

RESOLUTION NO. PC2025-016

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, APPROVING PL24-0142 (SITE APPROVAL), TO CONSTRUCT 74 DETACHED SINGLE-FAMILY RESIDENTIAL DWELLING UNITS ON 12.08 ADJUSTED GROSS ACRES OF LAND AT A DENSITY OF 6.1 DWELLING UNITS PER ACRE IN THE MEDIUM DENSITY RESIDENTIAL (MDR) LAND USE DESIGNATION OF THE PRESERVE SPECIFIC PLAN, LOCATED SOUTH OF PINE AVENUE, BETWEEN CHINO CORONA ROAD AND WEST PRESERVE LOOP (APNS: 1057-181-01, -02, -42 & 1057-281-14).

WHEREAS, the City of Chino (the "City") adopted The Preserve Specific Plan on March 25, 2003; and

WHEREAS, on February 13, 2008, the Planning Commission approved an "A" level Master Site Approval (MSA No. 2006-02) and Tentative Tract Map (TTM) No. 16420 for the approval to master plan and subdivide approximately 514 acres of land for the future development of a variety of residential, commercial, institutional, mixed use, and open space recreational land uses for the South of Pine master plan area within The Preserve Specific Plan; and

WHEREAS, on February 23, 2022, the Planning Commission approved modifications to both the MSA 2006-02 and TTM 16420, modifying underlying conditions of approval and rectifying the inconsistencies between the MSA and TTM that resulted when The Preserve Specific Plan (PSP) was updated in 2021; and

WHEREAS, on July 17, 2024, the Planning Commission approved a "B" level MSA (PL23-0083) and Tentative Tract Map No. 20633 (PL23-0085) to further master plan and subdivide 45.15-acres of land, a portion of the South of Pine master plan area for future residential development of 292 residential units and a 3-acre public park, known as Block 1 master plan area; and

WHEREAS, Chino Preserve Development Corporation (the "Applicant"), has filed an application with the City of Chino (the "City") for approval of PL24-0142 (Site Approval) (the "Project") to construct 74 detached single-family residential dwelling units on 12.08 adjusted gross acres of land at a density of 6.1 dwelling units per acre in the Medium Density Residential (MDR) land use designation of The Preserve Specific Plan located south of Pine Avenue, between Chino Corona Road and West Preserve Loop (APNs: 1057-181-01, -02, -42 & 1057-281-14); and

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

WHEREAS, on July 16, 2025, the Planning Commission held a duly noticed public hearing for the Project in compliance with the 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.

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 PL24-0142 (Site Approval):

1. *PL24-0142 (Site Approval)*

- a. The proposed Project is consistent with the goals and policies of the City's adopted General Plan and/or applicable specific plan(s). The Project meets General Plan, Goal LU-1.1, which encourages a variety of housing types that meet the housing needs of residents of all income levels in Chino. Further, the Project is located in The Preserve Specific Plan and is in compliance with The Preserve Specific Plan development standards and design guidelines;
- b. The proposed Project is permitted within the zoning district in which it is proposed and complies with all applicable provisions of the City's Zoning Code. The Project is a proposal for the development of 74 single family homes on 12.08 adjusted gross acres of land at a density of 6.1 dwelling units per acre, which is consistent with Master Site Approval (PL23-0083) approved by the Planning Commission on July 17, 2024;
- c. The subject site is physically suitable, including, but not limited to, parcel size, shape, access and availability of utilities, for the type and intensity of development proposed, as all minimum zoning requirements governing parcel size, shape, access, type and intensity of development have been met or exceeded. The proposed Project is consistent with the development standards for uses within the MDR land use designation of The Preserve Specific Plan, and with the development guidelines and standards of the City Zoning Code, The Preserve Specific Plan, and The Preserve Design Guidelines;
- d. The subject site relates to streets and highways properly designed, both as to width and type of pavement to carry the type and quantity of traffic generated by the proposed Project, as necessary street and roadway improvements for Pine Avenue, West Preserve Loop, Chino Corona Road, and internal roadways are required to be improved as part of the Project;
- e. The proposed Project is compatible with those on abutting properties and in the surrounding neighborhood, as the adjacent existing and future land

uses to the Project include existing residential uses of similar size and density in vicinity to the project site. In addition, the future residences within the Block 1 master plan area are to be designed to a scale and two-story massing that will be compatible;

- f. The proposed location, size, and operating characteristics of the proposed Project will not be detrimental to the public interest, health, safety or general welfare; as the Project is consistent with the MDR land use designation of The Preserve Specific Plan and surrounding residential and open space land uses. In addition, certain safeguards have been required of the proposed Project, which the Planning Commission deems necessary to protect the public health, safety, and general welfare. These safeguards (Conditions of Approval) are attached hereto as Exhibit “A”;
 - g. The proposed Project is within the scope of the previously adopted Addendum to The Preserve Chino Sphere of Influence – Subarea 2 Final Environmental Impact Report (SCH# 2000121036) (EIR) for South of Pine Update 2022, which adequately describes the proposed activity for the purposes of California Environmental Quality Act (CEQA), pursuant to Section 15164 of CEQA Guidelines. Additionally, there have been no substantial changes in the project the adoption of the Addendum, or no substantial new information that was not previously known when the project was originally assessed under the Addendum. The EIR satisfies the requirements of CEQA and the CEQA guidelines (California Public Resources Code §§ 21000 *et seq.*; 14 Cal. Code Regs. §§ 15000 *et seq.*) pursuant to Sections 15080 thru 15097 of the CEQA Guidelines such that no subsequent action is required; and
 - h. The minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed Project and have been imposed as conditions of Project approval by the Planning Commission. In addition, certain safeguards have been required of the Project, which the Planning Commission deems necessary to protect the public health, safety, and general welfare. These safeguards (Conditions of Approval) are attached hereto as Exhibit “A”. Further, the Project meets all required development standards and policies pertaining to residential development in the City and The Preserve Specific Plan.
2. *Special Findings of Fact for Projects in the Airport Overflight Area*
- a. The proposed Project is consistent with the City’s adopted Airport Comprehensive Land Use Plan (ACLUP) and the applicable provisions of the City’s Zoning Ordinance, in that the proposed Project is located within Safety Zone III and the proposed use, which consists of residential development, is considered a normally acceptable use within this zone with satisfactory mitigation measures as specified in the approved EIR. These measures are required to ensure that the development and operation of the

proposed Project does not conflict with the standards contained within the ACLUP.

3. *Guiding Development Principles:*

- a. *The Project contributes directly to a broad range of housing types and opportunities.* The Project contributes to a broad range of housing types by providing a total of 74 detached single-family homes.
- b. *The Project is characterized by design features that contribute to the quality and variety of the living environment.* The proposed Project integrates design features such as streets that provide pedestrian access and connectivity to all areas within the site and to areas of existing and future development. All proposed pedestrian and landscape linkages will be developed in accordance with the General Plan and The Preserve Specific Plan requirements.
- c. *The Project contributes to and does not detract from the character and viability of the Community Core.* The proposed Project is located west of the The Preserve Community Core and designed with 74 single detached family homes. The orientation of the residential layout will not detract from the character and viability of the Community Core, but will provide a customer base for the Community Core.
- d. *The Project implements and is consistent with the land use concept in the plan.* The proposed Project is consistent with the land use concept of The Preserve Specific Plan, and includes continuity, compatibility, and connectivity within and between the site, neighboring development, and areas that may be developed in the future. Additionally, the Project is a proposal for the development of a residential community consisting of 74 detached single-family homes on 12.08 adjusted gross acres of land at a density of 6.1 dwelling units per acre, which is consistent with Master Site Approval (PL23-0083) approved by the Planning Commission on July 17, 2024.

4. *Compatibility Findings*

- a. *The Project complies with the provisions of The Preserve Specific Plan including the Guiding Development Principles listed in the Development Concept section.* These findings have been met and are included in Section 2 – Guiding Development Principles of this Resolution.
- b. *The mobility systems are consistent and seamlessly connect with the mobility systems of adjacent properties.* The proposed Project provides a street and pedestrian layout that is consistent with the requirements and development standards of The Preserve Specific Plan. The Project will utilize and improve existing roadways and will create new public streets within the Project area.

- c. *Areas intended for public use, such as public plazas, trails, sidewalks, schools, recreational facilities and paseos, are coordinated among subdivisions and the streetscape, landscape, hardscape and public amenities are mutually compatible.* The proposed Project ensures that the areas intended for public use have been coordinated throughout the site by providing sidewalks to serve as a pedestrian link to all areas in The Preserve. The proposed streetscape, landscape and public amenities are mutually compatible. Further, the Applicant is proposing to install perimeter landscaping within and around the site, consistent with the landscaping standards in The Preserve Specific Plan, which will provide an aesthetically pleasing streetscape.
 - d. *The development proposal complies with the applicable design guidelines of this specific plan and is compatible with surrounding areas, including, but not limited to building design and placement, colors, materials, height, bulk and the design of paseos, trails and other public facilities.* The proposed Project complies with The Preserve Specific Plan and will facilitate the development of a 74-unit residential community. The proposed development complies with The Preserve Design Guidelines.
 - e. *Consideration and application of public safety and security are incorporated into the project design.* The proposed Project will provide for public safety and security through its adherence to State and City public works and engineering standards for roadways and infrastructure. The Project will include adequate lighting on all streets and paseos to ensure public safety when development occurs.
5. *CEQA Findings.* The Planning Commission finds that the environmental documentation is adequate and conforms with the provisions of CEQA. The Planning Commission finds that the Project has already been assessed by the City. The Project is within the scope of the previously adopted Addendum to The Preserve Chino Sphere of Influence – Subarea 2 Final Environmental Impact Report (SCH# 2000121036) (EIR) for South of Pine Update 2022, which adequately describes the proposed activity for the purposes of California Environmental Quality Act (CEQA), pursuant to Section 15164 of CEQA Guidelines. Additionally, there have been no substantial changes in the project since it was originally assessed under the Addendum, or no substantial new information that was not previously known when the project was originally assessed under the Addendum. No further action under CEQA is required.
6. *Approval of PL24-0142 (Site Approval).* The Planning Commission hereby approves PL24-0142 (Site Approval) 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”.

7. *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 16TH DAY OF JULY 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 16th day of July 2025 and entered in the minutes of said Commission.

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

SECRETARY, PLANNING COMMISSION

Attachments: Exhibit A – Conditions of Approval