

RESOLUTION NO. PC2025-023

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, APPROVING PL25-0084 (TENTATIVE PARCEL MAP NO. 20988) FOR A REQUEST TO SUBDIVIDE A 9.06-ACRE PARCEL INTO TWO NUMBERED PARCELS AND ONE LETTER PARCEL FOR CONVEYANCE PURPOSES, LOCATED IN THE RD 4.5 LAND USE DESIGNATION OF THE EAST CHINO SPECIFIC PLAN, LOCATED AT THE NORTHWEST CORNER OF EDISON AVENUE AND CYPRESS AVENUE (APN: 1021-251-01).

WHEREAS, PLC Communities (the “Applicant”), has filed an application with the City of Chino (the “City”) for approval of PL25-0084 (TPM No. 20988) (the “Project”) for a request to subdivide a 9.06-acre parcel into two numbered parcels and one letter lot for conveyance purposes, located in the RD 4.5 land use designation of the East Chino Specific Plan, located at the northwest corner of Edison Avenue and Cypress Avenue (APN: 1021-251-01); and

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

WHEREAS, on September 17, 2025, 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 PL25-0084 (TPM No. 20988):

1. *PL25-0084 (Tentative Parcel Map No. 20988)*

- 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, as the proposed subdivision is located within the ECSP and intended for conveyance purposes only. The site is located within the RD 4.5 land use designation of the ECSP, and meets all requirements of the General Plan and ECSP; and
- 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. The proposed subdivision is located within the ECSP and the proposed parcels meet or exceed the requirements for lot size, required dedications, easements, and other requirements as

outlined in the City's Zoning Ordinance and the ECSP. A variance is not required for the proposed subdivision; and

- c. *Suitability*. The site is physically suitable for the type or density of development. The subdivision is for conveyance purposes only and no development is proposed as part of the subdivision. Future development will require approval of a subsequent map; 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. The subdivision is for conveyance purposes only and no development will occur as part of this map. Additionally, the subdivision is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guideline § 15315 – Minor Land Divisions; 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 a 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 that there is sufficient water to provide for the residents of the subdivision. The proposed subdivision is for conveyance purposes only and no development will occur as part of the subdivision. Additionally, the site water service is currently provided by the City of Chino and no additional water demand will occur as part of the subdivision; 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 the Director of Development Services, City Engineer and Planning Commission that adverse conditions can be corrected. The subdivision is for conveyance purposes only and no development will occur as part of the subdivision. Any future development on the site will be required to demonstrate 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 as the subdivision is for conveyance purposes only and no development will occur with the proposed subdivision; and
- i. *Easements*. The design of the subdivision or the type of improvements or 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 proposed subdivision is for conveyance purposes only and no development will occur as part of the subdivision. The proposed subdivision will dedicate right-of-way for the future widening of Edison Avenue; and
- j. *Environmental documentation*. The environmental documentation is adequate and conforms with the provisions of the California Environmental

Quality Act, as the Project is categorically exempt from the CEQA pursuant to Guideline § 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.* The Planning Commission finds that, in compliance with the 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 PL25-0084 (TPM No. 20988).* The Planning Commission hereby approves PL25-0084 (TPM No. 20988) 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”.
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 17TH DAY OF SEPTEMBER 2025.

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 17th day of September 2025 and entered in the minutes of said Commission.

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

SECRETARY, PLANNING COMMISSION

Attachment:

Exhibit A – Conditions of Approval