

RESOLUTION NO. PC2026-013

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, APPROVING PL26-0120 (SITE APPROVAL) AND PL26-0121 (TENTATIVE TRACT MAP NO. 20845) TO SUBDIVIDE 12.42 ADJUSTED GROSS ACRES FOR THE DEVELOPMENT OF 55 SINGLE-FAMILY RESIDENTIAL HOMES AT A DENSITY OF 4.44 DWELLING UNITS PER ACRE WITHIN THE RD 4.5 RESIDENTIAL (4.5 DWELLING UNITS/ACRE) LAND USE DESIGNATION OF THE EAST CHINO SPECIFIC PLAN, , LOCATED AT 13918 CYPRESS AVENUE (APNS: 1021-241-02, -03, AND 1021-251-01).

WHEREAS, PLC Communities, LLC (the "Applicant"), has filed an application with the City of Chino (the "City") for approval of PL26-0120 (Site Approval) and PL26-0121 (Tentative Tract Map No. 20845) (the "Project") to subdivide 12.42 adjusted gross acres for the development of 55 single-family residential homes at a density of 4.44 dwelling units per acre, located at 13918 Cypress Avenue (APNs: 1021-241-02, -03, and 1021-251-01); and

WHEREAS, the Planning Commission of the City of Chino has completed its study of the proposed Project; and

WHEREAS, on June 17, 2026, the Planning Commission held a duly noticed public hearing for the Project in compliance with law, including compliance with the relevant provisions of the California Government Code and Chino Municipal Code, entertained the written and oral report of staff, and took public testimony on the Project, and unanimously voted to continue the item to a public hearing on July 15, 2026; and

WHEREAS, on July 15, 2026, the Planning Commission held a duly noticed public hearing for the Project in compliance with law, including compliance with the relevant provisions of the California Government Code and Chino Municipal Code, entertained the written and oral report of staff, and took public testimony on the Project, and

NOW, THEREFORE, the Planning Commission of the City of Chino, California, does hereby FIND, DETERMINE, and RESOLVE as follows:

A. The foregoing recitals are true and correct and incorporated herein.

B. Based on substantial evidence, both written and oral, from the public hearing, the Planning Commission makes the following findings and takes the following actions on PL26-0120 (Site Approval) and PL26-0121 (Tentative Tract Map No. 20845):

1. *PL26-0120 (Site Approval)*

- a. The proposed Project is consistent with the goals and policies of the City's adopted General Plan and/or applicable specific plan(s). The Project meets General Plan, Goal LCC-1.1, which fosters livable neighborhoods with a balanced mix of housing. Further, the Project is located in the East Chino Specific Plan (ECSP) and is in compliance with the ECSP development standards and design guidelines;
- b. The proposed Project is permitted within the zoning district in which it is proposed and complies with all applicable provisions of the City's Zoning Code. The Project is a proposal for 55 single-family dwelling units at a density of 4.4 dwelling units per acre on 12.42 adjusted gross acres, where single family homes are permitted and are within the allowable density range (4.5 dwelling units/acre) of the RD 4.5 Residential land use designation of the ECSP;
- c. The subject site is physically suitable, including, but not limited to, parcel size, shape, access and availability of utilities, for the type and intensity of development proposed as all minimum zoning requirements governing parcel size, shape, access, type and intensity of development have been met or exceeded. The proposed residential development is consistent with the development standards and guidelines for uses within the RD 4.5 Residential land use designation of the ECSP and the City Zoning Ordinance;
- d. The subject site relates to streets and highways property designed, both as to width and type of pavement to carry the type and quantity of traffic generated by the proposed Project, as necessary street and roadway improvements for Amsterdam Avenue and Cypress Avenue are required to be improved as part of the development;
- e. The proposed Project is compatible with those on abutting properties and in the surrounding neighborhood, as the adjacent properties to north, east, and west of the Project are existing residential properties of similar size and density. The property to the south will remain as residential/agricultural use;
- f. The proposed location, size, and operating characteristics of the proposed Project will not be detrimental to the public interest, health, safety or general welfare as the Project is consistent with the RD 4.5 Residential land use designations of the ECSP and surrounding uses. In addition, certain safeguards have been required of the proposed Project, which the Planning Commission deems necessary to protect the public health, safety, and general welfare. These safeguards (Conditions of Approval) are attached here as Exhibit "A";
- g. The proposed Project will not have a significant adverse impact on the environment, as the proposed Project has been determined to be within the

scope of the previously certified 2045 General Plan Update Environmental Impact Report (EIR) (State Clearinghouse No. 202409083), adopted on September 2, 2025. The EIR adequately describes the environmental effects of the proposed Project for the purposes of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183. The proposed Project is consistent with the land use designation, development density, and applicable policies established by the City's General Plan, the ECSP, and underlying zoning, all of which were evaluated in the certified EIR. Pursuant to Section 15183(b), a focused evaluation of the development was conducted and the analysis concluded that the proposed Project would not result in any new or more severe significant environmental impacts beyond those identified in the certified General Plan EIR. The Project is also subject to uniformly applicable development policies and mitigation measures identified in the 2045 General Plan Update EIR, which would reduce potential impacts to less than significant levels. Accordingly, pursuant to CEQA Guidelines Section 15183, no additional environmental review is required.

- h. The minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed Project and have been imposed as conditions of Project approval by the Planning Commission. In addition, certain safeguards have been required of the Project, which the Planning Commission deems necessary to protect the public health, safety, and general welfare. These safeguards (Conditions of Approval) are attached hereto as Exhibit 'A'. Further, the Project meets all required development standards and policies pertaining to residential development in the City and the ECSP.
2. *PL26-0121 (Tentative Tract Map No. 20845)*
- a. *Consistency with plans.* The proposed subdivision, together with the provisions for its design and improvements, is consistent with applicable general or specific plans of the city. The proposed subdivision is located within the RD4.5 Residential land use designation of the ECSP. The RD4.5 Residential land use designation allows for residential development at a density up to 4.5 dwelling units per acre. The proposed subdivision will create 58 lots (55 individual lots for single-family units, one lot for a passive park/underground detention basin, and two landscaped lettered lots) at a density of 4.44 dwelling units per acre, meeting the density requirement;
 - b. *Consistency with zoning.* The proposed subdivision is consistent with the provisions of the Chino Zoning Ordinance and other related ordinances, or a variance has been granted. Each lot meets the minimum requirements of the RD 4.5 Residential land use designation;

- c. *Suitability.* The site is physically suitable for the type or density of development because all required on and off-site improvements that are necessary to accommodate this development will be provided in accordance with City requirements. In addition, the site is flat and does not have any development constraints that would hinder residential development and the proposed tract map is of sufficient size and dimensions to accommodate single family homes in accordance with the ECSP;
- d. *Environmental damage.* The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The Project is within the scope of the adopted 2045 General Plan Update EIR and will adhere to mitigation measures;
- e. *Wastewater.* The discharge of waste from the proposed subdivision into a community sewer system will not result in violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code);
- f. *Water service.* The review of the City Engineer or water service agency indicates that there is sufficient water to provide for the residents of the subdivision. The 2045 General Plan Update EIR considered the capacity of existing and planned water facilities and found them to be adequate;
- g. *Soils and geology.* There are no adverse soil or geological conditions, according to a preliminary soils report or geological hazard report, or the subdivider has demonstrated to the satisfaction of the Director of Development Services, City Engineer and Planning Commission that any adverse conditions can be corrected;
- h. *Public Health.* The design of the subdivision or the type of improvement will not cause serious public health problems. Full public improvements will be constructed in conformance with City Standards as well as applicable State and Federal regulations
- i. *Easements.* The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. The map will be subject to Covenants, Codes and Restrictions (CC&Rs) which include provisions for reciprocal access to assure maintenance of all common areas, including landscaping, site access points and off-street parking areas, and to assure common ingress and egress between parcels;
- j. *Environmental documentation.* The proposed project has been determined to be within the scope of the previously certified 2045 General Plan Update

Environmental Impact Report (EIR) (State Clearinghouse No. 202409083), adopted on September 2, 2025. The EIR adequately describes the environmental effects of the proposed project for the purposes of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183. The proposed project is consistent with the land use designation, development density, and applicable policies established by the City's General Plan, the East Chino Specific Plan, and underlying zoning, all of which were evaluated in the certified EIR. Pursuant to Section 15183(b), a focused evaluation of the development was conducted and the analysis concluded that the proposed project would not result in any new or more severe significant environmental impacts beyond those identified in the certified General Plan EIR. The project is also subject to uniformly applicable development policies and mitigation measures identified in the 2045 General Plan Update EIR, which would reduce potential impacts to less than significant levels. Accordingly, pursuant to CEQA Guidelines Section 15183, no additional environmental review is required.

- k. *Agricultural suitability.* The proposed subdivision will not result in the subdivision of agricultural parcels to a size too small to sustain agricultural use under the conditions for denial listed in Section 66474.4 of the Subdivision Map Act as the project is not currently encumbered with any Williamson Act contracts.
3. *CEQA Findings.* In compliance with the California Environmental Quality Act (CEQA), Pursuant to Guideline § 15183, *Projects Consistent with a Community Plan, General Plan, or Zoning.* The proposed project has been determined to be within the scope of the previously certified 2045 General Plan Update Environmental Impact Report (EIR) (State Clearinghouse No. 202409083), adopted on September 2, 2025. The EIR adequately describes the environmental effects of the proposed project for the purposes of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183. The proposed project is consistent with the land use designation, development density, and applicable policies established by the City's General Plan, the East Chino Specific Plan, and underlying zoning, all of which were evaluated in the certified EIR. Pursuant to Section 15183(b), a focused evaluation of the development was conducted and the analysis concluded that the proposed project would not result in any new or more severe significant environmental impacts beyond those identified in the certified General Plan EIR. The project is also subject to uniformly applicable development policies and mitigation measures identified in the 2045 General Plan Update EIR, which would reduce potential impacts to less than significant levels. Accordingly, pursuant to CEQA Guidelines Section 15183, no additional environmental review is required.
4. *Approval of PL26-0120 (Site Approval) and PL26-0121 (Tentative Tract Map No. 20845).* The Planning Commission hereby approves PL26-0120 (Site Approval) and PL26-0121 (Tentative Tract Map No. 20845), subject to the Conditions of

Approval attached hereto as Exhibit "A". Applicant, including its successors and assigns, shall be responsible for implementing and complying with all conditions set forth in Exhibit "A".

- 5. *Actions by the Planning Commission Secretary.* The Planning Commission Secretary is hereby directed to attest to the adoption of this Resolution as of the date set forth below and forthwith transmit a copy of this Resolution, by regular mail, to the Applicant at the address of record set forth in the Application.

PASSED, APPROVED, and ADOPTED THIS 15TH day of JULY 2026.

PLANNING COMMISSION CHAIRPERSON

ATTEST:

SECRETARY, PLANNING COMMISSION

State of California)
County of San Bernardino) §
City of Chino)

I hereby certify the foregoing Resolution was duly adopted by the Chino Planning Commission at a meeting held on the 15th day of July 2026 and entered in the minutes of said Commission.

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

SECRETARY, PLANNING COMMISSION

Attachments:
Exhibit "A" – Conditions of Approval