

UTILITIES

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
1351 E FRANCOIS STREET
ONTARIO, CA 91761
(800) 655-4555

SOLID WASTE:
WASTE MANAGEMENT
13793 REDWOOD STREET
CHINO, CA 91710
(800) 423-9986

CABLE:
SPECTRUM
4036-J GRAND AVE
CHINO, CA 91710
(866) 874-2389

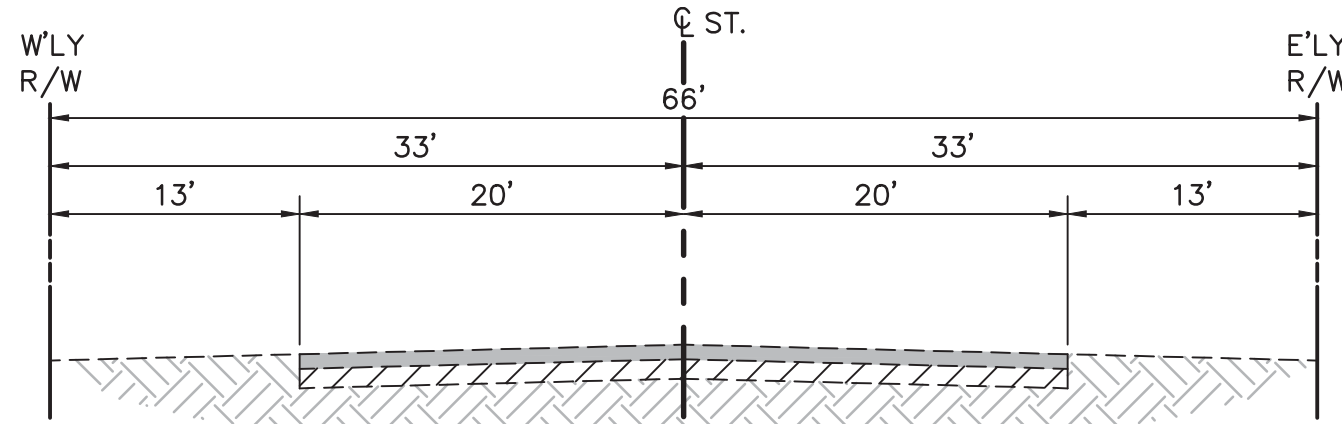
WATER & SEWER:
CHINO CITY UTILITIES AND WATER SERVICES
13220 CENTRAL AVENUE
CHINO, CA 91710
(909) 334-3264

GAS:
SOUTHERN CALIFORNIA GAS COMPANY
13220 CENTRAL AVENUE
CHINO, CA 92710
(909) 628-1234

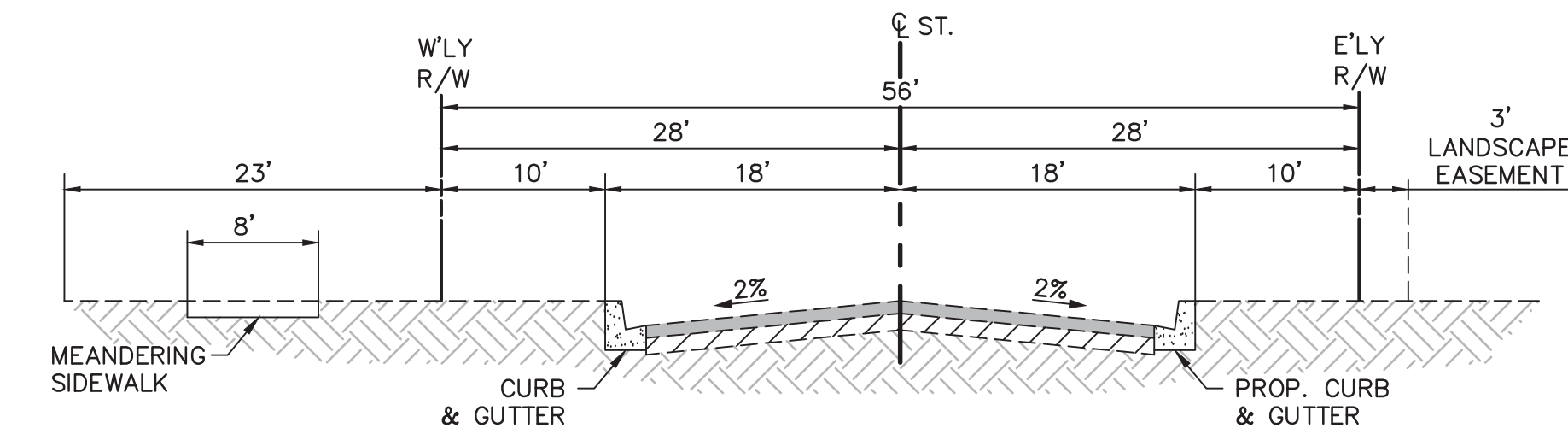
TELEPHONE:
SPECTRUM
4036-J GRAND AVE
CHINO, CA 91710
(866) 874-2389

LEGEND

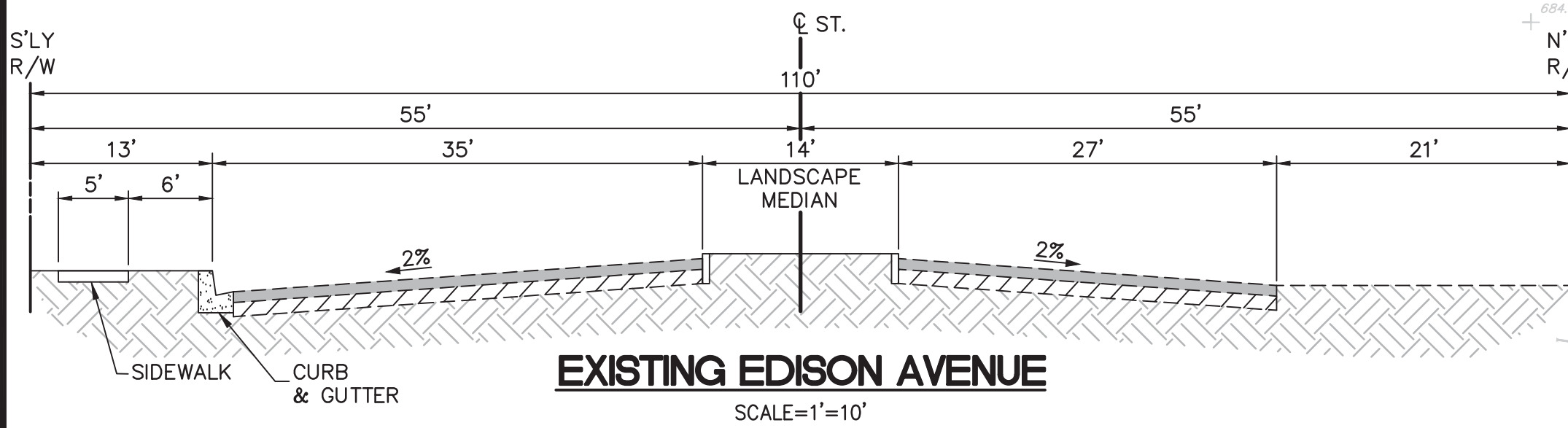
PROPOSED PROPERTY LINE
STREET CENTER LINE
EXISTING EASEMENT
SINGLE FAMILY DWELLING S.F.D.



EXISTING CYPRESS AVENUE
SCALE=1'=10'



EXISTING AMSTERDAM AVENUE
SCALE=1'=10'



EXISTING EDISON AVENUE
SCALE=1'=10'

APPLICANT/DEVELOPER

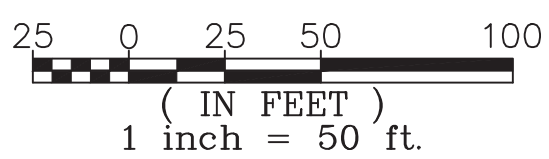
LOUIS AGUERRE AND ANGELA AGUERRE
TRUSTEES OF THE LOUIS B AGUERRE FAMILY TRUST
14022 CYPRESS AVENUE
CHINO, CA 91710

ENGINEER

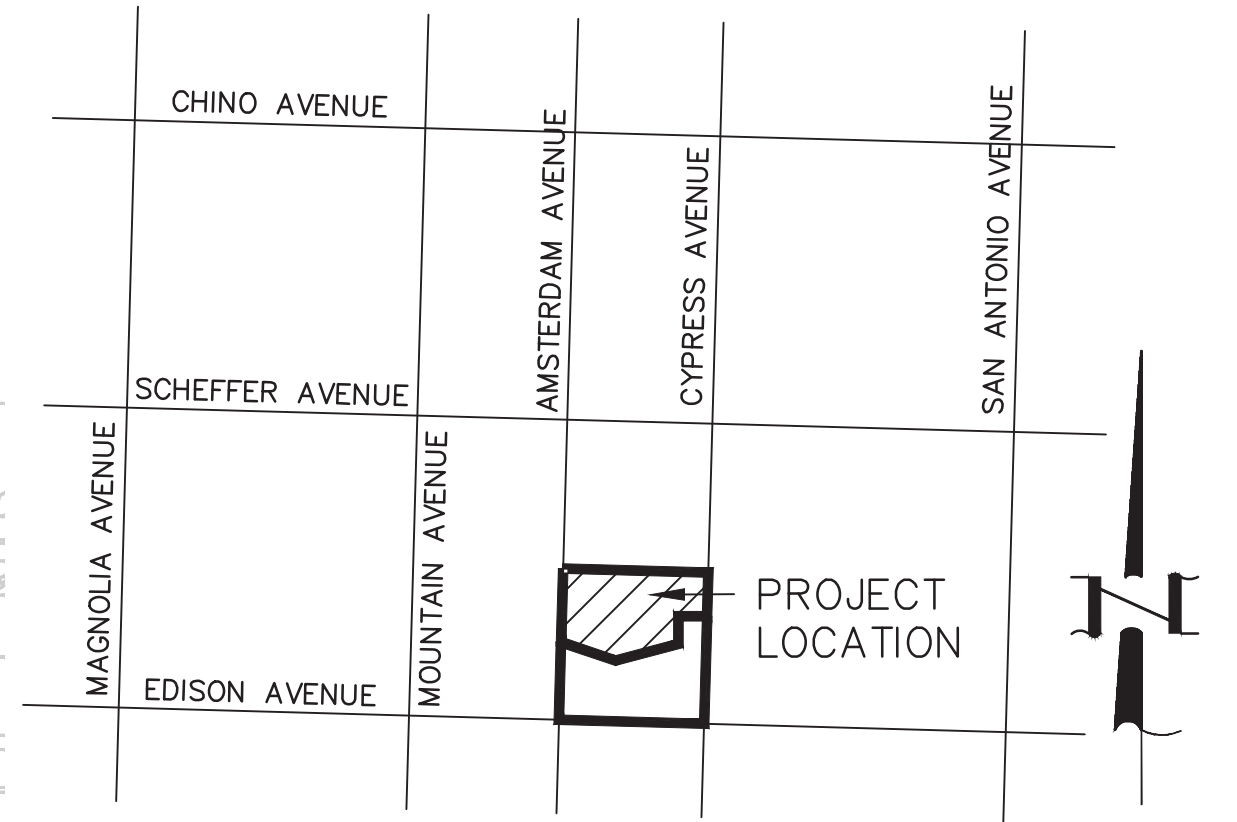
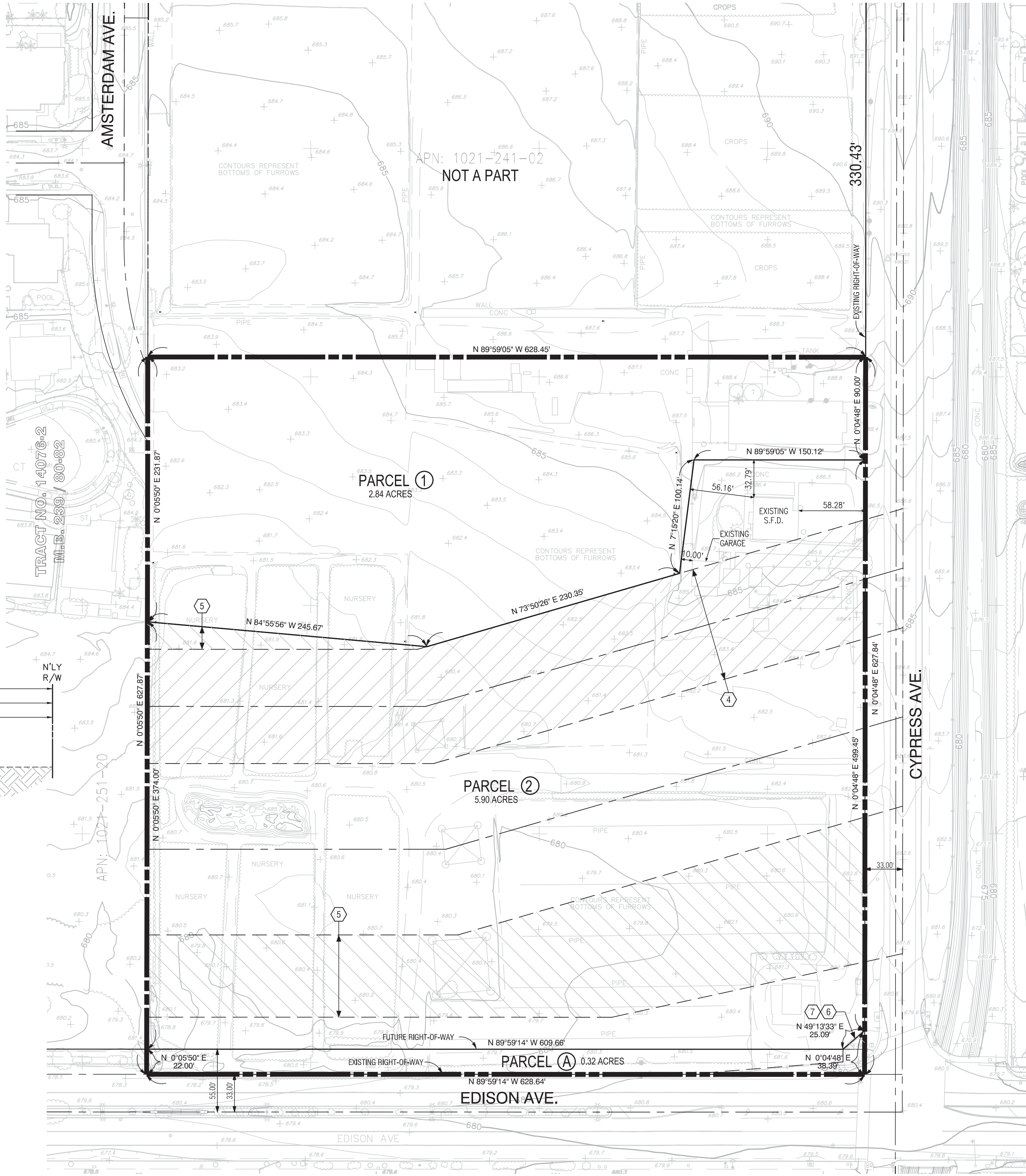
MDS CONSULTING
5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA 92606
(949) 251-8821
WWW.MDSCONSULTING.NET
PLANNERS ENGINEERS SURVEYORS



EDWARD J. LENTH RCE 052496
EXP. DATE: DECEMBER 31, 2026
DATE: 7/16/2025



TENTATIVE PARCEL MAP NO. 20988
FOR FINANCE PURPOSE ONLY
CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



VICINITY MAP

GENERAL INFORMATION

1. LAND USE: SINGLE FAMILY RESIDENTIAL AND AGRICULTURE
2. EXISTING ZONING: EAST CHINO SPECIFIC PLAN: RD 4.5 (4.5 DU/AC)
3. EXISTING GENERAL PLAN: EAST CHINO SPECIFIC PLAN: RD 4.5 (4.5 DU/AC)
4. PROPOSED LAND USE: SINGLE-FAMILY DETACHED RESIDENTIAL
5. PROPOSED ZONING: EAST CHINO SPECIFIC PLAN: RD 4.5
6. PROPOSED GENERAL PLAN: EAST CHINO SPECIFIC PLAN: RD 4.5
7. ADJACENT LAND USES: NORTH: SINGLE-FAMILY RESIDENTIAL
EAST: CYPRESS AVE./SINGLE-FAMILY RESIDENTIAL
SOUTH: AGRICULTURE
WEST: SINGLE-FAMILY RESIDENTIAL
8. PARCEL A, EDISON AVENUE, TO BE DEDICATED TO THE CITY OF CHINO FOR STREET AND PUBLIC UTILITY PURPOSES.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL B:
LOT 32, SECTION 13 TOWNSHIP 2 SOUTH, RANGE 8 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO MAP OF SUBDIVISION OF PART OF RANCHO SANTA ANA DEL CHINO, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT THEREOF RECORDED IN BOOK 6 PAGE 15 OF MAPS, RECORDS OF SAID COUNTY. TOGETHER WITH SOUTH HALF OF LOT 17, SECTION 13, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO MAP OF SUBDIVISION OF PART OF RANCHO SANTA ANA DEL CHINO, IN THE COUNTY OF SAN BERNARDINO, RECORDS OF SAID COUNTY. TOGETHER WITH A 1/2 INTEREST IN THE WELL AND PUMPING PLANT LOCATED ON THE NORTH 1/2 OF LOT 17.

APN: 1021-251-01-000

PROPOSED LAND USE SUMMARY

PARCEL	LAND USE	AREA (AC)	PERCENT(%)
1	AGRICULTURE	2.84 AC	31.3%
2	AGRICULTURE	5.90 AC	65.1%
A	AGRICULTURE	0.32 AC	3.6%
TOTAL GROSS ACREAGE		9.06 AC	100.0%

EXISTING EASEMENT

- 4 EXISTING 100' EASEMENT DECEMBER 11, 1940 GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY PER PUBLIC UTILITIES RECORDED, INSTRUMENT NO. 11, IN BOOK 1446, PAGE 137 OF O.R. IN THE COUNTY OF SAN BERNARDINO, TO REMAIN.
- 5 EXISTING VARIABLE WIDTH EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, FOR PUBLIC UTILITIES, RECORDED APRIL 4, 1946, INSTRUMENT NO. 24 AND 27, IN BOOK 1895, PAGE 67, OF O.R. IN THE COUNTY OF SAN BERNARDINO, TO REMAIN.
- 6 EXISTING VARIABLE WIDTH EASEMENT GRANTED TO CITY OF CHINO, FOR PUBLIC STREET, ROAD AND PUBLIC UTILITIES, RECORDED SEPTEMBER 27, 2001 INSTRUMENT NO 20010441249 PAGE 67, OF O.R. IN THE COUNTY OF SAN BERNARDINO, TO REMAIN.
- 7 EXISTING VARIABLE WIDTH EASEMENT GRANTED TO CITY OF CHINO, FOR PUBLIC STREET, ROAD AND PUBLIC UTILITIES, RECORDED SEPTEMBER 27, 2001 INSTRUMENT NO 20010441248 PAGE 67, OF O.R. IN THE COUNTY OF SAN BERNARDINO, TO REMAIN.

OWNER

LOUIS AGUERRE AND ANGELA AGUERRE
TRUSTEES OF THE LOUIS B AGUERRE FAMILY TRUST
14022 CYPRESS AVENUE
CHINO, CA 91710

APPLICANT/DEVELOPER

PLC COMMUNITIES
888 SAN CLEMENTE DRIVE, SUITE 200
NEWPORT BEACH, CA 92660
CONTACT: BILL HOLMAN

ENGINEER

MDS CONSULTING
5 PETERS CANYON ROAD, SUITE 305
IRVINE, CA 92606
PHONE: (949) 251-8821
CONTACTS: EDWARD LENTH
BOB ZOLLER

DATE PREPARED: JULY 16, 2025
SHEET 1 OF 1