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CITY of CHINO

NOTICE OF EXEMPTION

September 18, 2025

San Bernardino County
Clerk of the Board of Supervisors
385 North Arrowhead Avenue, 2nd Floor
San Bernardino, CA 92415-0130

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

PROJECT APPLICANT: PLC Communities

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

PROJECT DESCRIPTION: 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. The project is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15315, Minor Land Divisions.

EXEMPTION STATUS (*check one*):

- Ministerial (Section 21080(b) (1); 15268, CEQA)
- Declared Emergency (Section 21080(b) (3); 15269(a), CEQA)
- Emergency Project (Section 21080(b) (4); 15269(b) (c), CEQA)
- Categorical Exemption
- Statutory Exemption
- Other

REASONS WHY PROJECT IS EXEMPT: The proposed project has been found to be categorically exempt from the provisions of the California Environmental Quality Act because it has been determined to be Categorical Exempt pursuant to Guideline § 15315 - Minor Land Divisions, the project qualifies as being categorically exempt from CEQA. This exemption

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applies to subdivisions in urban areas for residential zones when the division is for four or fewer parcels, when the division is in conformance with the General Plan and zoning, no variances are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. Furthermore, none of the exceptions set forth in the CEQA Guidelines 15300.2 apply to this project.



Chris Cortez
Assistant Planner