

POSITION LETTERS (Attachment 3)

As of April 4, 2025

Attachment 3 includes City of Chino position letters on legislation and regulations submitted since the prior report. The attached letter(s) were submitted on behalf of the City during this reporting period.

EUNICE M. ULLOA
Mayor



KAREN C. COMSTOCK
CHRISTOPHER FLORES
MARC LUCIO
Council Members

CURTIS BURTON
Mayor Pro Tem

DR. LINDA REICH
City Manager

CITY of CHINO

April 3, 2025

The Honorable Scott Wiener
California State Senate, District 11
1021 O St, Suite 8620
Sacramento, CA 95814

RE: SB 79 (Wiener), as amended March 5, 2025 - Transit-Oriented Development - OPPOSE

Dear Senator Wiener,

The City of Chino writes to express our strong opposition to your bill, SB 79 (Wiener), which would disregard state-certified housing elements and provide land use authority to transit agencies without requiring developers to build housing, let alone affordable housing.

SB 79 doubles down on the recent trend of the state overriding its own mandated local housing elements. This latest overreaching effort compels cities to approve transit-oriented development projects near specified transit stops — up to seven stories high and with a density of 120 homes per acre — without regard for the community's needs, environmental review, or public input.

Most alarmingly, SB 79 defies cities' general plans and grants transit agencies unlimited land use authority on property they own or have a permanent easement, regardless of the distance from a transit stop. Transit agencies would have the power to determine all aspects of development, including height, density, and design, without regard to local zoning or planning regulations.

This broad new authority applies to both residential and commercial development. Transit agencies could develop 100% commercial projects — even at transit stops — and not provide a single new home, while simultaneously arguing that more housing must be constructed around transit stops.

The City of Chino appreciates and respects your interest in pursuing a housing production proposal. However, as currently drafted, SB 79 will not spur much-needed housing construction in a manner that supports local flexibility, decision-making, and community input. State-driven ministerial or by-right housing approval processes fail to recognize the extensive public engagement associated with developing and adopting zoning ordinances and housing elements.



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California will never produce the number of homes needed with an increasingly state-driven, by-right housing approval process. What we really need is a sustainable state investment that matches the scale of this decades-in-the-making crisis. For these reasons, the City of Chino strongly opposes SB 79.

Sincerely,



Linda Reich
City Manager

cc: The Honorable Susan Rubio, Senate District 22
The Honorable Michelle Rodriguez, Assembly District 53
The Honorable Phillip Chen, Assembly District 59
Laura Varela, League of California Cities, lvarela@calcities.org
League of California Cities, cityletters@cacities.org

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March 18, 2025

The Honorable Monique Limón, Chair
Senate Natural Resources and Water Committee
1021 O Street, Room 3220
Sacramento, CA 95814

**RE: Support for SB 360 (Rubio) – Land Conservation: California Wildlife, Coastal, and Park
Land Conservation Act: County of San Bernardino**

Dear Senator Limón and Honorable Members of the Committee,

On behalf of the City of Chino, I write in support of SB 360 (Rubio), an important bill that amends state law regarding the use of Prop 70 land sale proceeds in San Bernardino County. The passing of SB 360 will allow San Bernardino County to use these land sale proceeds to preserve the region's agricultural heritage and improve parks and recreational facilities in the Prado Regional Park, which is located in the City of Chino.

In June 1988, California voters approved Proposition 70, a park bond that provided \$776 million for developing conservation lands throughout the State. Prop 70 gave \$20 million to San Bernardino County for permanent agricultural preservation. That funding was used by the County to purchase 366.55 acres on nine agricultural properties in the Chino Agricultural Preserve. However, because the lands were not adjacent to each other, it was difficult for the County to fulfill the intent of Prop 70. In 2010, Prop 70 provisions were amended by Senate Bill 1124 (Negrete-McLeod), which allowed San Bernardino County to sell or exchange its Prop 70 properties if replacement property was purchased that would be used for agricultural preservation, community gardens, agricultural heritage projects, agricultural and wildlife education, or wildlife habitat, or for open-space conservation purposes.

SB 360 (Rubio) amends existing law by expanding the authorized use of proceeds from Prop 70 land sales to include, in addition to the existing agricultural preservation, agricultural heritage projects, agricultural and wildlife education, and open-space conservation purposes, the new categories of parks and recreational purposes within the former Chino Agricultural Preserve. It would allow San Bernardino County to use the proceeds from Prop 70 for parks and recreational facilities, including cultural and sporting venues, playgrounds, amphitheaters, and infrastructure to expand access and improve amenities. These provisions apply solely to San Bernardino County's unique situation rather than all Prop 70 lands in the State.



The Honorable Monique Limón
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By clarifying state law, SB 360 will facilitate significant park and infrastructure improvements for Prado Regional Park, allowing San Bernardino County to conserve open space, preserve the region's agricultural heritage, and expand recreational opportunities.

Please support SB 360. If you have any questions about our position, contact Vivian Castro, our Deputy City Manager, at 909-334-3307 or vcastro@cityofchino.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Linda Reich".

Linda Reich
City Manager

cc: The Honorable Susan Rubio
The Honorable Phillip Chen
The Honorable Michelle Rodriguez
The Honorable Curt Hagman
Chino City Council Members