

RESOLUTION NO. PC2024-022

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, APPROVING PL23-0121 (TPM NO. 20806), A REQUEST TO SUBDIVIDE A 9.5-ACRE PARCEL OF LAND INTO TWO PARCELS CONSISTING OF 4.7 AND 4.63-ACRE LOTS WITH A STREET DEDICATION OF 0.17 ACRES LOCATED AT 11910 S. BENSON AVENUE IN THE RD1 (RESIDENTIAL) ZONING DISTRICT (APN: 1014-581-05).

WHEREAS, CDA Plus PDG, Inc. (the “Applicant”), has filed an application with the City of Chino (the “City”) for approval of PL23-0121 (Tentative Parcel Map No. 20806) (the “Project”) to subdivide a 9.5-acre parcel of land into two parcels consisting of 4.7 and 4.63 acre lots with a street dedication of 0.17 acres located at 11910 S. Benson Avenue in the RD1 zoning district; and

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

WHEREAS, on November 20, 2024, the Planning Commission held a duly noticed public hearing for the Project in compliance with law, entertained the written and oral report of staff, and took public testimony on the Project.

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:
 1. *PL23-0121 (Tentative Parcel Map No. 20806)*
 - a. *Consistency with plans.* The proposed subdivision, together with the provisions for its design and improvements, is consistent with applicable General Plan and/or applicable specific plans, as it is consistent with the City’s General Plan, which designates the property as RD1 (Residential, 1 du/ac), which permits places of worship and educational services with the approval of a special conditional use permit. Additionally, the proposed plan will facilitate development consistent with the RD1 zoning district; and
 - b. *Consistency with zoning.* The proposed subdivision is consistent with the provisions of the Chino Zoning Ordinance and other related ordinances, as the map complies with the RD1 zoning district, and other related ordinances, in that the proposed map meets the requirements for lot sizes,

required dedications, easements, and other requirements as outlined in the City's Zoning Code; and

- c. *Suitability.* The site is physically suitable for the type or density of development, because all required on and off-site improvements necessary to accommodate the development will be provided in accordance with City requirements. The site is flat and does not have any development constraints that would hinder development, and the parcels created are of sufficient size and dimension to accommodate development consistent with and in accordance with the requirements of the RD1 zoning district; and
- 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; and
- 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 the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code); and
- f. *Water service.* The review of the City Engineer or water service agency indicates there is sufficient water provided to the project site; and
- 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 Director of Development Services, City Engineer and Planning Commission that any adverse conditions can be corrected, as the necessary technical studies show the soil conditions are suitable for development; and
- h. *Public health.* The design of the subdivision or the type of improvements will not cause serious public health problems. The proposed subdivision will subdivide an existing urban parcel into two parcels, consistent with the City's Zoning Ordinance and General Plan; and
- 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; and
- j. *Environmental documentation.* The environmental documentation is adequate and conforms with the provisions of the California Environmental Quality Act, as the project is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15315 – Minor Land Divisions; and

- 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 property is not currently encumbered with any Williamson Act contracts.
2. *CEQA Findings.* In compliance with CEQA, Pursuant to Guideline § 15315, Minor Land Divisions, the Project qualifies as being categorically exempt from CEQA and will have no significant impact on the environment. Furthermore, none of the exceptions to the categorical exemptions set forth in the CEQA Guidelines 15300.2, apply to this project.
 3. *Approval of PL23-0121 (Tentative Parcel Map No. 20806).* The Planning Commission hereby approves PL23-0121 (Tentative Parcel Map No. 20806), subject to the conditions of approval attached hereto as Exhibit "A". The Applicant, including its successors and assigns, shall be responsible for implementing and complying with all conditions set forth in Exhibit "A".
 4. *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 20TH DAY OF NOVEMBER 2024.

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 20th day of November 2024 and entered in the minutes of said Commission.

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

SECRETARY, PLANNING COMMISSION

Attachment:

Exhibit A – Conditions of Approval