

ORDINANCE NO. 2026-005

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, AMENDING THE SUBDIVISION ORDINANCE (TITLE 19 OF THE MUNICIPAL CODE) OF THE CITY OF CHINO. PL26-0001 (SUBDIVISION ORDINANCE AMENDMENT).

The City Council of the City of Chino, California, does hereby ordain as follows:

Section 1. Section 19.06.040.A.3 of the Chino Municipal Code is hereby revised as follows (additions in bold red; deletions in ~~strikethrough~~):

19.06.040 – Street design and improvements.

A. *Private streets.* New private streets shall be created only if they meet all of the following requirements:

1. The planning commission determines that a private street system will not be a substantial detriment to adjoining properties, or to the properties served by the private street system, and will not disrupt or prevent the establishment of an orderly circulation system in the vicinity of the subdivision;
2. The proposed private streets may deviate from all applicable requirements for public streets, subject to approval by the city engineer and the Chino Valley Fire Independent District;
3. The proposed private street is located on the premises of a commercial, industrial or multifamily residential development; provided, however, that proposed private streets within a single-family residential zone as shown on a tentative subdivision map approved by the city before January 1, 2019 shall be allowed so long as any such private streets meet all applicable standards set forth in this chapter and those established by the city engineer, including but not limited to, all applicable accessibility standards. **Private streets may also be permitted within single-family residential zones of The Preserve Specific Plan area, provided that the adopted Preserve Specific Plan (or amendments thereto) expressly authorizes such private streets and establishes applicable development standards. The use and implementation of private streets within a development project that has an approved development agreement shall also comply with the requirements for private streets or gated communities within the development agreement.**
4. The subdivider shall establish provisions, approved by the director of community development and city attorney, for a homeowners' association or other organization to assume responsibility for the maintenance and ownership of private streets, alleys and their rights-of-way, including any trees and landscaping provided within the street and alley rights-of-way; and
5. The planning commission may require that a proposed private street be subject to an offer of dedication pursuant to Government Code Section 66477.1.

Section 2. The City Council finds that this Ordinance is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3), Common Sense Exemption, in that it can be seen with certainty that there is no possibility for this action to have a significant effect on the environment, and individual development applications will be reviewed under CEQA as they are proposed.

Section 3. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or the application thereof to any person or circumstances, is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any other provision or application, and to this end the provisions of this ordinance are declared to be severable. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase, part or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, parts or portions thereof be declared invalid or unconstitutional.

Section 4. This Ordinance shall be in full force and effect thirty (30) days after its second reading and adoption.

Section 5. Certification. The City Clerk of the City of Chino shall certify to the passage and adoption of this Ordinance and shall cause the same to be published in the *Chino Champion*, a newspaper of general circulation, within said City in accordance with the provisions of the Government Code.

PASSED, APPROVED AND ADOPTED THIS 21ST DAY OF JULY 2026.

By: \_\_\_\_\_  
EUNICE M. ULLOA, MAYOR

ATTEST:

By: \_\_\_\_\_  
NATALIE GONZAGA, CITY CLERK

