

RESOLUTION NO. PC2025-021

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO RECOMMENDING THE CITY COUNCIL ADOPT THE 2045 GENERAL PLAN, REPEAL THE EUCALYPTUS BUSINESS PARK SPECIFIC PLAN, THE MAJESTIC SPECTRUM SPECIFIC PLAN, THE CENTRAL AVENUE SPECIFIC PLAN, AND REPEAL THE 2025 GENERAL PLAN (EXCLUDING THE 2021-2029 HOUSING ELEMENT) PL23-0128 (GENERAL PLAN AMENDMENT).

WHEREAS, State law requires California cities to prepare and adopt a General Plan to guide future development of the City, including at least eight elements that address land use, circulation, housing, open space, conservation, safety, noise, and environmental justice; and

WHEREAS State law requires cities to keep general plans current through regular updates; and

WHEREAS, the City of Chino (the "City") last adopted a comprehensive update to its General Plan in 2010; and

WHEREAS, the City initiated this comprehensive update to the General Plan in 2022; and

WHEREAS, the City in compliance with the California Environmental Quality Act (CEQA), has prepared a Final Environmental Impact Report (SCH No 2024090833) for the 2045 General Plan Update, which serves as the foundation document for environmental review; and

WHEREAS, pursuant to Chino Municipal Code (CMC) section 2.36 (Planning Commission), the Planning Commission is empowered to review and recommend adoption of a general plan in accordance with California Government Code sections 65300 through 65404, and to review and recommend to the city council applications for general plan amendments, specific plan amendments, zone changes, and zone ordinance amendments; and

WHEREAS Chino Municipal Code section 20.23.040 (General Plan Amendments) prescribes procedures for amending, supplementing or changing the general plan of the City of Chino, whenever the public necessity, convenience, general welfare or good planning practice so requires; and

WHEREAS the procedures established in Chino Municipal Code section 20.23.040 require that the Planning Commission make a written recommendation on a proposed general plan amendment based on upon the findings contained in section 20.23.040(G); and

WHEREAS the 2045 General Plan would replace the Central Avenue Specific Plan (adopted by the Chino City Council on October 6, 1982), the Eucalyptus Business Park Specific Plan (adopted by the Chino City Council on December 18, 1990, and subsequently amended) and the Majestic Spectrum Specific Plan (adopted by the Chino City Council on July 1, 1986, and subsequently amended); and

WHEREAS, as provided in Government Code Sections 65352 – 65352.5, the City referred the 2045 General Plan to all California Native American tribes on the contact list provided by the Native American Heritage Commission and to other entities and WHEREAS representatives contacted declined to consult; and

WHEREAS, the City adopted the 2025 Local Hazard Mitigation Plan is anticipated to be adopted by the end of 2025; and

WHEREAS the Local Hazard Mitigation Plan, that is anticipated to be adopted by the end of 2025, is hereby adopted into the Safety Element of the General Plan to be eligible for part or all of the local-share costs on eligible Public Assistance funding to be provided by the state through the California Disaster Assistance Act (CDAA), as permitted under Assembly Bill (AB) 2140; and

WHEREAS, the California Board of Forestry and Fire Prevention has reviewed the draft Safety Element and provided feedback at a public hearing on July 22, 2025, and by letter of July 29, 2025; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred; and

WHEREAS, the General Plan is consistent with the adopted 2021-2029 Housing Element; and

WHEREAS, the Planning Commission has completed its study of the proposed General Plan and related materials; and

WHEREAS, on August 20, 2025, The Planning Commission held a duly noticed public hearing for PL23-0128 (General Plan Amendment) in compliance with law, entertained the written and oral staff report, and took public testimony on the project; and

WHEREAS, all provisions of the California Government Code and Chino Municipal Code related to the 2045 General Plan have been complied with, including public hearings.

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 the following

recommendations to the Chino City Council on PL23-0128 (General Plan Amendment), repeal the Eucalyptus Business Park Specific Plan, The Majestic Spectrum Specific Plan, the Central Avenue Specific Plan and Repeal the 2025 General Plan (Excluding the 2021-2029 Housing Element):

1. PL23-0128 (General Plan Amendment)

- a. The proposed General Plan is internally consistent as required by State law, in that the 2045 General Plan, elements of the General Plan and all other parts thereof comprise an integrated, internally consistent and compatible statement of policies for the City of Chino; and
- b. The proposed General Plan will not be detrimental to the public interest, health, safety, convenience or welfare of the City. The 2045 General Plan includes goals, policies and implementing actions which enhance the public interest, health, safety, convenience and welfare of the city by updating land uses to respond to market conditions and opportunities; incorporating growth management strategies; ensuring consistency with other planning documents and initiatives; increasing community resilience to natural and humanmade hazards; fostering active, healthy lifestyles and improved health outcomes; addressing roadway safety and efficient circulation; reducing per capita vehicle miles traveled; promoting community-first economic development; and providing for high quality community services; and
- c. The proposed General Plan will maintain the appropriate balance of land uses within the City. The 2045 General Plan will maintain a balance of land uses within the city appropriately consistent with Chino's voter-approved residential growth control measure while also accommodating projected population and employment growth and providing revenue to support adequate community services; and
- d. The proposed General Plan land use designations apply to sites that are physically suitable, including, but not limited to parcel size, shape, access, availability of utilities and compatibility with adjoining land uses, for the requested land use modifications and anticipated development. The proposed changes to the 2045 General Plan Land Use Diagram focus on sites that can feasibly be developed with uses that respond to prevailing real estate market conditions and opportunities for the mutual benefit of the community and property owners and that related policies provide for land use compatibility with adjoining and surrounding uses.

2. CEQA Findings. An Environmental Impact Report (SCH No. 2024090833) (EIR) for the City of Chino 2045 General Plan Update Project has been prepared for the 2045 General Plan pursuant to Section 15168 of the California Environmental Quality Act (CEQA) Guidelines to address potential environmental effects associated with implementation of the City of Chino 2045 General Plan Update.

3. *Recommendation of Approval of PL23-0128 (General Plan Amendment)*. The City Council has considered the recommendation of the Planning Commission and hereby recommends the City Council approve PL23-0128 (General Plan Amendment), updating the General Plan as outlined on the General Plan Map Exhibit "A" and the City of Chino 2045 General Plan Exhibit "B".

4. *Actions by the Planning Commission Secretary*. The Planning Commission Secretary is hereby directed to attest as to the adoption of this Resolution as of the date set forth below.

APPROVED AND ADOPTED THIS 20TH DAY OF AUGUST 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 City of Chino Planning Commission at a regular meeting held on the 20th day of August 2025 and entered in the minutes of said Commission.

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

SECRETARY, PLANNING COMMISSION

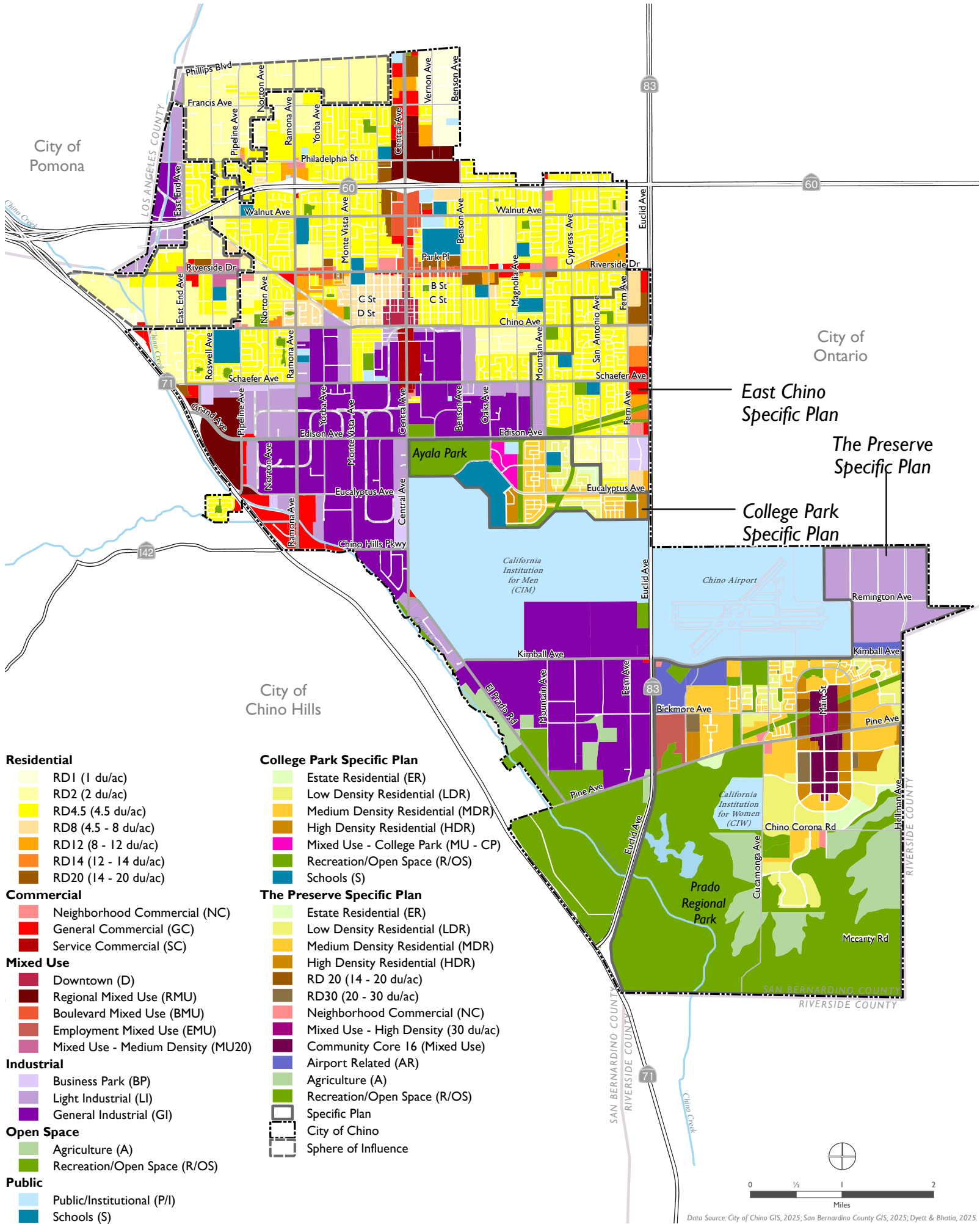
Attachments:

Exhibit "A" – City of Chino 2045 General Plan Map

Exhibit "B" – City of Chino 2045 General Plan (Link Below)

<https://www.cityofchino.org/591/Environmental-Documents>

Map LCC-4a General Plan Land Use



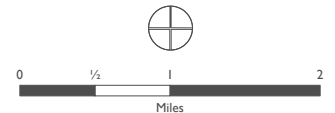
- Residential**
 - RD1 (1 du/ac)
 - RD2 (2 du/ac)
 - RD4.5 (4.5 du/ac)
 - RD8 (4.5 - 8 du/ac)
 - RD12 (8 - 12 du/ac)
 - RD14 (12 - 14 du/ac)
 - RD20 (14 - 20 du/ac)
- Commercial**
 - Neighborhood Commercial (NC)
 - General Commercial (GC)
 - Service Commercial (SC)
- Mixed Use**
 - Downtown (D)
 - Regional Mixed Use (RMU)
 - Boulevard Mixed Use (BMU)
 - Employment Mixed Use (EMU)
 - Mixed Use - Medium Density (MU20)
- Industrial**
 - Business Park (BP)
 - Light Industrial (LI)
 - General Industrial (GI)
- Open Space**
 - Agriculture (A)
 - Recreation/Open Space (R/OS)
- Public**
 - Public/Institutional (P/I)
 - Schools (S)

- College Park Specific Plan**
 - Estate Residential (ER)
 - Low Density Residential (LDR)
 - Medium Density Residential (MDR)
 - High Density Residential (HDR)
 - Mixed Use - College Park (MU - CP)
 - Recreation/Open Space (R/OS)
 - Schools (S)
- The Preserve Specific Plan**
 - Estate Residential (ER)
 - Low Density Residential (LDR)
 - Medium Density Residential (MDR)
 - High Density Residential (HDR)
 - RD 20 (14 - 20 du/ac)
 - RD30 (20 - 30 du/ac)
 - Neighborhood Commercial (NC)
 - Mixed Use - High Density (30 du/ac)
 - Community Core 16 (Mixed Use)
 - Airport Related (AR)
 - Agriculture (A)
 - Recreation/Open Space (R/OS)
 - Specific Plan
 - City of Chino
 - Sphere of Influence

East Chino Specific Plan

The Preserve Specific Plan

College Park Specific Plan



Data Source: City of Chino GIS, 2025; San Bernardino County GIS, 2025; Dyett & Bhatia, 2025.