NOTICE OF EXEMPTION

TO: Clerk of the Board of Supervisors, County of San Bernardino

FROM: Community Development Department, City of Chino Hills

DATE: September 18, 2025

SUBJECT: FILING OF A NOTICE OF EXEMPTION

PROJECT TITLE: Tentative Parcel Map No. 20106 for 4443 Sierra Vista Drive (Case No. SUBD-0003-2024)

Project Location: 4443 Sierra Vista Drive in the City of Chino Hills, County of San Bernardino (Assessor's Parcel No. 1028-083-17)

Project Applicant: Greenplanet Home Technology, LLC

Project Description: The project consists of the subdivision an approximately 27,885-square foot existing property, located at 4443 Sierra Vista Drive, which is developed with one single-family residence, into three parcels. Parcel 1, containing the existing residence, would be approximately 7,617 square feet in area; Parcel 2 would be approximately 13,029 square feet in area; and Parcel 3 would be approximately 7,240 square feet in area. Parcel 1 will retain direct access to Sierra Vista Drive and Parcels 2 and 3 will take access from Sierra Vista Drive via a shared private driveway.

Public Agency Carrying Out Project: City of Chino Hills

Public Agency Contact: Ryan Gackstetter, Senior Planner – (909) 364-2749

CLERK OF THE BOARD OF SUPERVISORS
2025 SEP 22 PM 1:10
SAN BERNARDINO COUNTY CALIFORNIA

Exempt Status (Check One):

_____ **Ministerial** (Section 21080 (b)(1) of the CEQA Statutes; Section 15268 of the CEQA Guidelines)
_____ **Declared Emergency** (Section 21080 (b)(3) of the CEQA Statutes; Section 15269 (a) of the CEQA Guidelines)
_____ **Emergency Project** (Section 21080 (b)(4) of the CEQA Statutes; Section 15269 (b)&(c) of the CEQA Guidelines)
__✓__ **Categorical Exemption** (Section 15315 of the CEQA Guidelines)
_____ **Statutory Exemption** (Section 15061(b)(3) of the CEQA Guidelines)

Reasons why the project is exempt: The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 Minor Land Divisions of the CEQA Guidelines. The proposed project consists of subdividing a developed, single-family residential property into three residential parcels in conformance with the Chino Hills General Plan and without any variances or zoning exceptions. The existing property has not been involved in a subdivision within the previous two years, utilities and access to serve the parcels are available, and the property does not have an average slope greater than 20 percent. Further, staff has determined with certainty that the project does not have the potential to cause a negative impact on the environment pursuant to CEQA Guidelines Section 15061(b)(3), the "common sense" exemption.

Signature: _____ **Title:** Senior Planner
Ryan Gackstetter

✓ **Signed by the Lead Agency**

Date received by the Clerk of the Board of Supervisors for Filing:

DATE FILED & POSTED
Posted On: 9/22/2025
Removed On: 10/28/2025
Receipt No: 36-09222025-689