

RESOLUTION NO. PC2026-006

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, RECOMMENDING THE CHINO CITY COUNCIL APPROVE PL25-0032 (PRESERVE SPECIFIC PLAN AMENDMENT), CONSISTING OF AN AMENDMENT TO THE PRESERVE SPECIFIC PLAN TO ESTABLISH PRIVATE STREET STANDARDS FOR SINGLE-FAMILY RESIDENTIAL AREAS, ADD DEVELOPMENT STANDARDS FOR SELF-STORAGE AND RECREATIONAL VEHICLE STORAGE FACILITIES, AND IMPLEMENT VARIOUS CLEAN-UP REVISIONS.

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

WHEREAS, the City, in compliance with the California Environmental Quality Act ("CEQA"), certified the Preserve Chino Sphere of Influence – Subarea 2 Final Environmental Impact Report (SCH# 2000121036) on March 25, 2003, which serves as the foundation document for the environmental review pursuant to CEQA Section 21166 and Section 15162 of the CEQA Guidelines; and

WHEREAS, Chino Preserve Development Corporation (the "Applicant") has filed an application with the City for approval of PL25-0032 (Preserve Specific Plan Amendment), to amend The Preserve Specific Plan to establish private street standards for single-family residential areas, add development standards for self-storage and recreational vehicle (RV) storage facilities, and implement various clean-up revisions (the "Project"), as outlined in draft City Council resolution attached as Exhibit "A"; and

WHEREAS, the proposed Project is the ninth specific plan amendment since The Preserve was approved in 2003; and

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

WHEREAS, on May 20, 2026, the Planning Commission held a duly noticed public hearing for PL25-0032 (Preserve Specific Plan Amendment) in compliance with law, entertained the written and oral report of staff, took public testimony on the Project, and recommended that the City Council approve the amendments to The PSP as outlined in the draft City Council resolution attached as Exhibit "A".

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 recommendation to PL25-0032 (Preserve Specific Plan Amendment):

1. PL25-0032 (Preserve Specific Plan Amendment)

- a. The proposed specific plan or specific plan amendment is internally consistent with the General Plan, as the proposed changes are to provide private street sections for single family residential areas and self-storage and recreational vehicle (RV) storage development standards that will help facilitate development within The Preserve. The amendments are consistent with General Plan Goal INF-4 (Connected City), which promotes safe and convenient connections between neighborhoods and destinations for pedestrians, cyclists and transit users. The proposed private street standards incorporate pedestrian-oriented design features, including sidewalks, parkways and connectivity. The amendments are also consistent with General Plan Goal LCC-1 (Balanced Community), which encourages safe and livable neighborhoods. The proposed standards support this goal by enhancing neighborhood design while allowing supporting uses, such as self-storage and RV storage, in appropriate locations. The proposed amendments are consistent with the goals, policies, and implementation measures of the General Plan.
- b. The proposed specific plan or specific plan amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City, as it will aid the development of single-family residential with private streets and facilitate the development of self-storage and RV storage facilities within the Low Density Residential (LDR) land use designation in The PSP that will serve all segments of the community.
- c. The proposed specific plan or specific plan amendment will maintain the appropriate balance of land uses within the City, as the proposed changes to the specific plan do not include any land use changes, changes in residential densities, or changes to the maximum number of permitted residential units allowed in The PSP.
- d. In the case of an amendment to a specific plan land use map, the subject site is physically suitable, including but not limited to parcel size, shape, access, availability of utilities and compatibility with adjoining uses for the requested land use designation and anticipated development. The proposed changes to the specific plan do not include any land use changes.

C. CEQA *Findings*. The environmental documentation is adequate and conforms

with the provisions of CEQA, as the Project is within the scope of The Preserve Chino Sphere of Influence - Subarea 2 Final Environmental Impact Report (SCH# 2000121036) originally certified on March 25, 2003, which adequately describes the proposed activity for the purposes of CEQA, pursuant to CEQA Section 21166 and Section 15162 of the CEQA Guidelines. The Preserve Specific Plan Amendment does not include any land use changes, changes in residential densities, or changes to the maximum number of permitted residential units allowed in The PSP, and would not create any new significant impacts, or impacts that are significantly different than those identified in The Preserve Chino Sphere of Influence – Subarea 2 Final Environmental Impact Report (State Clearinghouse No. 2000121036).

NOW, THEREFORE, BE IT RESOLVED, the City of Chino Planning Commission recommends that the City Council approve PL25-0032 (Preserve Specific Plan Amendment) as outlined in Exhibit “A” to this resolution.

APPROVED AND ADOPTED THIS 20th DAY OF MAY 2026.

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 May 2026 and entered in the minutes of said Commission.

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

SECRETARY, PLANNING COMMISSION

Exhibit "A" – Draft City Council Ordinance