or through the procedures set forth in Chapter 8.12 of this Code.

16.44.100 - Wireless Communication Facility Removal.

- A. Discontinued Use. The operator of a lawfully erected facility, and the owner of the premises upon which it is located, shall promptly notify the Director or designee in writing through a Site Development Permit Application for Wireless Communication Facilities in the event that the permitted use is discontinued for any reason. In the event that discontinued use is permanent, then the owner(s) and/or operator(s) shall promptly remove the facility, repair any damage to the premises caused by such removal, and restore the premises as appropriate to conform with applicable zoning codes. All such removal, repair and restoration shall be completed within ninety (90) days after the use is discontinued, and shall be performed in accordance with all applicable health and safety requirements. For purposes of this subsection A, a discontinued use shall be permanent unless the facility is reasonably likely to be operative and used within the immediately following three-month period. The Director or designee may at any time request proof by the operator of any facility that the facility is in active use.
- B. Abandonment. A facility that is inoperative or unused for a period of six continuous months shall be deemed abandoned. Upon reasonable suspicion of abandonment, the City shall provide a preliminary notice of abandonment to the operator of the facility and the owner (s) of the premises upon which the facility is located. Such preliminary notice of abandonment may be delivered in person, or mailed to the address(es) stated on the facility permit application, and shall be deemed given at the time delivered or placed in the mail.
- C. Removal of Abandoned Facility.
 - 1. Within thirty (30) days after preliminary notice of abandonment is given, the operator of the facility and the owner(s) of the property on which it is located shall either (a) remove the facility and restore the premises, or (b) provide the Community Development Department with written objection to the City's preliminary notice of abandonment and submit a request for administrative hearing to reconsider the abandonment. If after such time, the facility is not properly removed, or the City does not receive an objection to the preliminary notice of abandonment and request for administrative hearing, the Director or designee may make a determination of abandonment and provide notice of such determination in the same manner as the preliminary notice of abandonment.
 - 2. If the City receives a timely written objection to the preliminary notice of abandonment and a request for administrative hearing, the Director or designee shall schedule an administrative hearing to commence within fifteen (15) days of receiving the objection. The

Director or designee shall send notice of the time and place for the hearing to the operator of the facility and the owner(s) of the property on which it is located. At the time and place scheduled for administrative hearing, the operator of the facility or the owner(s) of the property on which it is located may present documents and other evidence that the facility was in use during the relevant six-month period and that it is presently operational. The Director or designee shall review all evidence, determine whether or not the facility was properly deemed abandoned, and make a determination of abandonment or a finding of continued use and provide notice of such determination in the same manner as provided for the preliminary notice of abandonment.

- D. Removal by City. At any time after thirty (30) days following the determination of abandonment, the City may remove the abandoned facility, repair any and all damage to the premises caused by such removal, and otherwise restore the premises as is appropriate to be in compliance with applicable code. The City may, but shall not be required to, store the removed facility (or any part of such facility). The owner of the premises upon which the abandoned facility was located, and all prior operators of the facility, shall be jointly liable for the entire cost of such removal, repair, restoration, and storage, and shall remit payment to the City promptly after demand therefor is made. The City may, in lieu of storing the removed facility, convert it to the City's use, sell it, or dispose of it in any manner deemed by the City to be appropriate.
- E. City Lien on Property. Until the cost of removal, repair, restoration, and storage is paid in full, a lien shall be placed on the real property on which the facility was located for the full amount of the cost of removal, repair, restoration, and storage. The Director of Community Development shall cause the lien to be recorded in the County of San Bernardino Recorder's Office.
- F. The operator of the facility, and the owners of the premises upon which it is located shall be in violation of this chapter for failure to timely comply with any requirements hereunder. Each such person shall be subject to penalties for each such violation, pursuant to Section 16.44.190 of this chapter.

SECTION 4. Amend Appendix A of the Chino Hills Municipal Code as follows:

The following symbols are used to describe the relationship of the listed uses to each zoning district:

"P"	The use is permitted by right.
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"C"	The use requires a Conditional Use Permit.
"A"	The use is permitted as an accessory use only, subject to specific conditions outlined in the Development Code.
"T"	The use is permitted only as a temporary use, subject to the specific conditions contained in Chapter 9.75.
"S"	The use requires approval of a Site Development Permit.

APPENDIX A
REGULATION OF USES BY ZONING DISTRICTS

ZONING DISTRICT LAND USE	R A	R R	R S	R M 1	R M 2	R M 3	C N	C F	C G	C O	C R	M U	B P	L I	I - 1	I - 2	O S
Wireless Communications Facilities – Major Facilities							C	C	C	C	C	C	C	C	C	C	C
Wireless Communications Facilities – Major Modifications	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Wireless Communications Facilities – Minor Facilities	C	C	C	C	C	C	S	S	S	S	S	S	S	S	S	S	S
Wireless Communications Facilities – Minor Modifications	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

Key:	
"P"	The use is permitted by right.
"C"	The use requires a Conditional Use Permit.
"A"	The use is permitted as an accessory use only, subject to specific conditions outlined in the Development Code.

"T"	The use is permitted only as a temporary use, subject to the specific conditions contained in Chapter 9.75.
"S"	The use requires approval of a Site Development Permit.

SECTION 5. Remove the term "Cellular Phone Towers" from Appendix A of the Chino Hills Municipal Code.

SECTION 6. Upon the effective date of this Ordinance, the provisions hereof shall supersede any inconsistent or conflicting provisions of the San Bernardino County Code, as the same were adopted by Reference by City Ordinance Nos. 91-01 and 92-02.

SECTION 7. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 8. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 9. The City Clerk is directed to certify the passage and adoption of this Ordinance, cause it to be entered into the City of Chino Hills' book of original Ordinances, make a note of the passage and adoption in the records of this meeting, and, within fifteen days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 10. This Ordinance will take effect on the 30th day following its final passage and adoption.

SECTION 11. The City Clerk shall certify as to the adoption of this Ordinance.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2016.

ART BENNETT, MAYOR

ATTEST:

CHERYL BALZ, CITY CLERK

APPROVED AS TO FORM:

MARK HENSLEY, CITY ATTORNEY