

RESOLUTION NO. 2025-055

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHINO CERTIFYING THE EIR, ADOPTING THE MMRP, AND ADOPTING THE ENVIRONMENTAL FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE CITY OF CHINO 2045 GENERAL PLAN UPDATE (SCH NO. 2024090833).

WHEREAS, in compliance with the California Environmental Quality Act ("CEQA") in 2024, the City of Chino initiated the preparation of a Draft Program Environmental Impact Report (EIR) for the City of Chino 2045 General Plan Update dated June 2025 by RECON Environmental, Inc, for approval of PL23-0128 (General Plan Amendment) and PL23-1029 (Zone Change) (the "Project") to disclose potential effects of the Project, measures to mitigate those effects, and an analysis of alternatives to the Project; and

WHEREAS, on September 23, 2024, the City published a Notice of Preparation (NOP) with the Governor's Office of Land Use and Climate Innovation (LCI) (State Clearinghouse #2024090833) and the City solicited input on the scope and content of the EIR in accordance with CEQA Guidelines Section 15082. The NOP was circulated for 30 days from September 23, 2024, through October 24, 2024, to public agencies and other interested parties to solicit comments and inform the public of the proposed Project; and

WHEREAS, a scoping meeting was held on October 17, 2024, in which the public was invited to review the NOP, 12 comments were received at a scoping meeting and issues were discussed; and

WHEREAS, consistent with Section 15168 of the CEQA Guidelines, a Draft Environmental Impact Report (Draft EIR) was prepared that provides a programmatic analysis of the environmental impacts associated with implementation of the goals, policies, and actions and the projected buildout of the 2045 General Plan Update (Proposed Plan). The Draft EIR evaluates potentially significant environmental impacts associated with the adoption and implementation of the Proposed Plan. The Program EIR examines the potential effects resulting from implementing designated land uses and policies in the Proposed Plan. The impact assessment evaluates the Proposed Plan as a whole and identifies the broad, regional effects that may occur with its implementation. As a programmatic document, this EIR does not assess project-specific impacts that may result from developments pursuant to the Proposed Plan. To the extent that any future development project made possible by the Proposed Plan may have individual, site-specific impacts not addressed in this program EIR, such projects would be subject to separate, project-level environmental review, as required by State law; and

WHEREAS, the California Environmental Quality Act (CEQA) Guidelines section 15126.2(a)(c) requires an Environmental Impact Report to identify and focus on any significant environmental effects of the proposed General Plan update, including effects that cannot be avoided if the Proposed Plan is implemented; and

WHEREAS, based on the analysis contained in the Draft EIR, the City has determined that the Proposed Plan update would result in the significant and unavoidable impacts associated with air quality, noise, greenhouse gas emissions, historic resources, and transportation; and

WHEREAS, based on the analysis contained in the Draft EIR, the City has determined that the Proposed Plan update could result in significant direct and/or cumulative impacts that

would be mitigated to less than significant levels with respect to the following issues: biological resources; cultural and tribal cultural resources; geology, soils, and seismicity; and noise. Mitigation Measures to address these impacts were incorporated into the Draft EIR. The EIR includes the following: Draft EIR, Final EIR, Findings of Fact and Statement of Overriding Considerations, and a Mitigation and Monitoring Reporting Program (MMRP); and

WHEREAS, on June 20, 2025, the City published a Notice of Availability and Notice of Completion for the 2045 General Plan Update Draft EIR and filed these notices with LCI under State Clearinghouse No. 2024090833. The DEIR was released for public review for a 45-day public comment period from June 20, 2025, through August 4, 2025. The City requested consultation with and comments on the DEIR from all applicable parties in compliance with CEQA Guidelines Section 15086. Following the procedures under CEQA Guidelines 15087 and 15105, the NOA and DEIR were released for public review on June 20, 2025, for a 45-day comment period from June 20, 2025, through August 4, 2025. 6 (Six) comment letters, containing over 35 unique comments, were received on the Draft EIR; and

WHEREAS, as required by the CEQA Guidelines Section 15132, a Final EIR has been prepared responding to comments on significant environmental points raised in the review and consultation process of the EIR; and

WHEREAS, the City of Chino has made available for public review the proposed Final EIR; and

WHEREAS, the City of Chino on August 14 in accordance with Section 15088 of the CEQA Guidelines, provided written responses to the public agencies and other entities that provided written comments on the Draft EIR; and

WHEREAS, on August 20, 2025, the Final EIR (including the Draft EIR) was presented to the Planning Commission of the City of Chino, including the Ex-Officio Members from the Sphere of Influence, and the Planning Commission reviewed and considered the information contained in the Final EIR and by a vote of 9-0 recommended approval of the Project; and

WHEREAS, pursuant to Public Resources Code section 21092.5, the City provide copies of its responses to commenting public agencies at least ten (10) days prior to the City Councils consideration of the Final EIR; and

WHEREAS, copies of the Draft EIR responses to comments received on the draft environmental documents were made available for review at the following locations: City of Chino Development Services Department at Chino City Hall, 13220 Central Avenue, Chino and the Chino Branch Library, 13180 Central Avenue, Chino, and the City's website and are set forth in Exhibit B.4 to the September 2, 2025, agenda report and this resolution; and

WHEREAS, all of the requirements of State law have been satisfied by the City in connection with the preparation of the EIR, which is sufficiently detailed so that all of the potentially significant environmental effects of the project have been adequately evaluated; and

WHEREAS, the City has made certain findings of fact, based upon the oral and written evidence presented to it as a whole and the entirety of the administrative record for the project, which are incorporated herein by this reference; and

WHEREAS, the cumulative impacts of the project are identified in the EIR, set forth in Exhibit B.1 to the agenda report and this resolution; and

WHEREAS, the irreversible impacts of the project are identified in the EIR, and are set forth in Exhibit B.1 to the September 2, 2025, agenda report and this resolution; and

WHEREAS, the findings of fact are set forth in Exhibit B.2 to the September 2, 2025, agenda report and this resolution; and

WHEREAS, an Errata has been prepared that outlines the changes made to the EIR set forth in Exhibit B.3 to the September 2, 2025, agenda report and this resolution; and

WHEREAS, all the mitigation measures identified in the EIR that are necessary to reduce the potentially significant impacts of the project to a level of less than significant are set forth in the Mitigation and Monitoring and Reporting Program (MMRP) as set forth in Exhibit B.5 to the September 2, 2025, agenda report and this resolution; and

WHEREAS, projects consistent with the Proposed Plan and the findings of this EIR may also be eligible for streamlined environmental review as permitted under CEQA. This EIR represents the City's best effort to evaluate the implementation and buildout of the Proposed Plan through its horizon year of 2045. While it is anticipated that conditions may change, the assumptions used are the best available at the time of preparation and reflect existing knowledge of patterns of development; and

WHEREAS, on September 2, 2025, the City Council of the City of Chino conducted a duly noticed public hearing regarding the adequacy of the Final EIR, at which time all interested parties were given the opportunity to be heard; and

WHEREAS, prior to taking action, the City Council heard and reviewed the presentation, reviewed and considered all of the information and data in the administrative record, including but not limited to the EIR, and all oral and written evidence presented to it during all meetings and hearings; and

WHEREAS, the EIR reflects the independent judgment of the City and is deemed adequate for purposes of making decisions on the merits of the project; and

WHEREAS, no comments made in the public hearings conducted by the City and no additional information submitted to the City have produced substantial new information requiring recirculation of the EIR or additional environmental review of the Proposed Plan under Public Resource Code section 21092.1 and State CEQA Guidelines Section 15088.5; and

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

NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHINO that the above Recitals are true and correct, are adopted, and have served, together with the supporting documents, as the basis for the findings and approvals set forth in this Resolution and the City Council certifies the EIR, adopts the MMRP, and adopts the environmental findings of fact and statement of overriding considerations for the City of Chino 2045 General Plan Update based on the following Findings:

1. The City Council determines that each of the recitals set forth above are true and correct and incorporated herein by reference.
2. The City Council hereby finds that it has been presented with the EIR, set forth as Exhibit B.1 to the September 2, 2025 agenda report and incorporated herein by reference, which it has been reviewed and considered, and further finds that the EIR is an accurate and objective statement that has been completed in full compliance with CEQA and the State CEQA Guidelines. The City Council finds that the EIR reflects the independent judgment and analysis of the City. The City Council declares that no evidence of new significant impacts or any new information of “substantial importance” as defined by State CEQA Guidelines Section 15088.5, has been received by the City after circulation of the Draft EIR that would require recirculation. Therefore, the City Council hereby certifies the EIR based on the entirety of the record of proceedings.
3. The City Council hereby adopts the CEQA “Findings of Fact” set forth in Exhibit B.2 to the September 2, 2025, agenda report and incorporated herein by reference, pursuant to State CEQA Guidelines Section 15091.
4. The City Council hereby adopts the Statement of Overriding Considerations set forth in Exhibit B.2 to the September 2, 2025, agenda report and incorporated herein by reference, for the project as supported by substantial evidence in the record pursuant to CEQA Section 15093.
5. The City Council hereby adopts the MMRP and make implementation of the mitigation measures contained in the MMRP a condition of approval of the project. (Exhibit B.5 to the September 2, 2025, agenda report). In the event of inconsistencies between the mitigation measures set forth in the EIR or the Findings of Fact and MMRP, the MMRP shall control.
6. The documents and materials that constitute the record of proceedings on which this Resolution has been based are in the custody of the City Clerk, City of Chino, and are located at 13220 Central Avenue, Chino, 91710. This information is provided pursuant to Public Resources Code section 21081.6(a)(2).
7. The Proposed 2045 General Plan Update is a document, set forth in Exhibit A.1 to the September 2, 2025, agenda report and incorporated by reference herein, to be adopted by the City Council that serves the following objectives:
 - a. Promote a balanced community with a clear development pattern defined by lively activity centers, thriving employment districts, and safe, livable neighborhoods.
 - b. Focus future population, housing and employment growth into Key Opportunity Areas while preserving and enhancing the community's distinctive small town feel that comes from strong community bonds and a respect for the community's agricultural roots.
 - c. Position Downtown as a focal point for civic, cultural, and community life, anchored by its charming historic buildings, the Civic Center, and a host of thriving restaurants, shops, and entertainment venues in a walkable environment.

- d. Revitalize older shopping centers and commercial corridors so that they feature a range of new uses to serve community needs and act as vital activity hubs and social gathering places that contribute to local character and quality of life.
- e. Prioritize business attraction and retention to foster a strong, stable economy that welcomes innovation and promoting entrepreneurship.
- f. Reinforce connections to the regional transportation network.
- g. Strengthen the network of safe streets and multi-use trails that link neighborhoods, parks, schools, and other community destinations, tying older and newer parts of Chino together.
- h. Enhance neighborhood livability by promoting active, healthy lifestyles with indoor and outdoor recreational amenities and by prioritizing clean air, water, fresh food, and community health.
- i. Protect the community from natural hazards, build resilience to climate change, and promote emergency preparedness.

PASSED, APPROVED AND ADOPTED THIS 2ND DAY OF SEPTEMBER 2025.

EUNICE M. ULLOA, MAYOR

ATTEST:

NATALIE GONZAGA, CITY CLERK

Attachments:

- A.1 2045 General Plan (website address below)
 - B.1 Final 2045 General Plan Update PEIR (link below)
 - B.2 Findings of Fact and Statement of Overriding Considerations
 - B.3 Errata
 - B.4 Response to Comments
 - B.5 Mitigation Monitoring and Reporting Program (MMRP)
- <https://www.cityofchino.org/591/Environmental-Documents>

State of California)
County of San Bernardino) §
City of Chino)

I, Natalie Gonzaga, City Clerk of the City of Chino, do hereby certify the foregoing Resolution was duly adopted by the Chino City Council at a regular meeting held on the 2nd day of September 2025, by the following votes:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

NATALIE GONZAGA, CITY CLERK