

**DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION CONDITIONS OF APPROVAL**

DATE: September 17, 2025

PROJECT FILE NO.: PL25-0084 (Tentative Parcel Map No. 20988)

LOCATION: Northwest corner of Cypress Avenue and Edison Avenue
(APN 1021-251-01)

APPLICANT: PLC Communities

1.0 TIME LIMITS

- 1.1 The above referenced tentative subdivision map shall expire 2 years from the date of tentative map approval if the final map has not been recorded. The Planning Commission may extend the approval if a time extension request application is submitted to the Director of Development Services at least 30 days prior to the expiration of the application.

2.0 GENERAL REQUIREMENTS

- 2.1 Failure to comply with any condition of approval shall be deemed just cause for revocation of the final map by the City Council.
- 2.2 The project shall proceed only in accordance with approved plans on file in the Planning Division, the conditions contained herein and the Chino Municipal Code.
- 2.3 Approval of this request shall not waive compliance with any section of the Chino Municipal Code, all other applicable City ordinances, and applicable specific plans in effect at the time of building permit issuance.
- 2.4 Pursuant to Government Code Section 66020, the applicant is informed that the 90-day period in which the applicant may protest the fees, dedications, reservation or other exaction imposed on this project through the conditions of approval has begun.
- 2.5 In the event that any condition contained herein is determined to be invalid or legally unenforceable, then all remaining conditions shall remain in force.

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- 2.6 In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the project sponsors and/or other parties in an action filed in a court of law or threatened to be filed therein, which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the applicable section of the entire project shall be reviewed by the City and substitute conditions may be imposed.
- 2.7 The applicant shall indemnify the City and its elected boards, commissions, officers, agents and employees and will hold and save them and each of them harmless from any and all actions, claims, liabilities, losses, damages, penalties, obligations and expenses, including but not limited to attorneys' fees and costs, (collectively "claims") against the City for any such claims and shall be responsible for any judgment arising therefrom. The City shall provide the applicant with notice of the pendency of such action and shall request that the applicant defend such action. The applicant may utilize the City Attorney's office or use legal counsel of its choosing, but shall reimburse the City for any necessary legal cost incurred by City, including for the City's required participation in defense of the claims. The applicant shall provide a deposit in the amount of 100% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by City to keep the deposit at such level. If the applicant fails to provide or maintain the deposit, the City may abandon the action and the applicant shall pay all costs resulting therefrom and City shall have no liability to the applicant.
- 2.8 Any change of use in the project shall be reviewed by the Development Services Department for compliance with CEQA.
- 2.9 Pursuant to Public Resources Code Section 21089 and Fish and Wildlife Code Section 711.4, the developer shall provide those fees marked [X] below in the form of a check made payable to the **San Bernardino County Clerk of the Board of Supervisors** within 5 days of Planning Commission approval. **Project approval shall not be complete until the required fee(s) is (are) paid:**

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

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3.0 PRIOR TO RECORDATION OF THE FINAL MAP:

- 3.1 All conditions of approval shall be completed to the satisfaction of the Director of Development Services.