



Those persons wishing to speak on any item included on the agenda, or on any matter within the subject matter jurisdiction of the Planning Commission, are invited to fill out and submit to the Recording Secretary a "Request to Speak" form (name and address optional) which is available at the entrance to the City Council Chambers. Additionally, members of the public may submit electronic inquiries or comments by submitting emails to [Planning@cityofchino.org](mailto:Planning@cityofchino.org) no later than 5:00 p.m. the day of the meeting.

If you require a reasonable accommodation to participate in this meeting per your rights under the Americans with Disabilities Act or for any other reason, please contact the City Clerk's Office at (909) 334-3306 at least 48 hours prior to the advertised starting time of the meeting.

Any documents produced by the City and distributed to a majority of the Planning Commission regarding any item on this agenda will be made available in the Development Services Department during normal business hours at City Hall located at 13220 Central Avenue, Chino. In addition, such documents will be posted on the City's website at [www.cityofchino.org](http://www.cityofchino.org).

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## CHINO PLANNING COMMISSION

CITY HALL COUNCIL CHAMBERS  
13220 CENTRAL AVENUE  
CHINO, CA 91710

WEDNESDAY, MARCH 18, 2026 AT 6:00 PM

### REGULAR MEETING

### AGENDA

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#### **FLAG SALUTE**

#### **ROLL CALL**

Planning Commission Members: Lissa Fraga (Chairperson), Vincent Lopez (Vice Chairperson), Jimmy Alexandris, Brandon Blanchard, Kevin Cisneroz, Annmarie Lemento, Lawrence Vieira

#### **ANNOUNCEMENTS**

#### **PUBLIC COMMUNICATIONS**

At this time, members of the public may address the Planning Commission on subjects that do not appear on the agenda. Please state your name for the record and limit your remarks to three minutes. If you have an item that will require discussion, please request that the item be placed on the next Planning Commission meeting agenda.

#### **CONSENT CALENDAR**

At this time, members of the public may present testimony as to why an item should be removed from the Consent Calendar for separate discussion. Unless a member of the public or Planning Commission requests that an item be removed from the Consent Calendar, all items will be acted upon on one summary vote. Items removed from the Consent Calendar will be acted upon separately, following the Public Hearing procedures.

1. Minutes. Regular Meeting of February 18, 2026 (All Members Present).

2. 2025 General Plan and Housing Element Annual Report Receive and file the 2025 General Plan and Housing Element Annual Progress Report.

Staff Report By: Chris Cortez, Assistant Planner

### **PUBLIC HEARING**

The public will be given an opportunity to speak on each of the items listed below. Following a presentation and questions from the Planning Commission to staff, the chairperson will open the public hearing. At that time, the applicant will be permitted ten minutes to present their case. Members of the public will then be permitted five minutes to speak. After all have spoken, the applicant is permitted three minutes to summarize. The public hearing is then closed; however, the Planning Commission may, at its discretion, reopen the public hearing to receive additional public testimony. It is requested, but not required, that any members of the public addressing the Planning Commission state their name for the record prior to making your remarks.

3. PL22-0028.TE02 (Vesting Tentative Parcel Map No. 20561 - Time Extension). A request for approval of a one-year time extension for a previously approved subdivision of 56.95 acres into three parcels ranging in size from 3.74 acres to 46 acres within the LI (Light Industrial) land use designation of The Preserve Specific Plan.

Staff Report By: Andrea Gilbert, City Planner

RECOMMENDATION: Approve, by motion of the Planning Commission, a one-year time extension for PL22-0028 (Vesting Tentative Parcel Map No. 20561).

### **NEW BUSINESS**

### **DIRECTOR'S REPORT**

### **COMMISSION COMMENTS**

### **ADJOURNMENT**

Adjourn to a regular meeting of the Planning Commission on April 15, 2026 at 6 p.m. in these Council Chambers.

I, Natalie Gonzaga, City Clerk of the City of Chino, hereby declare that on March 12, 2026 this agenda was posted on the south window of Chino City Hall and this agenda together with all of the agenda reports and related documents were posted on the City's website at [www.cityofchino.org](http://www.cityofchino.org) by myself or under my direction.



Natalie Gonzaga, City Clerk.

***All Planning Commission decisions may be appealed to the City Council. An appeal of a Planning Commission decision must be filed with the Planning Division within ten (10) calendar days of the decision date.***

**MEMORANDUM  
CITY OF CHINO  
DEVELOPMENT SERVICES DEPARTMENT**

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**PLANNING COMMISSION MEETING DATE: MARCH 18, 2026**

**DATE: MARCH 18, 2026**

**TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION**

**FROM: ANDREA GILBERT, CITY PLANNER**

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**SUBJECT**

**Minutes of the Regular Meeting of the Planning Commission of February 18, 2026.**

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**CHINO PLANNING COMMISSION**

**REGULAR MEETING - CITY HALL COUNCIL CHAMBERS  
13220 CENTRAL AVENUE  
CHINO, CA 91710**

**WEDNESDAY, FEBRUARY 18, 2026**

**MINUTES**

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**FLAG SALUTE**

The Pledge of Allegiance was led by Commissioner Fraga.

**ROLL CALL**

**PRESENT** Commissioner Brandon Blanchard, Commissioner Jimmy Alexandris, Commissioner Vincent Lopez, Commissioner Lissa Fraga, Commissioner Kevin Cisneroz, Commissioner Lawrence Vieira, and Commissioner Annmarie Lemento

**ABSENT** NONE.

**ELECTION OF OFFICERS**

a. Chairperson - Commissioner Cisneroz nominated Commissioner Fraga for Chairperson. Second by Commissioner Vieira. There being no further nominations, the nominations were closed. Commissioner Fraga was elected to the position of Chairperson with a 7-0 roll call vote.

b. Vice Chair - Commissioner Fraga nominated Commissioner Lopez for Vice Chair. Second by Commissioner Vieira. Commissioner Blanchard nominated Commissioner Viera for Vice Chair. Second by Commissioner Lopez. There bring no further nominations, the nominations were closed. Commissioner Lopez was elected to the position of Vice Chair with a 5-2 roll call vote.

c. Design Review Board Members

- Nomination for Member No. 1 - Commissioner Blanchard nominated Commissioner Vieira for Design Review Board Member. Second by Commissioner Cisneroz. Commissioner Vieira was elected to the position of Design Review Board Member No. 1 with a 7-0 roll call vote.

- Nomination for Member No. 2 - Commissioner Alexandris nominated himself for Design Review Board Member. Second by Commissioner Blanchard. Commissioner Alexandris was elected to the position of Design Review Board Member No. 2 with a 7-0 roll call vote.

- Nomination for Alternate Member - Commissioner Alexandris nominated Commissioner Cisneroz for Design Review Board Member. Second by Commissioner Blanchard. Commissioner Cisneroz was elected to the position of Alternate Design Review Board Member with a 4-2 roll call vote.

**ANNOUNCEMENTS**

None.

**PUBLIC COMMUNICATIONS**

None.

**CONSENT CALENDAR**

1. Minutes. Regular Meeting of November 19, 2025 (All Members Present).

**Motion by Commissioner Cisneroz, seconded by Commissioner Blanchard, to approve the Consent Calendar. The motion carried by the following vote:**

**AYES: COMMISSIONERS BLANCHARD, CISNEROZ, FRAGA, ALEXANDRIS, VIEIRA, AND LOPEZ**

**NOES: NONE.**

**ABSENT: NONE.**

**RECUSE: LEMENTO**

**PUBLIC HEARING**

2. PL24-0100 (Special Conditional Use Permit). A request to establish a 127-space truck and trailer storage facility on 5 acres of land within the Light Industrial (M1) zoning district, located at 5158 Eucalyptus Avenue (APN: 1021-361-20).

Staff Report By: Chris Cortez, Assistant Planner

RECOMMENDATION: Adopt Planning Commission Resolution No. PC2026-001, approving PL24-0100 (Special Conditional Use Permit), based upon the findings and subject to the departmental conditions of approval.

Chairperson Fraga opened the public hearing.

Chris Cortez, Assistant Planner, presented the staff report to the Planning Commission.

Commissioner Blanchard requested that the Conditions of Approval be updated to reflect that there are 127 stalls and that no more than 127 trucks or trailers shall be present at any given time.

Michael Verduno, Project Manager for the applicant, addressed the Commission, and accepted all the Conditions of Approval for this agenda item.

Curtis Burton, Mayor Pro Tem, requested that when the spaces are rented that they provide a truck route map to each and every operator so that they are aware of the routes in and out of the area, and that the truck route be posted on their website.

There being no one else present to address the Commission on this item, the public hearing was closed.

Commissioner Blanchard asked that the Condition of Approval being added that the truck route map be provided to all users, that it include that the truck route map be posted on site as well. Andrea Gilbert, City Planner, confirmed that such a condition can be added.

Chair Fraga re-opened public hearing and asked the Applicant if he would accept the following added Conditions of Approval: 1) that the truck route map be provided to all users and posted on site; 2) that the back 20-25% of spaces be limited to head in only; and 3) that no more than 127 trucks or trailers be present at any given time. Mr. Verduno accepted the new Conditions of Approval.

Chair Fraga closed the public hearing.

**Motion by Commissioner Blanchard, seconded by Commissioner Blanchard, seconded by Commissioner Cisneroz, to adopt Planning Commission Resolution No. PC2026-001, approving PL24-0100 (Special Conditional Use Permit), based upon the findings and subject to the departmental conditions of approval, with the added Conditions of Approval to 1) have the truck route map provided to each truck or driver and posted on site; 2) that an approved turning radius over the last 20-25% of the property be worked out with staff and that all of the occupants be head in only; and 3) no more than 127 trucks and/or trailers be allowed on site at any given time. The motion carried by the following vote:**

**AYES: COMMISSIONERS BLANCHARD, CISNEROZ, LEMENTO, LOPEZ, AND FRAGA**

**NOES: NONE.**

**ABSENT: ALEXANDRIS AND VIEIRA**

3. PL25-0143 (Special Conditional Use Permit). A request to establish a temporary use for a rebar fabrication operation for Southwest Rebar in the Light Industrial (M1) zoning district, located at 3612 Philadelphia Street (APN: 1013-521-15 & 16).

Staff Report By: Kim Le, Senior Planner

RECOMMENDATION: Adopt Planning Commission Resolution No. PC2026-002, approving PL25-0143 (Special Conditional Use Permit), based upon the findings and subject to the departmental conditions of approval.

Chairperson Fraga opened the public hearing.

Kim Le, Senior Planner, presented the staff report to the Planning Commission.

Serge Benaldo representing applicant, addressed the Commission and accepted all the Conditions of Approval for this agenda item.

There being no one else present to address the Commission on this item, the public hearing was closed.

**Motion by Commissioner Blanchard, seconded by Commissioner Lopez, to adopt Planning Commission Resolution No. PC2026-002, approving PL25-0143 (Special Conditional Use), based upon the findings and subject to the departmental conditions of approval. The motion carried by the following vote:**

**AYES: COMMISSIONERS BLANCHARD, LOPEZ, ALEXANDRIS, CISNEROZ, LEMENTO, VIEIRA, AND FRAGA**

**NOES: NONE.**

**ABSENT: NONE.**

**NEW BUSINESS**

None.

**DIRECTOR'S REPORT**

Andrea Gilbert, City Planner, informed the Commission that they now have bookmarks on their iPads for the City's website pages for maps, the zoning code, specific plans, the general plan, and the sign ordinance.

**COMMISSION COMMENTS**

The Commissioners provided comments, updates, and notifications of upcoming events.

**ADJOURNMENT**

Adjourn to a regular meeting of the Planning Commission on March 18, 2026 at 6 p.m. in these Council Chambers.

APPROVED AND ADOPTED THIS 18TH DAY OF MARCH 2026.

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CHAIRMAN, PLANNING COMMISSION

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SECRETARY, PLANNING COMMISSION

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(These minutes are not official until signed.)

**MEMORANDUM  
CITY OF CHINO  
DEVELOPMENT SERVICES DEPARTMENT**

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**PLANNING COMMISSION MEETING DATE: MARCH 18, 2026**

**DATE: MARCH 18, 2026**  
**TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION**  
**FROM: ANDREA GILBERT, CITY PLANNER**

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**SUBJECT**

2025 General Plan and Housing Element Annual Report.

**RECOMMENDATION**

The Planning Commission recommends the City Council receive and file the 2025 General Plan and Housing Element Annual Progress Report.

**BACKGROUND**

In July 2010, the City Council adopted Envision Chino 2025, a comprehensive update to the City's General Plan. Section 65400 of the Government Code requires the Planning Commission review and forward to the City Council an annual report describing the City's progress in implementing its General Plan and Housing Element. Once reviewed by the City, the report is required to be sent electronically to the Governor's Office of Land Use and Climate Innovation (LCI), formerly Governor's Office of Planning and Research (OPR), as well as the California Department of Housing and Community Development (HCD). In September 2025, the City Council adopted the 2045 General Plan Update. Reporting under the updated General Plan will commence next year. Accordingly, the 2025 Annual Report is based on Envision Chino 2025.

The City's General Plan includes an introduction and Vision Chapter as well as 12 separate elements. The 12 elements cover the seven topics required by State Government Code Section 65302, including a Housing Element that is required to be updated every eight years. The Housing Element update was completed by the City in January 2022, adopted by the City Council and certified by HCD in December 2024, which covers the 2021-2029 reporting period. The 2021-2029 Housing Element includes specific components such as an analysis of the existing housing stock, an analysis of existing and projected housing needs, and a quantification of the number of housing units that will be developed, preserved, and improved through its policies and actions.

The General Plan and Housing Element Annual Progress Report has been completed and is attached for review by the Planning Commission in accordance with State guidelines.

**ISSUES/ANALYSIS**

Staff reviewed the General Plan goals, policies, and actions, as identified in the Implementation Program (Exhibit "A" to the General Plan Annual Progress Report). The Implementation Program incorporates a narrative of the goals and action statements from the General Plan that have been completed or were in the process of being completed in 2025. During the 2025 calendar year, the City continued to implement many General Plan goals and policies through ongoing City programs, private development, and capital improvement projects. The report also

identifies a General Plan Amendment approved by the City in 2025 (Attachment “1” of Exhibit “A”).

The City also continues to implement the 2021-2029 Housing Element measures in an effort to add to the region’s supply of affordable housing through the multiple housing programs offered by the City. Exhibit “B” to the General Plan Annual Progress Report includes several tables that summarize the progress made in 2025 towards meeting the goals and objectives of the City’s 2021-2029 Housing Element.

Attachment: 2025 General Plan and Housing Element Annual Progress Report

# envision Chino



CITY OF CHINO

## GENERAL PLAN ANNUAL PROGRESS REPORT

# 2025

prepared by  
DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION  
APRIL 2026

**EXHIBIT A**

**2025 GENERAL PLAN IMPLEMENTATION PROGRAM TABLE**

**CITY OF CHINO  
GENERAL PLAN IMPLEMENTATION PROGRAM**

Action Number	Action	Status of Progress/Comments
<b>Healthy Chino Element</b>		
<b>Goal HC-1 Foster Chino resident's health.</b>		
HC-1.1 A1	Develop programs to foster collaboration between local health officials and City staff and elected officials.	The Healthy Chino Coalition program, in place since 2004, continues to meet quarterly with over 20 active Coalition members including local health officials, physicians, nurses, educators, business owners, and City staff. The City actively participates in the quarterly IEHP Community Partner Network Meetings and San Antonio Regional Hospital Health Equity, Diversity, and Inclusion (HEDI). Healthy Chino continues to participate at the monthly Focus on Youth collaborative meetings. These meetings foster new partnerships and create opportunities to expand new and existing programming. Healthy Chino staff attends the City of Chino quarterly Safety Committee Meetings. The Healthy Chino Program continues to offer employee wellness challenges and healthy snack options. This is done by collaborating with different agencies and companies to help promote healthy living. Partnerships include Kaiser Permanente, San Bernardino Health Department, IEHP, Chino Valley Medical Center, San Antonio Regional Hospital, Juice It Up, San Bernardino County Master Gardeners, and SoCal Healthy Vending. The SoCal Healthy Vending company is a local Chino business.
HC-1.1 A2	Develop a list of best practices related to promoting healthy communities.	Ideas on best practices are gained through the on-going attendance by Healthy Chino staff at the various health and wellness collaborative meetings and conferences. Programs that are currently in place that promote healthy practices are the Hike the Valley Program, established in 2013, where participants are guided through local trails (hikes average 2-5 miles in length and range from easy to advance levels). At the Chino Community Garden participants plant fruits/vegetables and learn gardening, nutrition, and sustainability through the garden's educational workshops. Educational programs include demonstration gardens, cooking classes, and children's story time programs. The Community Garden will continue to offer its popular garden workshops, Children's Discovery workshops, and composting program. Bark Around Ayala Park continues to bring in over 400 participants, their dogs, and 30 local vendors for a fun and active morning. Healthy Chino contributes to and promotes the Chino Valley YMCA 5K Reindeer Romp, Run for Russ 5K, and the Chino Youth Museum 5K DairyAire each year. The City and Chino Valley YMCA partner on Healthy Family Day and hosted a fun, free annual community event on March 15, 2025 at the Neighborhood Activity Center with over 750 participants who got to enjoy fitness demonstrations, kids' activities, inflatable obstacle course and activities, smoothie bike, healthy food, health/nutrition/fitness vendors, and water/environmental vendors. Healthy Chino partnered with the Inland Empire Utilities Agency (IEUA) and the Public Works Department to host two Earth Day events on April 16 and 17, 2025, at the Chino Creek Wetlands & Educational Park. Over 3,500 people attended the event over the two days. The Healthy Chino program collaborates with the Chino Police Department to host the annual Bike Day event each year. This event hosts a 13-mile community bike ride and a 5-mile family bike ride. The Police Department hands out free bike helmets as well as conduct a safety obstacle course. Healthy Chino recruits a local bike shop, Bike Fix, as an event sponsor, and Bike Fix hosts a booth at the event offering free bike repairs to event attendees. The 20 year anniversary continued through September 2025, featuring enhanced events and Employee Wellness challenges, mobile stops where the public can receive free health information from health-based partners, and a cookbook collaboration between the Chino Valley Unified School District, Healthy Chino, and the SOAR program.
HC-1.1 A3	Track community health information systematically and in ways appropriate for use in decisions about the built environment.	In partnership with San Antonio Regional Hospital to receive data on the rates of nutrition-based illnesses in the City of Chino. Healthy Chino also partnered with Inland Empire Health Plan, where IEHP hosted several workshops in English and Spanish in the downtown area to bring awareness to the community on topics included Heart Health, Controlling Diabetes, Healthy Eating, and Mental Health.

**CITY OF CHINO  
GENERAL PLAN IMPLEMENTATION PROGRAM**

<b>Action Number</b>	<b>Action</b>	<b>Status of Progress/Comments</b>
HC-1.2 A1	Develop a program to disseminate information about healthful eating habits.	There are a number of methods that are used in the Healthy Chino Program to distribute information about healthy eating habits. These include: Healthy Family Day, with over 750 participants and 40 vendors; Grilling classes offered to the community to help promote healthy eating habits; and partnering with CVUSD in recognizing National Nutrition Month. Healthy Chino also disseminates monthly emails on health tips to over 800 community members, City employees, Health Council members, and Focus on Youth members. Healthy Chino continues to promote healthy snack and breakfast options in all City after school programs. Healthy Chino offers the Healthy Kids Challenge at the High Five, SOAR Afterschool programs, as well as seasonal camps. This incorporates healthy eating and fitness weekly challenges for six weeks. The Healthy Chino Program has also begun to use social media to distribute healthy tips and program announcements.
HC-1.2 A2	Model best practices related to promoting healthy eating habits at government offices and government-organized events by serving only healthy snacks and refreshments.	The City hosts programs for employees to promote healthy eating habits including Healthy and Wellness Workshops and the Stairwell Art Program. The 6-week weight loss/fitness program, "Healthier You Challenge" continues to be offered once a year (winter) to the employees to help start off the year encouraging health and wellness. Healthy Chino also encourages employees to offer healthy snacks and refreshments during meetings and trainings. Healthy Chino offers healthy snacks and water to participants at all of its programs including Children's Discovery Workshops, Hike the Valley, and bike events to name a few. There are eight new Healthy Vending Machines available to employees and residents. Employees were surveyed on healthy options they wanted to see in the vending machines. At the conclusion of the survey, the healthy vending company adopted most options by adding them into the machines.
HC-1.2 A3	Promote government and school purchase of locally-produced and/or organic food.	The Healthy Chino program provides nutrition lessons to the afterschool programs promoting local organic produce from the Chino Community Garden.
HC-1.2 A4	Work with vendors at the farmer's market to develop programs under which vendors can accept food stamps and other public benefits.	The City does not currently have a City-sponsored farmers market. No work has begun on identifying or prioritizing starting a farmers market or agriculture drop-off sites (CSA Farm Share). Previously, the City offered a farmers market at City Hall and then at The Preserve Community Center but was deemed unsustainable due to low sales.
<b>Land Use Element</b>		
<b>Goal LU-1 Enhance the livability of Chino neighborhoods.</b>		
LU-1.1 A2	Conduct a review of existing City policies to identify barriers to the development of accessory dwelling units, co-housing, and other non-traditional housing types. Where necessary, modify policies to support development of these housing types.	The City has developed three pre-approved ADU plans of various sizes that meet the current building code requirements. Ongoing efforts focus on educating employees and reviewing City procedures to promote the development of ADUs. Additionally, staff continues to research funding sources.
<b>Goal LU-3 Revitalize older commercial and industrial areas in the center of Chino.</b>		
LU-3.1 A1	Study the use of graduated-density zoning, which encourages parcel assembly by allowing higher densities for larger sites, or other policy-based mechanisms to encourage the development of projects on more than one parcel that are consistent with the Future Growth Vision Plan.	The concept of graduated-density zoning was studied during the 2010 General Plan Update. At that time, it was determined that it would not be incorporated into specific General Plan policies or Zoning Ordinance provisions, and would be evaluated again in future updates.
LU-3.1 A2	Work with the Southern California Association of Governments (SCAG) when it prepares its Sustainable Communities Strategy (SCS) to ensure that sites from the Future Growth Vision Plan are included in the SCS.	The Regional Transportation Plan (RTP) and Sustainable Community Strategy (SCS) was approved by SCAG in 2020. The RTP/SCS did not include the future growth areas because the land uses for these sites have not changed.
LU-3.1 A3	Consider revising the Future Growth Vision Plan if SCAG's ultimate SCS map is not consistent with it.	The Housing Element update was completed on January 4, 2022, adopted by the City Council and certified by HCD in December 2024, which covers the 2021-2029 reporting period, to be in compliance with SCAG's Regional Housing Needs Assessment (RHNA) allocation. Many areas within the Future Growth Vision Plan have been identified as potential sites to meet the RHNA allocation. These sites would allow for higher densities up to 30 dwelling units to the acre or have the potential for mixed-use development.
LU-3.2 A1	Provide expedited review of projects on the four corners of Walnut and Central Avenues that meet both the land use regulations and the design guidance provided for these properties and for mixed-use properties in general.	There has not been any development activity at this intersection during this reporting period.

**CITY OF CHINO  
GENERAL PLAN IMPLEMENTATION PROGRAM**

<b>Action Number</b>	<b>Action</b>	<b>Status of Progress/Comments</b>
LU-3.3 A1	Work with landowners along Riverside Drive to consolidate parcels so they can create large enough spaces for new development of either mixed-use or multi-family residential buildings. On some portions of Riverside Drive where the parcels are very shallow due to dedications for the street right-of-way, this will need to include consolidation with parcels that do not currently front upon Riverside Drive. In this case, the landowners will need to enter into an agreement to share profits according to the original size of each parcel before right-of-way has been dedicated.	There has not been any development activity in this area during this reporting period. In the future, if interest in development of properties in this area is received, the City will explore opportunities to coordinate with other landowners along Riverside Drive to encourage consolidation of parcels.
LU-3.4 A1	Existing uses south of the Civic Center are permitted to continue, but are encouraged to upgrade their facilities to provide better pedestrian amenities on sidewalks and open areas.	The City will continue to work with land owners to ensure pedestrian facilities are upgraded with any future development in this area. However, there has not been any mixed use or residential development activity in this area.
LU-3.4 A2	Work with residential, commercial, and industrial landowners to consolidate parcels so they can create large enough spaces for development of live-work lofts on the block bounded by Central Avenue, F, 5th, and G streets.	In the future, if there is interest for development in this area, the City will explore opportunities to coordinate with other landowners to encourage consolidation of parcels.
<b>Goal LU-4 Provide a clear transition for properties within the Sphere of Influence (SOI).</b>		
LU-4.1 A1	Work with San Bernardino County to revise the County's General Plan to reflect the land use designations shown in the City's Land Use Map.	Upon adoption of the City's General Plan 2010, City staff transmitted updated land use information to the County. The County has since updated portions of their General Plan to reflect the land use designations shown in the City's Land Use Map. The City will coordinate with the County of any future approved land use changes to keep the map updated.
<b>Goal LU-5 Reduce Chino's greenhouse gas emissions.</b>		
LU-5.2 A1	Develop a program to provide incentives for projects that support smart growth goals and reduce greenhouse gases, such as mixed-use, infill, and transit-oriented development projects.	On November 17, 2020, the City Council approved an update to the City's Climate Action (CAP) Plan in an effort to reduce greenhouse gas emissions by 46% lower than the 2008 baseline by the year 2030. A list of mandatory and voluntary greenhouse gas emission reduction measures are listed within the CAP that an applicant will be required to implement into their project, thus resulting in a reduction of greenhouse gases. In addition, on January 4, 2022, the City adopted the 2021-2029 Housing Element, that identifies potential housing sites for high densities and mixed-use developments.
<b>Goal LU-6 Develop and implement comprehensive master plans for key sites and areas in Chino.</b>		
LU-6.1 A1	The City shall individually phase out the Majestic Spectrum, East Chino, Eucalyptus Business Park, and Central Avenue Specific Plans, as well as the Downtown Civic Center Master Plan, after careful study of the potential effects of the phase out.	In September 2025, the City Council adopted the 2045 General Plan Update, repealing the Majestic Spectrum Specific Plan, Eucalyptus Business Park Specific Plan and Central Avenue Specific Plan.
<b>Goal LU-8 Ensure convenient access to healthy foods for all residents.</b>		
LU-8.1 A2	Identify and prioritize neighborhoods underserved by healthy food sources for development of healthy food sources.	There are existing programs in place that serve low-income neighborhoods in the City, such as the Summer Lunch Program held in Monte Vista Park offered in July and August for children and youth 18 years or younger.
LU-8.1 A4	Identify appropriate locations for farmers markets and community-supported agriculture drop-off sites and prioritize such uses in these areas.	The City does not currently have a City-sponsored farmers market. No work has begun on identifying or prioritizing starting a farmers market or agriculture drop-off sites (CSA Farm Share). Previously, the City offered a farmers market at City Hall and then at The Preserve Community Center but was deemed unsustainable due to low sales. Healthy Chino staff experimented with a CSA farm share program in 2015 but was also canceled due to declined sales.
<b>Community Character Element</b>		
<b>Goal CC-1 Establish high standards of community design in Chino.</b>		
CC-1.1 A1	Develop detailed design guidelines for new developments.	The City has design standards per CMC 20.17 for the overall City. In addition, detailed design standards are provided for the College Park and The Preserve Specific Plans.

**CITY OF CHINO  
GENERAL PLAN IMPLEMENTATION PROGRAM**

Action Number	Action	Status of Progress/Comments
<b>Goal CC-2 Preserve and enhance areas that create community identity and support Chino's small town character.</b>		
CC-2.3 A1	Develop a list of key entryways to Chino and establish a program to provide entry features for each of them. Entryways shall incorporate landscaping, trees, and/or architectural elements to enhance a sense of arrival to the City.	There are currently enhanced entryway landscape and signage treatments along Central Avenue at the Pomona 60 Freeway and in the southerly part of the City. A design has been approved for the 60 Freeway and Central interchange that includes City identifying features such as the City seal. Work began on the interchange in the summer of 2021 and was completed in 2024. The City will continue to consider other entries as deemed appropriate on a yearly basis.
<b>Housing Element - Refer to Housing Element Annual Report</b>		
<b>Transportation Element</b>		
<b>Goal TRA-1 A roadway system that meets the needs of Chino's residents and visitors, provides safe, convenient, and efficient travel in, around, and through the City, and preserves and/or enhances the City's distinctive qualities.</b>		
TRA-1.1 A1	Develop and implement a prioritization and phasing program for new and improved roadway facilities based on existing facilities, planned facilities, and funding.	Through a combination of Land Development and Capital Improvement project review, staff reviews roadway facilities as each project is scoped in coordination with the General Plan's Circulation and Infrastructure elements.
TRA-1.2 A1	Conduct a signal timing study for all intersections with Level of Service (LOS) E and F. Coordinate and implement study recommendations with adjacent jurisdictions as well as California Department of Transportation (Caltrans), if applicable.	Signal timing studies are done on an on-going basis for intersections that are congested, and modifications are made by the City as deemed appropriate and feasible. Coordination is continually coordinated with adjacent jurisdictions, SBCTA and Caltrans if needed. In addition, Mountain Avenue, Edison Avenue, Chino Avenue and Central Avenue have current traffic signal coordination timing and additional corridors are to be included as signal interconnect projects complete communications to them. Staff continues to improve traffic signal interconnect projects through private development, capital improvement and annual maintenance activities.
TRA-1.3 A1	Establish criteria for which developments will be allowed to construct private streets.	The Specific Plans for College Park and The Preserve master-planned communities identify where private streets can be utilized, and include design standards for private streets. As new development proposals are reviewed in these Specific Plan areas, the benefits and/or impacts of designating proposed streets as private are evaluated. On February 2019, the City Council adopted Ordinance No. 2019-002, amending Section 19.06.040 of the Chino Municipal Code to clarify that any single-family residential developments having private streets approved before January 1, 2019, where the private streets otherwise meet the criteria of the Subdivision Map Ordinance, shall be deemed valid and duly authorized, but that no further private streets shall be authorized within single-family residential developments thereafter. When development proposals are reviewed for areas outside of these Specific Plan areas where infill development might occur, the street types will be reviewed on a case-by-case basis to determine the benefits and/or impacts of designating them as private.
TRA-1.3 A4	Identify possible funding sources for traffic calming treatments, including grants to investigate the feasibility of establishing a residential assessment district to allow residents to participate in funding construction of traffic calming treatments in their neighborhood.	Opportunities to apply for grant funding for traffic calming improvements or grants for the establishment of a residential assessment district are regularly monitored, and where appropriate, grant applications are applied for. A grant funded Local Roadway Safety Plan (LRSP) was completed in October of 2022 which identified traffic safety improvement projects that would be eligible for future state grant funding. In December of 2024, the City received an initial award of \$400,000 for a Comprehensive Safety Action Plan (CSAP) which will expand upon the effort of the LRSP enabling Chino to compete for federal traffic safety grants in the future as well. The CSAP is expected to be completed by December 2027. Chino has received TDA Article III funds to design the Benson Pedestrian Improvement Project at the end of 2025. Staff utilized annual operation & maintenance Measure I funding to implement traffic calming signing & striping projects addressing priority locations.

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Action Number	Action	Status of Progress/Comments
<b>Goal TRA-3 Freight transportation that provides efficient service to businesses and industry while limiting impacts to residents and visitors.</b>		
TRA-3.1 A1	Develop a truck loading policy for new development that ensures new truck-dependent businesses limit their impact on neighborhoods and business districts.	The Chino Zoning Ordinance has existing provisions for industrial businesses that are located adjacent to non-industrial uses that require appropriate buffering techniques, such as increased setbacks, screening and dense landscaping to be provided in order to mitigate any negative effects of industrial operations such as truck loading. In addition, as industrial development applications are reviewed, the locations of loading areas are evaluated to mitigate any potential impacts to adjacent uses.
<b>Goal TRA-6 Improve the convenience, intuitiveness, and safety of Chino's street network.</b>		
TRA-6.2 A2	Study individual accident locations, especially "hot spots" with multiple accidents, and identify necessary upgrades to reduce the incidence of accidents.	Accident reports are regularly reviewed on an ongoing basis to develop a list of intersections with a high volume of incidents. "Hot spot" locations and prioritization of locations are included in the Local Roadway Safety Plan completed in 2022. In 2024, Chino was awarded \$400,000 for the development of a Comprehensive Safety Action Plan which will update the LRSP and expand its analysis of priority locations based on a systematic approach. As funding becomes available, projects are added to the 5-Year Capital Improvement Program. Traffic calming measures are also incorporated into CIP projects when practical.
TRA-6.3 A1	Develop an Americans with Disabilities Act (ADA) Transition Plan which identifies locations and funding commitments to provide access to public rights-of-way, including curb cuts and other improvements targeted toward persons with disabilities.	Beginning in 2016, the City began evaluating its buildings, parks, and services for accessibility. In 2021 and 2022, sidewalks and curb ramps began to be inventoried as a baseline for the public rights-of-way. In 2023, the City completed a full, Citywide self-evaluation and ADA transition plan consisting of City-owned buildings and parks, public right-of-way facilities, and City policies and procedures. The final transition plan addresses identified barriers with a timeline and projected funding sources for the completion of improvements. The ADA Transition Plan was adopted by City Council in February 2024. Annually, the City applies for Community Development Block Grant (CDBG) funding and Transportation Development Act (TDA) funding for sidewalk and ADA ramp improvements for locations throughout the City. These funding streams will address specific accessibility barriers for people with disabilities that are identified in the transition plan.
<b>Goal TRA-10 Foster bicycling as a convenient, healthy and environmentally-friendly travel choice in Chino.</b>		
TRA-10.2 A1	Prepare a Bicycle Master Plan for the City of Chino that establishes where and how the City's bicycle network will be expanded, including standards to guide review of roadway enhancements or other changes to the roadway system. This plan should be consistent with requirements for allocation of State Bicycle Transportation Account funds and federal funding for bicycle improvements that cannot be allocated without an approved Bicycle Master Plan. The plan should also include criteria for funding prioritization of improvements.	In January 2016, the City adopted the Bicycle and Pedestrian Master Plan. The Plan provides a guide to improve bicycling and walking activity throughout the City by the implementation of various improvements to roadways that include the addition and/or modification of such features as street trees, sidewalks, benches, planter boxes, and Americans with Disability Act (ADA) access. Since the Plan's adoption, the City was awarded \$127,648 in 2015 and \$440,081 in 2017 for the TDA Bicycle and Pedestrian Grant and TDA Transit Improvement Grant. The City has completed the TDA Bicycle Improvements. Additionally, as the city continues annual pavement rehabilitation projects, each corridor is reviewed to determine if bike facilities can be added to the project. With the General Plan Update, the Bicycle Master Plan will be reviewed, updated and fully incorporated into the General Plan as part of the circulation element. Staff has applied for an Active Transportation Plan grant to support the development of an Active Transportation Plan for Chino which will update the 2016 Bike & Pedestrian Master Plan.
TRA-10.2 A2	Develop maps or signage indicating local and regional bicycle routes, including distances to key destinations, such as parks and schools.	All new construction projects affecting bike facilities include bike path and trail signage guiding bicyclists around the network of bike facilities. Further, multi-use trails in Ayala Park and within the SCE Easement include mile marker signage.
TRA-10.2 A3	Promote bicycle-related programs for the community.	Healthy Chino staff continues to offer bicycle-related programs in the community. Healthy Chino staff has partnered with the Chino Police Department in planning and running these programs. Chino Bike Day was held on May 10, 2025 at Ruben S. Ayala Park. Chino Bike Day provides a community bike ride (13 miles), a family bike ride (5 miles), bicycle safety workshop, helmet giveaway/fitting, bike obstacle course, free bike repairs, smoothie bike, and kids' activities.

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Action Number	Action	Status of Progress/Comments
<b>Goal TRA-11 Enhance the convenience, intuitiveness, and safety of Chino's pedestrian network.</b>		
TRA-11.1 A1	Develop a Pedestrian Master Plan that evaluates the pedestrian transportation system for discontinuities and prioritizes streetscape improvements such as street trees, sidewalks, benches, planter boxes, ADA access, trails, and other amenities in existing neighborhoods. Key pedestrian corridors and potential funding sources to complete the Plan should be identified as part of the Plan.	In January 2016, the City adopted the Bicycle and Pedestrian Master Plan. The Plan provides a guide to improve bicycling and walking activity throughout the City by the implementation of various improvements to roadways that include the addition and/or modification of such features as street trees, sidewalks, benches, planter boxes, and Americans with Disability Act (ADA) access. Since the Plan's adoption, the City was awarded \$127,648 in 2015 and \$440,081 in 2017 for the TDA Bicycle and Pedestrian Grant and TDA Transit Improvement Grant. The City has begun implementing projects with grant funding. Bicycle and pedestrian facilities were constructed in FY20/21. In 2021 and 2022, sidewalks and curb ramps began to be inventoried as a baseline for the public rights-of-way. In 2023, the City completed a full, Citywide self-evaluation and ADA transition plan consisting of City-owned buildings and parks, public right-of-way facilities, and City policies and procedures. The final transition plan addresses identified barriers with a timeline and projected funding sources for the completion of improvements. The ADA Transition Plan was adopted by City Council in February 2024. Annually, the City applies for Community Development Block Grant (CDBG) funding and Transportation Development Act (TDA) funding for sidewalk and ADA ramp improvements for locations throughout the City. These funding streams will address specific accessibility barriers for people with disabilities that are identified in the transition plan. The City has applied for a planning grant to update the Bike & Ped. Master Plan to an Active Transportation Plan.
TRA-11.1 A2	Develop a set of criteria for funding prioritization of planned pedestrian improvements, based on need/deficiency, anticipated demand, anticipated cost/benefit ratio, geographic equity, and funding opportunity.	
TRA-11.1 A3	Develop maps or signage indicating local and regional pedestrian routes, including distances to key destinations, such as parks and schools.	
TRA-11.1 A4	Develop an ADA Transition Plan specifying a timeline and funding commitments to provide access to public rights-of-way, including curb cuts and other improvements targeted toward persons with disabilities.	Beginning in 2016, the City began evaluating its buildings, parks, and services for accessibility. In 2021 and 2022, sidewalks and curb ramps began to be inventoried as a baseline for the public rights-of-way. In 2023, the City completed a full, Citywide self-evaluation and ADA transition plan consisting of City-owned buildings and parks, public right-of-way facilities, and City policies and procedures. The final transition plan addresses identified barriers with a timeline and projected funding sources for the completion of improvements. The ADA Transition Plan was adopted by City Council in February 2024. Annually, the City applies for Community Development Block Grant (CDBG) funding and Transportation Development Act (TDA) funding for sidewalk and ADA ramp improvements for locations throughout the City. These funding streams will address specific accessibility barriers for people with disabilities that are identified in the transition plan.
<b>Economic Development Element</b>		
<b>Goal ED-1 Strengthen Chino's economy in order to provide jobs and maintain a fiscally-positive General Fund.</b>		
ED-1.2 A1	Maintain ongoing communication with manufacturing firms to make sure their operating needs are being met.	The Chino Office of Economic Development has reinstated its business visit program and weekly visits with companies throughout the City. In order to assist small and large firms, business consulting is available and is provided in partnership with business assistance agencies, including SB County, Chaffey College, SCORE, IEWBC and Small Business Development Center, Chino Valley Chamber of Commerce to address specific needs and general information. The Office of Economic Development, on an on-going basis, continues to build and nurture relationships with manufacturing firms throughout the City. Through one-on-one meetings as well as assistance during property improvements and business expansion plans. To help facilitate development, the Office of Economic Development and Development Services Department works diligently to usher the business through the development process.
ED-1.2 A5	Identify vacant sites appropriate for industrial uses, provide a list of those sites to potential businesses seeking to locate in Chino, and consider advertising those sites to potential tenants.	The Chino Office of Economic Development provides site selection services as part of its business attraction and expansion strategy. Through online searches and the mining of our internal databases, the Chino Office of Economic Development reviews a comprehensive list of developable site opportunities for the continued and anticipated growth of our industrial and commercial markets. In addition, the Chino Office of Economic Development shares the information with developers, site selectors, and brokers. The predominance of large industrial sites within Chino have been developed so the City now focuses on matchmaking of the remaining parcels and seeks out potential redevelopment sites, while actively anticipating the potential annexation of sites in the unincorporated portion of San Bernardino County.

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<b>Action Number</b>	<b>Action</b>	<b>Status of Progress/Comments</b>
ED-1.4 A1	Focus retail recruitment and business attraction efforts around existing concentrations like the North Central Avenue Area, the Spectrum, City Hall and The Preserve.	The City's retail recruitment and marketing strategy are focused on infill areas throughout the City. Outreach efforts include, but are not limited to site searches to fill the vacancies within Chino and maintaining current retail market area demographic information, updated throughout the year, which is available to real estate professionals and retailers' tenant representatives. Continued focus is given to areas in the City that lack tenancy and for planned development within The Preserve. Creating lifestyle experiences will be key to continued success for the City of Chino. The Office of Economic Development is focused on destination retail as a strategy for future growth.
ED-1.4 A3	To attract retail that is currently lacking, such as grocery stores, work with brokers and existing stores to identify sites that could be appropriate for a specific store, and actions or investments that could be taken to attract them.	The City meets with real estate professionals, specific retailers', tenant representatives and retail developers throughout the year in the City to attract specific retail uses to the City. In addition to general grocers, citizens of Chino have indicated the desire for specialty stores like meat markets, Asian markets, Hispanic markets as well as produce focused markets. Community members have also expressed the desire to see more sitdown restaurants, coffee options and new or unique concepts that are not currently in our surrounding communities. With continued residential growth on the horizon, Chino works diligently to manage the needs of its constituents by working with retailers, site selectors and brokers to bring those services to the City in particular to those needs that are lacking in and around The Preserve. A recent partnership with ACRE Social hopes to build strong relationships with retail tenant reps of unique brands to expand the Chino's retail offerings.
ED-1.4 A4	Monitor vacancy rates and sales tax performance for retail areas in the City in comparison to regional and statewide averages. If vacancy rates and sales tax performance fall below average, work with property and business owners to either improve performance or determine an alternative use for the site.	The City maintains a database of available retail space vacancies and leasing contact information, along with quarterly retail sales tax data for the City, SB County, and the State. This data along with other retail and demographic data provides staff with pertinent information to provide to retail center leasing representatives, center managers and other retail real estate representatives to help identify methods to improve their performance or determine an alternative use for their space or site. Chino continues to surpass local, regional and state averages. With the lowest vacancy rate in the Inland Empire for industrial, Chino continues to build and grow. In addition, commercial and retail rates are very competitive for western San Bernardino County while surpassing state and national averages. Sales tax is a continued driver for the City with the bulk of revenue derived through medical device manufacturing and auto sales. Traditional brick and mortar are complimented by online and ecommerce driven consumers.
ED-1.4 A5	Actively recruit retail stores by marketing available sites and devoting staff time to working with potential tenants.	Attracting retailers is ongoing through various marketing efforts. At local, regional and national events, we provide current demographic and vacant retail property information to verify the value of locating in Chino. Recruitment of retail opportunities is a daily event for the staff at Chino. In cooperation with advertising and retail trade shows, the City of Chino works diligently at courting the newest and biggest retailers in the world. In the last year Chino has garnered the interest of Handel's Ice Cream, Everhome, Dutch Bros and many other marquee brands. Staff continues to find the perfect location for their restaurants. Our Development Services Department is in the process of updating our General Plan and improving opportunities for a variety of new and transitioning industries to have flexible location options in Chino.
ED-1.4 A7	Maintain ongoing communication with the property owner of the Spectrum Marketplace and Spectrum Town Center developments to foster the potential for a public-private response to various changes in the market and to the specific challenges that these changes might create for the Spectrum.	City staff maintains on-going communication throughout the year with retail centers' ownership, management and leasing representatives to discuss any issues affecting the two centers. The core retail centers are key economic engines within the City and require constant attention. Regular communication is made with ownership and management representatives to remain informed of the status of future vacancies and potential needs.

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<b>Goal ED-2 Maintain a good jobs-housing balance and jobs-skills match.</b>		
ED-2.1 A2	Periodically study the skills and education levels of Chino residents and use the information as a guide for recruiting new firms to the City.	Demographic information including education levels, income and ethnicity are available upon request from the City of Chino. The information is provided on the City's website and can be downloaded for print. Information on the City is sourced from a number of different areas including EDD, BLS, HDL, ESRI, CoStar and others, with specific reports generated from Claritas. Census data shows that 50,000 employees are traveling from outside of city proper. In coming months, the City has commissioned an economic Employments Trends Study by Beacon Economics. The study will provide insight to major job industries, wages and growth sector to recruit as part of the business attraction strategy for the Office of Economic Development.
ED-2.1 A3	Encourage local businesses to hire local residents. Strategies to do this could include developing a local job board to advertise vacancies to local residents and working with local educational institutions to provide job fairs.	Although the City continues to have a very low unemployment rate, staff works closely with the San Bernardino County Workforce Development Department to ensure that there are new opportunities for job growth in the City. The City facilitates this by participation in job fairs, hosted by SB County Workforce Development Department and Chino Valley Chamber of Commerce. The City coordinates the recruitment and hiring services provided by San Bernardino County Workforce Development Department, which provides its database of local and regional job seekers looking to work closer to their City of residence. Today's goal is to attract and retain higher paying technical and professional jobs. We desire for our citizens to not only live and play in Chino, but to work here too.
ED-2.1 A4	Study whether the City should give preference to local suppliers and firms when issuing requests for goods or services.	The City currently has a Local Business Preference ordinance. This ordinance affords a qualified business located within the City a five-percent reduction of an original submitted bid when comparing to next lowest bidder, thus allowing the local business to be considered as submitting the preferred, lowest bid.
<b>Open Space and Conservation Element</b>		
GC Section 65400 (K)	Consult with the Native American tribes when a General Plan Amendment (GPA) is being proposed.	The City is complying with these requirements by: 1) Requesting Tribal Consultation List; 2) Mailing letters to tribes on the consultation list inviting tribes to consult; and 3) Arranging dates and times to consult.
<b>Goal OSC-4 Minimize the consumption of energy and nonrenewable resources, and promote environmental sustainability.</b>		
OSC-4.1 A1	Adopt a Construction and Demolition Ordinance requiring recycling of at least 65% of all construction and demolition waste.	The City adopted the Tier 1 voluntary measures of the California 2025 Green Building Code, which includes a requirement to increase the amount of construction and demolition waste to be recycled to 70%.
<b>Goal OSC-5 Reduce greenhouse gas emissions by 15 percent below 2005 levels by 2030.</b>		
OSC-5.1 A1	Adopt a Climate Action Plan within 18 months of adoption of this General Plan that demonstrates how the City will achieve the needed reductions of greenhouse gas emissions. The Climate Action Plan shall be developed in coordination with SANBAG and SCAQMD.	The City Council adopted its original Chino Climate Action Plan (CAP) on November 19, 2013. On November 17, 2020, the City has since updated the CAP (2020-2030) to meet new State regulations, most notably Senate Bill (SB) 32, which implements statewide targets to reduce greenhouse gas (GHG) emissions to 40% below the 1990 levels by 2030. The updated CAP utilizes reduction strategies that encourage energy efficiency, water conservation, alternative transportation, solid waste reduction and clean energy.
<b>Goal OSC-6 Prepare Chino for the expected impacts of global climate change.</b>		
OSC-6.1 A1	Develop a program to prepare for extreme heat events, including outreach and notification focused on sensitive populations and the establishment of new and maintenance of existing cooling centers.	The City's updated Climate Action Plan (2020-2030) identifies actions to adapt to extreme heat events by: 1) Providing community cooling centers; 2) Providing public outreach, education, and engagement pertaining to the risks of extreme heat and preventive measures; and 3) Developing an extreme heat transportation management strategy. Currently, the Preserve Community Center, Neighborhood Activity Center, and Senior Center are all utilized as cooling centers. Information regarding cooling centers is published on the City's website and social media during the summer months.

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<b>Parks and Recreation Element</b>		
<b>Goal PR-1 Maintain existing park and recreational areas and create new ones in and around the City.</b>		
PR-1.1 A1	Develop a Community Parks, Facilities and Services Master Plan to reflect Chino's current park and recreational facilities and programs, as well as describe additional facilities and programs to develop in the future. The Master Plan should examine the need for a City-owned aquatics facility, indoor recreation space, community centers, and space for after-school activities, particularly in the northern section of the City. The Master Plan should also assess the need for additional amenities such as splash pads, dog parks, Frisbee golf, recreational trails, open space areas, and skate/BMX facilities.	In 2021 the City completed a Parks & Facilities Master Plan evaluating programs, existing parks and facilities, and identifying areas within the City that lack in park and recreation facilities. The Master Plan is a living document, reviewed annually; with an update to be completed every five years. Based on the outcome from the Parks and Facilities Master Plan, the City is in the process of identifying vacant land in the north section of Chino to be purchased and developed into park land.
PR-1.2 A1	Enter into joint-use agreements by which Chino schools, particularly those in neighborhoods with a disproportionate lack of recreational facilities, help to provide civic functions such as parks and community meeting spaces.	A joint-use agreement was executed for The Preserve Community Center located in The Preserve Specific Plan, which is a joint-use facility between the City and Chino Valley School District that provides a gymnasium, fitness room and multi-purpose room. Other opportunities to implement this action will be evaluated on an on-going basis and will be considered for possible implementation on a yearly basis.
PR-1.2 A2	Review City and other publicly-owned properties in Chino to identify underutilized properties that could be used to provide additional recreational areas. Examples could include rights-of-way and utility easements.	The City continues the process of identifying vacant land in the north section of Chino to be purchased and developed into park land. The City received a grant through the State of California, Department of Parks and Recreation Office of Grants and Local Services to develop a park on the southeast corner of Central Avenue and Phillips Boulevard, now named Chino Rancho Park. This new 1.18 acre park consists of an entry monument for the City and park, parking lot, restroom building, an all-inclusive playground, shade pavilion, two pickle ball courts, outdoor fitness equipment, open space, walking trail with benches, and drought tolerant landscaping. The park is now open to the public as of March 29, 2025.

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<b>Public Facilities and Services Element</b>		
<b>Goal PFS-2 Maintain a safe environment in Chino through law enforcement and crime prevention.</b>		
PFS-2.3 A1	Monitor Chino's crime rates and categories to determine the most appropriate methods to target and reduce crime in the City.	<p>In 2025, the Chino Police Department advanced the City's public safety priorities through continued investment in personnel, technology, and targeted enforcement strategies, while strengthening community partnerships. Together, these efforts contributed to measurable reductions across several major crime categories. Citywide property crime declined by 4 percent, driven in part by focused prevention and enforcement initiatives. Auto theft decreased by 22 percent and burglary declined by 10 percent. The Measure V-funded Retail Theft Team continued to deliver measurable results, contributing to an 11 percent reduction in retail theft through coordinated enforcement and retailer partnerships. To address emerging regional crime trends, the department redirected investigative resources toward cargo theft, a complex and organized criminal activity impacting the broader supply chain. Through coordinated investigations and expanded collaboration with local businesses, cargo theft decreased by 17 percent in 2025. The department also hosted cargo theft prevention outreach meetings with business stakeholders to improve awareness, reduce vulnerabilities, and support long-term prevention efforts. These initiatives were supported by specialized investigative units, including the Multi-Enforcement Team (MET), which focuses on emerging crime patterns and time-sensitive cases. The department continued expanding its specialized response capabilities with new aviation and K9 resources. Development of the Chino Police Department Helicopter Program progressed throughout the year, with flight operations anticipated in spring 2026. The program is expected to enhance emergency response, support critical incidents, and improve search capabilities for missing or at-risk individuals. The addition of Bloodhound K9 Scout expanded the department's tracking capability during high-priority incidents. Technology and infrastructure enhancements continued through the expansion and refinement of the Real-Time Crime Center (RTCC). The RTCC consolidates multiple data sources into a centralized operational platform, enabling faster information sharing and real-time analytical support for officers responding to calls for service. This capability has become an essential investigative and situational awareness tool. Digital community engagement also expanded significantly in 2025. Department social media platforms generated more than 14.7 million views and over 341,000 interactions, a 47 percent increase from the prior year. This expanded reach supports timely distribution of public safety information, crime prevention messaging, and incident updates, while strengthening transparency and two-way communication with the community. These results demonstrate the value of coordinated enforcement, technology investment, and community partnership. The department will continue refining these approaches to meet evolving public safety needs and support long-term community well-being.</p>

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PFS-2.3 A2	Maintain volunteer opportunities for residents in order to provide additional opportunities for community engagement with the Police Department.	<p>There are volunteer programs currently offered through the Chino Police Department. Some of these include: 1) A Community Police Academy for adults 2) Spanish Community Academy 3) Youth Community Police Academy for teens; 4) Junior Academy for kids ages 10-13 5) The Police Explorer program for teens; 6) The Mounted Posse; 7) The Police Chaplains; 8) Community Emergency Response Team (CERT); 9) The Police Volunteer Internship Program, 10) Volunteers In Policing (VIP) Program that was implemented in August 2025.</p> <p>The Chino Police Department's Volunteers in Policing (VIP) program enlists community members to assist in various departmental roles. Volunteers must be at least 18 years old, hold a valid California driver's license, and complete an application process, including interviews, background checks, and attendance at the Community Academy. They commit to a minimum of 10 volunteer hours per month and receive uniforms upon completion. Duties include clerical work, vacation house checks, public relations, and participation in the Y.A.N.A. program, which supports elderly and disabled residents. The program enhances public safety and operational efficiency through community involvement.</p> <p>Community Emergency Response Team (CERT) Basic Training is available to the community and consists of 20-hours of curriculum that teaches individuals how to help themselves, their families, and their neighbors during a disaster. CERT trains community members in basic disaster response skills such as team organization, disaster medical operations, fire safety, and light search and rescue. Upon completion of the CERT Basic Training, community members can affiliate with Chino PD as CERT volunteers. CERT volunteers will be a deployable resource to assist during a disaster and in non-disaster times be able to promote emergency preparedness in the community. Since August 2021, 96 people have completed CERT Basic.</p> <p>LISTOS is a grass-roots disaster preparedness program that can be tailored to meet the individual needs of Spanish-speaking communities. The program is delivered in a format that is both culturally and linguistically appropriate for the target population. LISTOS partners with community leaders, jurisdictions, non-profits, faith-based organizations, schools, and other community institutions. By partnering with these organizations, LISTOS provides disaster preparedness information to the Spanish-speaking community. Listos instructs the participants in the command structure of first responders ensuring communication between LISTOS graduates and firefighters and police in the event of an emergency. LISTOS courses are held when requested by the community.</p>

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PFS-2.3 A3	Seek grant funding for community policing, commercial vehicle enforcement, and other programs that will improve service levels within the City.	<p>Opportunities for grant-funding for various programs are pursued on an on-going basis. Currently, the Chino Police Department utilizes grant funds to assist with crime prevention programs, alcohol prevention/education/enforcement (Alcohol and Beverage Control grant), and National Night Out, multiple state-funded DUI education/enforcement grants, and the Click it or Ticket (Seatbelt enforcement grant). The Traffic Unit applied for and was awarded the STEP grant for \$220,000. This grant provides extra hours for the enforcement of traffic violations and DUI/drug-related violations. The grant-funded enforcement efforts yielded 9,882 vehicles contacted, 35 DUI arrests, and 820 citations issued for collision-causing violations.</p> <p>The Traffic Unit applied for and was awarded its third Motorcycle Safety Grant for \$20,000. This gives us the opportunity to engage with civilian motorcycle riders at safety presentations and to conduct four motorcycle riding instructional courses, called Ride to Live, throughout the grant year. 89 motorcycle riders received free training this year.</p> <p>With funding from a Cannabis Tax Fund Grant from the California Highway Patrol in the amount of \$110,000, we upfitted a mobile educational trailer. The trailer was loaded with interactive educational tools, including impaired driving simulators, aimed at teaching the public about the dangers of marijuana impaired driving. The trailer was deployed at 8 community events in 2025.</p>
<b>Goal PFS-6 Design and operate public buildings that are a source of civic pride for all residents.</b>		
PFS-6.2 A1	Identify locations for additional library branches or shared-use libraries in Chino.	The entitlements for the City's second community center and new City library were approved May 2025, located at the southwest corner of Main and Market Streets. Project construction is estimated to be completed in 2028.
<b>Goal PFS-7 Ensure an adequate supply of water for all types of users.</b>		
PFS-7.1 A1	Consider participation and/or support of proposed conjunctive use programs and Chino Basin storage and recovery programs that allow the distribution of water between jurisdictions during periods of excess supply. These programs would be administered through participation in the Chino Basin Watermaster and Water Facilities Authority.	Throughout the year, the City continues to be involved in discussions with MWD, IEUA, and other local water purveyors to implement additional conjunctive use programs.
PFS-7.1 A2	<p>Evaluate the feasibility of establishing interconnections or water conveyance plans between the Chino water system and the water systems of the following neighboring water agencies:</p> <ul style="list-style-type: none"> <li>• Monte Vista Water District</li> <li>• City of Ontario (a connection currently exists at Benson Avenue)</li> <li>• City of Chino Hills</li> <li>• Jurupa Community Services District</li> <li>• San Antonio Water Company</li> <li>• City of Upland</li> <li>• City of Pomona</li> <li>• The Inland Empire Utilities Agency</li> </ul>	Discussions between the City and various local water agencies regarding water system interconnections are ongoing. A dedicated interconnection exists between Chino and Ontario. Chino currently has the ability to receive water from Water Facilities Authority (WFA) member agencies (i.e. Monte Vista Water District, Upland, Ontario, and Chino Hills) through the WFA surface water treatment plant. Chino also receives an allocated amount of water provided by the Chino Basin Desalter.
PFS-7.5 A1	Work with the Inland Empire Utilities Agency to provide recycled water systems, including pipelines, pump stations, and storage facilities to serve primarily public facilities, schools, and parks as funding becomes available.	IEUA currently supplies recycled water to the City at several locations. The City meets with IEUA representatives as needed to discuss recycled water plans and activities.
PFS-7.5 A2	Develop a plan to irrigate agricultural lands with recycled water, both inside and outside of the City's service area, where feasible.	Recycled water is currently used to irrigate agricultural lands in the City. The City maintains a plan that identifies the users already connected to a recycled water line as well as those potential users.

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<b>Air Quality Element</b>		
<b>Goal AQ-1 Preserve and improve air quality in Chino and the region.</b>		
AQ-1.1 A1	Implement traffic features such as roundabouts or the use of integrated signalization to improve traffic flow and reduce emissions from vehicle idling and stop and start.	Roundabouts and integrated signalization have been implemented in the City appropriately. Additional implementation of these features will be evaluated as opportunities arise, and considered in future development proposals.
AQ-1.1 A2	Install LED traffic signals throughout Chino to reduce the City's electricity consumption.	100% of the traffic signals in the City are LED. There is currently a program in place whereby the lights are replaced every 5 years, and each year, the replacement is scheduled and budgeted for rotating sectors of the City. Additionally, recently annexed traffic signals will be converted to full LEDs.
<b>Safety Element</b>		
<b>Goal SAF-2 Reduce hazards related to flooding and inundation.</b>		
SAF-2.1A 1	Annually review any new information available from the Federal Emergency Management Agency and the state Department of Water Resources to determine if updated flood zone information is available.	The City receives updates to flood zone maps from FEMA every year, and this information is reviewed to determine if there are any updates to the maps.
<b>Goal SAF-6 Reduce the risk to the community from natural and man-made disasters and terrorism events.</b>		
SAF-6.1 A1	Regularly update and implement the Emergency Operations Plan (EOP) and the Local Hazard Mitigation Plan (HMP).	The City's Emergency Operations Plan (EOP) was approved by the State in 2014 and is in the process of being updated. The City's local Hazard Mitigation Plan (LHMP) was approved by FEMA in 2025. The City will continue to review both plans regularly and make updates as needed.

**ATTACHMENT 1 TO EXHIBIT A**

## **AMENDMENTS TO THE GENERAL PLAN IN 2025**

In 2025, the City Council approved one General Plan Amendment, described below:

2045 General Plan Update - A comprehensive update to the City's General Plan to address multi-modal mobility, environmental justice, climate vulnerability, emergency evacuation, and other topics required by State law. The update was prepared in accordance with Government Code Section 65302 and focuses on directing new development to key opportunity areas characterized by vacant and underutilized land where change is anticipated. The 20245 General Plan Update also preserves the City's existing urban form while enhancing the character and quality of life within Chino's established neighborhoods. On September 2, 2025, the City Council adopted the 2045 General Plan Update.

**EXHIBIT B**

**2025 ANNUAL PROGRESS REPORT ON THE IMPLEMENTATION OF  
THE CITY OF CHINO 2021-2029 HOUSING ELEMENT**

Jurisdiction	Chino	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	2,113	-	-	-	-	-	-	-	-	-	-	-	2,113
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	1,284	-	-	-	8	-	-	-	-	-	-	10	1,274
	Non-Deed Restricted	-	-	2	-	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	1,203	-	-	-	4	-	-	-	-	-	-	23	1,180
	Non-Deed Restricted	-	-	19	-	-	-	-	-	-	-	-	-	-
Above Moderate			140	138	547	207	566	240	-	-	-	-	1,838	540
Total RHNA		6,978												
Total Units			140	138	568	207	578	240	-	-	-	-	1,871	5,107

\*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

\*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):  
 - You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"  
 - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).  
 - All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

\*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

<b>Jurisdiction</b>	Chino
<b>Reporting Year</b>	2025 (Jan. 1 - Dec. 31)

**Table D**

**Program Implementation Status pursuant to GC Section 65583**

**Housing Programs Progress Report**

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
<b>1A: Ownership Rehabilitation Programs</b>	Pursue existing and new funding opportunities to maintain the Home Improvement Deferred Loan Program and the Mobile Home Improvement Grant Program.	10/1/2029	6th Cycle	Continuous	Applied for and was awarded \$600,000 in CalHome funding to expand the Mobile Home Improvement Program. Utilizing other funding streams including City affordable housing funds and CDBG, fourteen (10) homes were rehabilitated in 2025 including very-low income, low extremely-low income households. Six of these units were mobile homes.	Households	57	<a href="https://www.cityofchino.org/194/Housing">https://www.cityofchino.org/194/Housing</a>
<b>1B: Code Compliance</b>	Respond to and address code compliance issues. Maintain a record of compliance issues and consider additional programs if necessary to address particular issues.	10/1/2029	6th Cycle	Continuous	Continued collaboration of efforts between Code and Housing Division staff allows for a proactive approach to addressing compliance. In 2025, 10 homes were rehabilitated. Although there were no direct Code referrals several with compliance issues were identified and encouraged to apply. Housing Division staff will continue to work closely with Code staff and the homeowners to complete necessary repairs.	Households	3	<a href="https://www.cityofchino.org/194/Housing">https://www.cityofchino.org/194/Housing</a>
<b>1C: Condominium Conversion</b>	Monitor condominium conversions and modify the ordinance if necessary.	10/1/2029	6th Cycle	Continuous	There were no condominium conversions proposed in 2025. The City will ensure compliance with the condominium conversion ordinance and continue to monitor the rate of condominium conversions to determine if modifications to the ordinance are needed.	Units	0	None
<b>1D: Preservation of At-Risk Housing</b>	Monitor deed-restricted units and coordinate with property owners and qualified entities as necessary to maintain affordability of units. Provide assistance, as needed and available, with funding or support funding applications.	10/1/2029	6th Cycle	Continuous	A comprehensive review and monitoring of affordable housing units takes place in November of each year. Housing Division staff completed this review in 2025, and all affordable housing units were found to be in compliance. Currently, there are no deed restricted units close to expiration, but staff will continue to monitor and communicate with owners as needed.	Units	0	None
<b>2A: Affordable Housing Opportunities</b>	Annually monitor and seek funding, provide letters of support for funding applications, and annual outreach to affordable housing developers and local organizations.	10/1/2029	6th Cycle	Continuous	Although no affordable housing projects were completed in 2025, several federal, state and local opportunities were reviewed and considered as well as conversations with for profit and non-profit housing developers for early planning discussions. 5-Year PLHA funds were secured for the development of a Homebuyer Assistance Program in which 40% PLHA funds will be allocated.	Other	0	2024-plha-formula-new-application_City of Chino_FINAL.xlsm
<b>2B: Homebuyer Assistance Program</b>	Annually monitor and seek funding, collaborate with the County of San Bernardino to promote the homebuyer assistance program.	10/1/2029	6th Cycle	Continuous	The City is working on the reinstatement and policy update of homebuyer assistance programs through the utilization of PLHA funding allocations. This program will be incorporated with City affordable housing projects on underdeveloped land.	Other	0	None

**Housing Programs Progress Report**

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
<b>2C: Housing Choice Vouchers</b>	Annually monitor the allocation of Section 8 vouchers and promote the program.	10/1/2029	6th Cycle	Continuous	Continued promotion and referrals to the County of SB for voucher assistance. This information is available on our City website and referrals are made through Housing Division staff and case management assistance for low-income residents. In 2025, there were 254 vouchers issued by the County as housing assistance for low-income residents.	Households	1,475	<a href="http://www.cityofchino.org/195/Affordable-Housing">www.cityofchino.org/195/Affordable-Housing</a>
<b>2D: Supportive Services for Persons with Special Needs</b>	Annually monitor and seek CDBG funding to address local needs and augment the regional continuum of care system in San Bernardino County.	10/1/2029	6th Cycle	Continuous	Continued efforts for resources and collaboration with agencies to provide assistance with special needs through public service agencies funded by CDBG. In 2025, the City funded seven local agencies totaling \$77,790 to provide public services including fair housing and mediation, food assistance, domestic violence services, case managements and counseling, senior services and emergency shelter. In addition, City affordable housing funds provided \$504,000 in emergency assistance for rental, utilities and hotel vouchers and comprehensive case management to aid in the prevention of homelessness.	Persons	5,100	<a href="http://www.cityofchino.org/185/Community-Development-Block-Grant">www.cityofchino.org/185/Community-Development-Block-Grant</a>
<b>2E: Persons with Physical and Developmental Disabilities</b>	Accommodate Reasonable Accommodation requests as required by State Law and offer assistance to applicants.	10/1/2029	6th Cycle	Continuous	City ADA Coordinator and staff collaborate to meet requests within the time frame. No accommodation requests were received in 2025.	Persons	0	<a href="http://www.cityofchino.org/495/ADA-Public-Notice">www.cityofchino.org/495/ADA-Public-Notice</a>
<b>2F: Development of Environmental Justice Policies</b>	Amend the General Plan to include environmental justice policies.	5/1/2025	6th Cycle	Completed	In Septemeber 2025, the City adopted the 2045 General Plan Update was adopted to include Environmental Justice policies.	Other	0	<a href="https://www.cityofchino.org/1673/General-Plan">https://www.cityofchino.org/1673/General-Plan</a>
<b>2G: Farmworker Housing</b>	Amend the zoning code to comply with State Law for farmworker housing.	5/1/2023	6th Cycle	Completed	Zoning code has been amended to comply with State Law for farmworker housing.	Other	0	<a href="https://library.municode.com/ca/chino/codes/code_ofordinances">https://library.municode.com/ca/chino/codes/code_ofordinances</a>
<b>2H: Transitional and Supportive Housing</b>	<ul style="list-style-type: none"> <li>• Renew and revise the zoning code to comply with State Law for transitional and supportive housing.</li> <li>• Review and revise the zoning code to permit transitional and supportive housing as a residential use not subject to special requirements.</li> <li>• Review and revise the zoning code to permit permanent supportive housing without discretionary actions in multi-family and non-residential zones.</li> <li>• Monitor the inventory of sites to accommodate transitional and supportive housing.</li> </ul>	5/1/2025	6th Cycle	In Progress	The zoning code is in the process of being updated to include transitional and supportive housing. Expected to be completed early 2026.	Other	0	None
<b>2I: Lot Consolidation</b>	Promote lot consolidation information through educational outreach to developers and property owners.	5/1/2025	6th Cycle	Continuous	Continued efforts to support lot consolidations to encourage larger areas for residential development. Staff will develop and provide lot consolidation information by phone, over the counter, and on the City's website.	Other	0	none
<b>2J: Constraints on Housing for Persons with Disabilities</b>	<ul style="list-style-type: none"> <li>• Amend the zoning code to comply with State law for reasonable accommodation procedures.</li> <li>• Promote reasonable accommodation information.</li> <li>• Review and revise the zoning code to promote objectivity and approval certainty for group homes.</li> </ul>	5/1/2025	6th Cycle	In Progress	In Septemeber 2025, the City adopted the 2045 General Plan Update. Currently the City is amending the Zoning Code to implement these provisions.	Other	0	<a href="https://www.cityofchino.org/1673/General-Plan">https://www.cityofchino.org/1673/General-Plan</a>

**Housing Programs Progress Report**

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
<b>2K: Community Outreach</b>	Hold at least one (1) community housing workshop or meeting annually to discuss housing topics and solicit input on community needs from participants.	10/1/2029	6th Cycle	Continuous	Held community meetings on February 10 and 24, 2025 to engage residents and local organizations to provide input on fair housing concerns and community needs for the update to the City Consolidated Plan and Impediments of Fair Housing reports. A survey was also provided via social media, website and community outreach efforts to promote.	Meetings	2	<a href="http://www.cityofchino.org/185/Community-Development-Block-Grant">www.cityofchino.org/185/Community-Development-Block-Grant</a>
<b>2L: Manufactured Homes</b>	Amend the Zoning Code relative to manufactured homes to comply with the relevant requirements of California Government Code section 65852.3.	5/1/2025	6th Cycle	In Progress	In September 2025, the City adopted the 2045 General Plan Update. Currently, the City is amending the zoning code to implement these policies.	Other	0	<a href="https://www.cityofchino.org/1673/General-Plan">https://www.cityofchino.org/1673/General-Plan</a>
<b>2M: Parking for Emergency Shelters</b>	Amend the Zoning Code relative to emergency shelter parking requirements to comply with the relevant requirements of California Government Code section 65583, subdivision (a)(4).	5/1/2025	6th Cycle	In Progress	In September 2025, the City adopted the 2045 General Plan Update. Currently, the City is amending the zoning code to implement these policies.	Other	0	<a href="https://www.cityofchino.org/1673/General-Plan">https://www.cityofchino.org/1673/General-Plan</a>
<b>3A: Adequate Sites</b>	<ul style="list-style-type: none"> <li>• Maintain an inventory of vacant and underutilized sites and promote them to interested developers.</li> <li>• Annually complete the Annual Progress Reports and monitor progress to meet RHNA.</li> </ul>	7/1/2023	6th Cycle	Continuous	The City maintains a list of vacant and underutilized sites that is available on the City's website by both map and a matrix of sites. This list will continue to be monitored and updated on an annual basis.	Other	0	<a href="https://www.cityofchino.org/199/Housing-Element">https://www.cityofchino.org/199/Housing-Element</a>
<b>3B: Establish an Affordable Housing Overlay</b>	<ul style="list-style-type: none"> <li>• Develop and adopt an affordable housing overlay to be applied to the approximately 90.6 acres to meet a shortfall of 2,233 dwelling units at the very low- and low-income levels as sites identified within this Housing Element.</li> <li>• Develop applicable development standards as part of the affordable housing overlay which promote the development of residential uses at the maximum density and affordability levels identified within this Housing Element. This may include concessions or streamlined processes for projects which include fully affordable developments consistent with the assumptions in the Housing Element by July 2023. The overlays will include incentives for projects that proposed a development project at a range of at least 9% to 13% affordable units when developed at a range of 26 to 30 dwelling units per acre, including streamlined processing and fee deferrals.</li> <li>• Identify staff resources to provide technical assistance and outreach relating to development opportunities on the candidate housing sites.</li> <li>• Proactively outreach to developers at least one time per year regarding development opportunities on sites within the Affordable Housing Overlay.</li> </ul>	5/1/2023	6th Cycle	Completed	The Affordable Housing Overlay (AHO) was adopted April 18, 2023, and amended in December 2024 as directed by HCD, modifying the City's General Plan, zoning code, and various specific plans to establish an affordable housing overlay to implement the requirements of the 2021-2029 Housing Element.	Other	1	<a href="https://www.cityofchino.org/199/Housing-Element">https://www.cityofchino.org/199/Housing-Element</a>

**Housing Programs Progress Report**

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
<b>3C: Establish a Mixed-Use Overlay</b>	<ul style="list-style-type: none"> <li>Develop and adopt a mixed-use overlay to be applied to approximately 138.5 acres to meet a shortfall of 2,547 dwelling units at the very low- and low-income levels the sites as identified within this Housing Element.</li> <li>Develop applicable development standards as part of the mixed-use overlay which promote the development of residential uses at the maximum density and affordability levels identified within this Housing Element. This may include concessions or streamlined processes for projects which include fully affordable developments consistent with the assumptions in the Housing Element by July 2023. This may include concessions. The overlays will include incentives for projects that proposed a development project at a range of at least 9% to 13% affordable units when developed at a range of 26 to 30 dwelling units per acre, including streamlined processing and fee deferrals for projects which include fully affordable developments consistent with the assumptions in the Housing Element.</li> <li>Identify staff resources to provide technical assistance and outreach relating to development opportunities on the candidate housing sites.</li> <li>Proactively outreach to developers at least one time per year regarding development opportunities on sites within the Affordable Housing Overlay.</li> </ul>	5/1/2023	6th Cycle	Completed	The Mixed-Use Overlay (MUO) was adopted April 18, 2023, and amended in December 2024 as directed by HCD, modifying the City's General Plan, zoning code, and various specific plans to establish a mixed use overlay to implement the requirements of the 2021-2029 Housing Element.	Other	1	<a href="https://library.municode.com/ca/chino/codes/code_of_ordinances?nodeId=TIT20ZO_CH20.05MIUSZOD">https://library.municode.com/ca/chino/codes/code_of_ordinances?nodeId=TIT20ZO_CH20.05MIUSZOD</a>
<b>3D: Promote the Development of Accessory Dwelling Units (ADUs)</b>	<ul style="list-style-type: none"> <li>Developing three pre-approved ADU designs.</li> <li>Waiving specific permitting fees to make ADU development more feasible.</li> <li>Creating an expedited plan check review process to ease the process for homeowners.</li> <li>Research potential State and regional funding sources for affordable ADUs and make information available to the community.</li> <li>Train staff on ADU permitting and make staff available to address questions regarding ADUs and provide technical assistance and outreach to the community.</li> </ul>	5/1/2025	6th Cycle	Completed	Developed three pre-approved ADU plans of various sizes and working on a fourth that meet the current building code requirements. Continued effort to educate employees and review City procedures to promote the development of ADUs. We continue to research funding sources.	Other	3	<a href="http://ca-chino.civicplus.com/622/Accessory-Dwelling-Units-ADUs">ca-chino.civicplus.com/622/Accessory-Dwelling-Units-ADUs</a>
<b>3E: ADU and JADU Monitoring Program</b>	<ul style="list-style-type: none"> <li>Create an ADU monitoring program and bi-annually review ADU development progress.</li> <li>Identify additional capacity to accommodate a shortfall of units within 180 days as required by No Net Loss law.</li> </ul>	10/1/2029	6th Cycle	Continuous	Currently tracking ADU and JADU production through permit tracking software and will continue to monitor the number of units developed bi-annually.	Units	40	none
<b>3F: Candidate Sites Used in Previous Housing Elements</b>	Apply and implement overlays to candidate sites also identified in the previous Housing Element to allow residential use by right in which at least 20 percent of the units are affordable to lower income households.	5/1/2025	6th Cycle	Completed	The City's General Plan was updated to allow residential uses by right as required by State law.	Other	0	<a href="https://www.cityofchino.org/1673/General-Plan">https://www.cityofchino.org/1673/General-Plan</a>

**Housing Programs Progress Report**

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
<b>3G: Water and Sewer Resources</b>	Submit the adopted Housing Element to local water and sewer providers and establish procedures to grant priority water and sewer service to eligible projects in compliance with State law.	7/1/2023	6th Cycle	Completed	Housing Element was certified in December 2024. The City of Chino is the sewer provider and the majority water provider. The City has sent the Housing Element to Monte Vista Water.	Other	1	ca-chino.civicplus.com/DocumentCenter/View/299/2013-to-2021-Chino-Housing-Element-PDF
<b>3H: Replacement Housing</b>	Adopt and implement a replacement housing program for units lost in compliance with State law.	5/1/2025	6th Cycle	In Progress	Expected to be completed by early 2026 with an adoption of the Comprehensive Zoning Code Update to implement the General Plan policies.	Other	1	none
<b>3I: Measure M</b>	<ul style="list-style-type: none"> <li>Hold a Measure M vote relating to the candidate housing sites identified within this Housing Element.</li> <li>By 2026, initiate a ballot measure, or other alternative option, to provide City Council greater discretion in approving affordable housing and mixed use/housing options in appropriate locations, including identifying and rezoning additional sites to meet the housing needs identified within the Housing Element or other unique development opportunities.</li> </ul>	6/1/2022	6th Cycle	Completed	Measure Y related to the candidate AHO and MUO sites identified in the 2021-2029 Housing Element was completed in June 2022.	Other	1	none
<b>3J: Facilitate Development on Excess State-Owned Property</b>	<ul style="list-style-type: none"> <li>Coordinate with the State of California on the development of State-owned properties and apply and implement the Affordable Housing Overlay on this site. Rezoning will establish the applicable development standards and entitlement processes. The site was included in the Measure M vote which approved the implementation of the overlays on this site with the applicable density and development characteristics. The City has identified this site as 10 acres anticipated to accommodate the development of 250 units affordable at the low or very-low income categories.</li> <li>Issue an RFQ and/or RFP for future development of the CIM site within one year of completion of the overlays added and implemented on the property. RFQ/RFP to anticipate development of the site within three to four years dependent on developer interest. Incorporate affordability requirements based on the State's Affordable Housing Executive Order, with a target of at least 250 units available at the lower income categories.</li> <li>Identify potential funding sources available to redevelop the property and make staff available to discuss entitlement processing procedures for the site as well as required permits.</li> </ul>	5/1/2025	6th Cycle	In Progress	Pending coordination with the State.	Other	0	none
<b>3K: Housing Program Monitoring</b>	Annually complete the HCD Progress Report and conduct a mid-cycle review of sites strategies	10/1/2029	6th Cycle	Continuous	The City is current with all annual progress reporting and conducted a review in mid 2025.	Other	1	None
<b>3L: Residential Findings</b>	Review and revise approval findings needed for residential projects.	5/1/2025	6th Cycle	In Progress	In process of updating the City's General Plan to include an update to the findings for residential projects outlined in the zoning code. Expected to be completed by early 2026 with the adoption of the Comprehensive Zoning Code Update to implement the General Plan.	Other	0	none

**Housing Programs Progress Report**

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
<b>3M: Facilitation of Development of Large Site</b>	<ul style="list-style-type: none"> <li>Outreach to the property owners one time per year throughout the planning period to discuss future development opportunities and plans, including incentives and other mechanisms to encourage parceling (e.g., 1-5 acres) appropriate to facilitate housing for lower income households.</li> <li>Proactively market the site with developers who contact the City looking for development opportunities.</li> </ul>	10/1/2029	6th Cycle	Continuous	The City has not hosted an annual outreach effort however, staff consistently engages with property owners and potential developers on potential developments located on the AFO and MUO sites. Staff will continue to engage and meet with parties interested in developing housing sites in 2026 and will hold a meeting to discuss with interested developers.	Meetings	0	none
<b>4A: Permit Processing</b>	Evaluate and improve the one-stop processing system and offer priority processing of affordable and special needs housing applications.	10/1/2029	6th Cycle	Continuous	The City, on an ongoing basis, seeks customer feedback, evaluates workflows and outcomes, and implements improvements to improve upon its one-stop entitlement processing system. A "Fast Track" priority processing option was developed and implemented. The City continues to look for ways to improve the online permit center and processing time for qualified applications which includes internal and external training.	Other	0	<a href="http://www.cityofchino.org/584/Development-Services-Permitting-Process">www.cityofchino.org/584/Development-Services-Permitting-Process</a>
<b>4B: Development Fees</b>	Research CDBG and other funding opportunities (at least two new per year).	10/1/2029	6th Cycle	Continuous	Staff researched and analyzed multiple grant opportunities in 2025 in collaboration with a grant consultant. Continued efforts to seek funding occurs amongst all city departments.	Other	2	None
<b>4C: Zoning Code</b>	Amend the Zoning Code definition of "family" to be consistent with State law and address Single Room Occupancy housing. Annually review the Zoning Ordinance for additional amendments.	5/1/2025	6th Cycle	In Progress	In process of updating the City's General Plan to include an update to the definition of "family" outlined in the zoning code to be consistent with State law. Expected to be completed early 2026.	Other	0	none
<b>4D: Density Bonus Ordinance</b>	Modify the Density Bonus Ordinance to comply with latest changes in State Law.	5/1/2025	6th Cycle	In Progress	In process of updating the City's General Plan to include an update to the density bonus provisions outlined in the zoning code. Expected to be completed by early 2026.	Other	0	none
<b>4E: SB 35 Streamlining</b>	Adopt written procedures to comply with SB 35.	5/1/2025	6th Cycle	Completed	Established written procedures for SB35 to comply with State law by 2025.	Other	1	<a href="https://www.cityofchino.org/213/Planning-Applications-Forms">https://www.cityofchino.org/213/Planning-Applications-Forms</a>
<b>5A: Fair Housing Program (Environmental Quality)</b>	<ul style="list-style-type: none"> <li>Identify two local community groups/organizations and outreach to them directly to discuss local actions towards reducing reliance on personal vehicles. Annually conduct targeted outreach City-wide to collect feedback on environmental issues, potential solutions, and access to alternative transportation modes.</li> <li>On a project-by-project basis, or in collaboration with developers, promote mixed-use development opportunities on candidate housing sites where possible or the development of residential units near resources and essential commercial needs.</li> </ul>	5/1/2026	6th Cycle	In Progress	Held community meetings on February 10 and 24, 2025 to engage residents and local organizations to provide input on fair housing concerns and community needs for the update to the City Consolidated Plan and Impediments of Fair Housing reports. A survey was also provided via social media, website and community outreach efforts to promote.	Meetings	2	<a href="http://www.cityofchino.org/185/Community-Development-Block-Grant">www.cityofchino.org/185/Community-Development-Block-Grant</a>
<b>5A: Fair Housing Program (Access to Jobs and Economic Opportunity)</b>	<ul style="list-style-type: none"> <li>Through Program Action 2K, annually conduct one community meeting and identify potential issues and solutions to increasing labor participation for residents who identify as Black. Invite at least one local community group with experience engaging minority populations in workforce involvement.</li> </ul>	10/1/2029	6th Cycle	Continuous	Held community meetings on February 10 and 24, 2025 to engage residents and local organizations to provide input on fair housing, economic concerns and community needs. A survey was also provided via social media, website and community outreach efforts to promote as part of our update to the Consolidated Plan and Impediments to Fair Housing reports.	Meetings	2	<a href="http://www.cityofchino.org/185/Community-Development-Block-Grant">www.cityofchino.org/185/Community-Development-Block-Grant</a>

**Housing Programs Progress Report**

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
<b>5A: Fair Housing Program (Access to Quality Education)</b>	<ul style="list-style-type: none"> <li>Through Program Action 2K, annually conduct one community meeting and identify potential issues and solutions to improving access to higher quality education for residents who identify as Hispanic or Latino. Invite at least one local community group with experience engaging minority populations in access to educational opportunities.</li> </ul>	10/1/2029	6th Cycle	Continuous	Held community meetings on February 10 and 24, 2025 to engage residents and local organizations to provide input on fair housing and economic concerns and community needs. A survey was also provided via social media, website and community outreach efforts to promote.	Meetings	2	<a href="http://www.cityofchino.org/185/Community-Development-Block-Grant">www.cityofchino.org/185/Community-Development-Block-Grant</a>
<b>5A: Fair Housing Program (Access to Financing)</b>	<ul style="list-style-type: none"> <li>Continue conducting targeted investments and programs, and consider establishing and promoting sweat equity, down payment assistance for eligible households, and new rental construction.</li> </ul>	10/1/2029	7th Cycle	Continuous	The establishment of new programs including down payment assistance will be funded through State PLHA funds allocated to the City. This assistance will provide low interest loans to potential low to moderate income first-time buyers.	Other	0	<a href="http://ca-chino.civicplus.com/DocumentCenter/View/5595/PLHA-5-Year-Plan-PDF">ca-chino.civicplus.com/DocumentCenter/View/5595/PLHA-5-Year-Plan-PDF</a>
<b>5A: Fair Housing Program (Advertising)</b>	<ul style="list-style-type: none"> <li>Create and maintain one information flyer for landlords with links to resources available for renters.</li> </ul>	10/1/2029	6th Cycle	Completed	Current information is available on our website and through links and referrals to Inland Fair Housing to continue to assist and educate landlords on fair housing issues.	Other	0	<a href="http://ca-chino.civicplus.com/196/Fair-Housing-Services">ca-chino.civicplus.com/196/Fair-Housing-Services</a>
<b>5A: Fair Housing Program (Racial and Ethnic Segregation)</b>	<ul style="list-style-type: none"> <li>Conduct affirmative marketing for each new project that is developed with affordable units.</li> <li>Conduct a biennial survey of affordable units to identify how households find affordable units – aim for 25 percent of households, at minimum, to find affordable units through affirmative marketing within the City limits.</li> </ul>	10/1/2029	6th Cycle	Continuous	Held community meetings on February 10 and 24, 2025 to engage residents and local organizations to provide input on fair housing, economic concerns and community needs. A survey was also provided via social media, website and community outreach efforts to promote as part of our update to the Consolidated Plan and Impediments to Fair Housing reports and gain input on how families find affordable housing, and if issues pertaining to fair housing exist in our community.	Meetings	2	<a href="http://www.cityofchino.org/185/Community-Development-Block-Grant">www.cityofchino.org/185/Community-Development-Block-Grant</a>
<b>5A: Fair Housing Program (Availability of Affordable Housing)</b>	<ul style="list-style-type: none"> <li>Partner with affordable housing developers and nonprofits to assist in the development of affordable housing units. This may include annual</li> <li>Hold one annual meeting and invite all property owners with deed restricted affordable units to discuss available incentives and programs, as well as receive feedback from the development community on potential constraints to the development of affordable units. The City will aim to assist with the development of 10 lower income units through outreach and partnerships through the end of the Planning Period.</li> </ul>	10/1/2029	6th Cycle	In Progress	Research and assessment of potential partners to develop agenda items and outreach plan. City Housing and Planning divisions are currently in communication with our partnering fair housing agency, Inland Fair Housing to coordinate a meeting with current and potential affordable housing stakeholders to discuss incentives and challenges to breakdown the barriers of developing affordable units. Expected completion by end of 2026.	Other	0	None
<b>5A: Fair Housing Program (Fair Housing Enforcement and Outreach)</b>	<ul style="list-style-type: none"> <li>Partner with the Inland Fair Housing and Mediation Board to provide one workshop per year and outreach materials. The City is considered a moderate to high opportunity and resource area; however, additional enforcement and outreach on fair housing may improve opportunities for households within the City, as well as for households in the region, and most importantly provide assistance to residents that may require additional resources and support.</li> </ul>	10/1/2029	6th Cycle	Continuous	Continued assessment efforts and collaboration with partnering agency Inland Fair Housing to plan an outreach meeting and/or workshop by midyear of 2026. We currently provide direct links to the Inland Fair Housing website which includes updated fair housing materials for tenants as well as landlords. The City funds Inland Fair Housing to assist residents with fair housing concerns as well as tenant/landlord mediation services. These are continuing services we are committed to through our CDBG Annual Action and Consolidated Plan. Public meetings as well as a community survey were held on February 10 and 24 to engage the community and gain input on fair housing and community needs.	Meetings	2	<a href="http://ca-chino.civicplus.com/196/Fair-Housing-Services">ca-chino.civicplus.com/196/Fair-Housing-Services</a>

**Housing Programs Progress Report**

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
<b>5A: Fair Housing Program (Access to Opportunities for Persons with Disabilities)</b>	<ul style="list-style-type: none"> <li>Create and maintain updated informational materials on programs and resources available for persons with disabilities – particularly in census tract 4.04 which has the highest rate of persons with disabilities.</li> </ul>	12/31/2029	6th Cycle	Continuous	The City has established vendors to provide housing applications and other resources in alternative formats such as large print, Braille, audio and plain language to accommodate people with varying disabilities. Adjustments have been made to applications and printed materials regarding accommodations for people with disabilities and the language will continue to be added to new resources. All materials are available in alternative formats upon request.	Persons	0	<a href="http://www.cityofchino.org/495/ADA-Public-Notice">www.cityofchino.org/495/ADA-Public-Notice</a>
<b>5A: Fair Housing Program (Location and Type of Affordability)</b>	<ul style="list-style-type: none"> <li>In 2025, evaluate the effectiveness of these strategies in promoting housing opportunities throughout and into the City and make adjustments within one year to achieve the overall goals.</li> </ul>	10/1/2029	6th Cycle	Continuous	Continued assessment efforts and collaboration with developers to work towards establishment of new programs to promote citywide affordable housing strategies that can be evaluated for effectiveness by the end of the cycle.	Other	0	None
<b>5A: Fair Housing Program (Public Investment in Specific Neighborhoods)</b>	<ul style="list-style-type: none"> <li>Annual review and CIP programming to target investment. Prioritize inclusion of target areas for CIP programs each year.</li> <li>Identify at least one CIP priority project on an Annual basis.</li> <li>Implement sidewalk rehabilitation program.</li> </ul>	10/1/2029	6th Cycle	Continuous	Continued assessment efforts and collaboration to work towards establishment of new programs and enhanced utilization of CDBG funding to offset CIP project costs. Between 2022 and 2025, over \$1 million CDBG funding was utilized to complete alley and sidewalk improvements in low to moderate income areas. Each year priority projects are identified for the usage of 65% of our total CDBG allocation. These projects include code enforcement, economic development projects, and home improvement.	Other	0	<a href="http://ca-chino.civicplus.com/185/Community-Development-Block-Grant">ca-chino.civicplus.com/185/Community-Development-Block-Grant</a>
<b>5A: Fair Housing Program (Environmental and Health Impacts)</b>	<ul style="list-style-type: none"> <li>Include capital projects from each of the target areas in annual CIP program. Update annually.</li> <li>Identify at least one CIP priority project on an annual basis.</li> </ul>	10/1/2029	6th Cycle	Continuous	Continued assessment efforts and department collaboration to establish priority projects. In 2025 sidewalk improvements were identified as priority. The housing division allocated CDBG funds to these improvements in addition to other funding resources.	Other	0	<a href="http://ca-chino.civicplus.com/185/Community-Development-Block-Grant">ca-chino.civicplus.com/185/Community-Development-Block-Grant</a>
<b>5B: Affirmative Marketing Plan</b>	Require an affirmative marketing plan as a condition for approval of all new subdivisions and require apartment managers to provide evidence of training in fair housing and landlord/tenant laws as conditions for the issuance of a business permit for rental properties.	10/1/2029	6th Cycle	Continuous	Through our partnership with Inland Fair Housing, educational materials and training is currently available through our website to educate landlords. Any applicable changes will be implemented by the end of 2026 following the completion of our Impediments to Fair Housing report.	Other	0	<a href="http://ca-chino.civicplus.com/185/Community-Development-Block-Grant">ca-chino.civicplus.com/185/Community-Development-Block-Grant</a>
<b>5C: Low Barrier Navigation Centers</b>	Amend the Zoning Code to comply with State Law for Low Barrier Navigation Centers.	5/1/2025	6th Cycle	In Progress	In process of updating the City's General Plan to include and update to the low barrier navigation center provisions outlined in the zoning code in compliance with State law. Expected to be completed early 2026 with the Comprehensive Zoning Code Update to implement the General Plan.	Other	0	none

Jurisdiction	Chino	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		240
Total Units		240

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	45
Single-family Detached	1	125	0
2 to 4 units per structure	0	0	92
5+ units per structure	0	0	1
Accessory Dwelling Unit	40	8	12
Mobile/Manufactured Home	0	0	0
<b>Total</b>	<b>41</b>	<b>133</b>	<b>150</b>

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	42	8
Not Indicated as Infill	223	125

Housing Applications Summary	
Total Housing Applications Submitted:	10
Number of Proposed Units in All Applications Received:	582
Total Housing Units Approved:	132
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	0	0
Discretionary	10	582

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	3
Number of Units in Applications Submitted Requesting a Density Bonus	438
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	49
Sites Rezoned to Accommodate the RHNA	0

**MEMORANDUM  
CITY OF CHINO  
DEVELOPMENT SERVICES DEPARTMENT**

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**PLANNING COMMISSION MEETING DATE: MARCH 18, 2026**

**DATE: MARCH 18, 2026**

**TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION**

**FROM: ANDREA GILBERT, CITY PLANNER**

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**RECOMMENDATION**

Approve, by motion of the Planning Commission, a one-year time extension for PL22-0028 (Vesting Tentative Parcel Map No. 20561).

**BACKGROUND**

The applicant, Majestic Realty, received approval by the Planning Commission on March 20, 2023 to subdivide 56.95 acres of land into three parcels ranging in size from 3.74 acres to 46 acres and to develop the 46-acre parcel with a 925,362 square foot speculative industrial building. The project site is located at the southeast corner of Flight and Remington Avenues, within the Light Industrial (LI) land use designation of The Preserve Specific Plan. The project site is located on land owned by the County of San Bernadino (the "County"). Applications for the project include the following:

- PL22-0028 (Vesting Tentative Parcel Map No. 20561) to subdivide 56.95 acres of land into three lots.
- PL22-0029 (Site Approval) to construct a 925,362 square foot industrial building on a 46-acre parcel of land.
- PL22-0030 (Special Conditional Use Permit) a request to allow loading doors to face Remington Avenue.

**ISSUES/ANALYSIS**

Per the Subdivision Map Act and the City of Chino Subdivision Ordinance, approval of a tentative map expires two years after Planning Commission approval if the final map has not been recorded. Majestic Realty received approval of a one-year time extension of PL22-0028 (Vesting Tentative Parcel Map No. 20561) from the Planning Commission on March 19, 2025. Majestic Realty is requesting approval of an additional one-year time extension to allow for time to continue coordinating with the County to execute all necessary agreements. The Subdivision Ordinance grants the authority to extend the expiration date of a tentative map to the Planning Commission. If the request for the time extension is approved, approval of PL22-0028 would expire March 20, 2027. The remaining applications (PL22-0029 and PL22-0030) requested and received all necessary time extensions, which were approved by the Director of Development Services in accordance with the Zoning Code. Project approval for these applications expires March 20, 2027. Granting a time extension for PL22-0028 would extend the map expiration date consistent with the remainder of the project.

## **PUBLIC NOTICE**

A 10-day public notice was mailed to all property owners within a 300-foot radius of the project site. In addition, a notice was published in the *Chino Champion* on March 7, 2026, and the City posted information on the project on social media outlets. In response to public notice, not comments have been received. The notice exceeds legal noticing requirements.

## **ENVIRONMENTAL REVIEW**

An Addendum to The Preserve Specific Plan Chino Sphere of Influence – Subarea 2 Final Environmental Impact Report (EIR) (State Clearinghouse No. 200121036) was prepared for this project pursuant to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines and was adopted by the Planning Commission on March 20, 2023. The proposed time extension does not include any change to the project and therefore is within the scope of the Addendum, which adequately describes the activity for the purposes of CEQA. Additional environmental review is not required.

# VESTING TENTATIVE PARCEL MAP NO. 20561

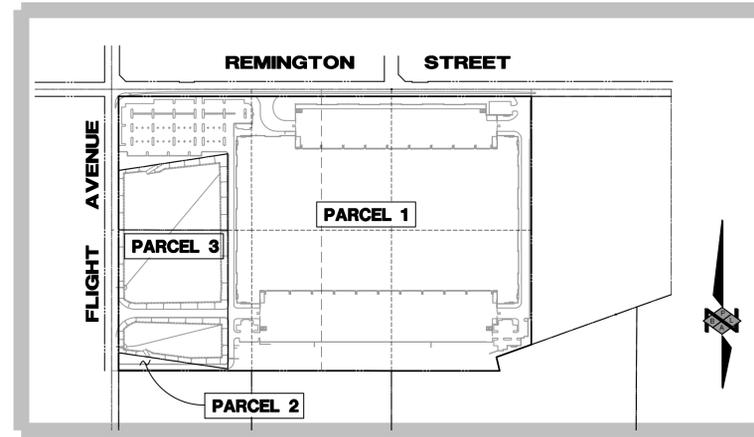
## PROPERTY LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CHINO, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:  
LOTS 4 AND 13 AND LOT 3, EXCEPT THE EASTERLY ONE-HALF (1/2) THEREOF, AND LOT 14, EXCEPT THE EASTERLY ONE-HALF (1/2) THEREOF, OF SECTION 28 TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO MAP OF SUBDIVISION OF PART OF RANCHO SANTA ANA DEL CHINO, IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT THEREOF RECORDED IN BOOK 6, PAGE 15 OF MAPS, RECORDS OF SAID COUNTY.  
APN: 1055-051-01, 1055-051-02 AND 1055-061-01

PARCEL 2:  
LOTS 2 AND 15, AND THE EASTERLY ONE-HALF OF LOT 3, AND THE EASTERLY ONE-HALF OF LOT 14, OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO MAP OF SUBDIVISION OF PART OF RANCHO SANTA ANA DEL CHINO, IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 6, PAGE 15 OF MAPS, RECORDS OF SAID COUNTY.

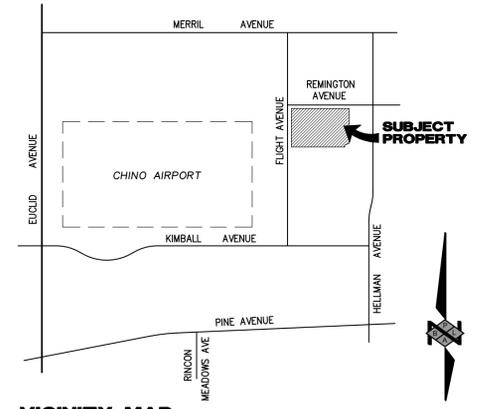
TOGETHER WITH ALL THAT PORTION OF VACATED BAKER AVENUE LYING WITHIN SAID PARCEL 2 AS SAME WAS VACATED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF SAN BERNARDINO COUNTY, CALIFORNIA, A CERTIFIED COPY OF WHICH WAS RECORDED JANUARY 27, 1961 IN BOOK 5337, PAGE 359 OF OFFICIAL RECORDS, WHICH WOULD PASS BY OPERATION OF LAW.  
APN: 1055-071-01, 1055-071-02 AND 1055-061-02



**LOCATION MAP**  
NOT TO SCALE

## EASEMENTS

- (A) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: SOUTHERN CALIFORNIA EDISON CO., A CORPORATION  
PURPOSE: POLES AND WIRES  
RECORDING DATE: APRIL 23, 1912  
RECORDING NO: IN BOOK 501, PAGE 149 OF DEEDS  
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN  
NO WIDTH GIVEN, CENTERLINE OF EASEMENT SHOWN.
- (B) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:  
RESERVED BY: CHINO LAND AND WATER COMPANY  
PURPOSE: POLE LINES, PIPELINES, RAILROADS OR TRAMWAYS  
RECORDING DATE: JUNE 30, 1926  
RECORDING NO: IN BOOK 118, PAGE 143 OF OFFICIAL RECORDS  
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.
- (C) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:  
RESERVED BY: COUNTY OF SAN BERNARDINO  
PURPOSE: EXISTING RIGHTS OF WAY OF ANY AND ALL PUBLIC UTILITIES AND THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, REMOVE, RENEW, ENLARGE LINES OF PIPE, CONDUITS, CABLES, WIRES, POLES AND ANY OTHER FIXTURES FOR THE OPERATION OF LINES FOR THE DISTRIBUTION OF WATER FUEL OR POWER.  
RECORDING DATE: JANUARY 27, 1961  
RECORDING NO: IN BOOK 5337, PAGE 359 OF OFFICIAL RECORDS  
AFFECTS: THAT PORTION OF VACATED BAKER AVENUE  
THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.  
TO BE VACATED.



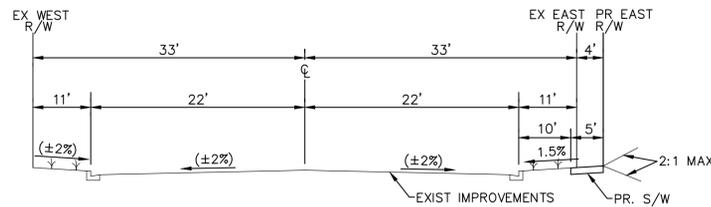
**VICINITY MAP**  
NOT TO SCALE

## UTILITIES

ELECTRIC	SOUTHERN CALIFORNIA EDISON
GAS	SO CAL GAS
TELEPHONE	FRONTIER
SEWER	CITY OF CHINO
WATER	CITY OF CHINO
TELEVISION	SPECTRUM
POLICE	CITY OF CHINO
FIRE	CHINO VALLEY INDEPENDENT FIRE DISTRICT
SCHOOLS	CHINO VALLEY UNIFIED SCHOOL DISTRICT

## BOUNDARY AND PARCEL INFORMATION

	THREE (3) NUMBERED PARCELS	NO LETTERED PARCELS
	GROSS	NET
BOUNDARY	57.28 AC / 2,494,960 SF	56.95 AC / 2,480,760 SF
PARCEL 1		46.00 AC / 2,003,935 SF
PARCEL 2		3.74 AC / 162,732 SF
PARCEL 3		7.21 AC / 314,093 SF



## FLIGHT AVENUE

LOOKING NORTH - NTS

## BASIS OF BEARINGS

THE BEARING OF NORTH 00°34'15" WEST, BEING THE CENTERLINE OF FLIGHT AVE., AS SHOWN ON PARCEL MAP NO. 19689, FILED IN BOOK 248, PAGES 98 THROUGH 102, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

## BENCHMARK

CITY OF CHINO BENCHMARK NUMBER 152/71 DESCRIBED AS: A 6" DIAMETER CONCRETE POST WITH A 2-1/2" BRASS DISC STAMPED "152/71", FLUSH, AND A 4"x4"x6" WOOD WITNESS POST 2' NORTH OF MONUMENT, LOCATED 19' WEST OF THE EUCLID AVENUE SOUTHBOUND PAVEMENT, AT THE PRODUCED APPROXIMATE CENTERLINE OF THE NORTHERLY RUNWAY OF CHINO AIRPORT, ±0.5 MILES NORTH OF KIMBALL AVE. ELEVATION: 613.9302 FEET (NORTH AMERICAN VERTICAL DATUM OF 1988)

## EXISTING WELLS

EXISTING WELLS ARE INDETERMINATE AT THIS TIME.

## FLOOD ZONE CLASSIFICATION

THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 06071C9375H, BEARING AN EFFECTIVE DATE OF AUGUST 28 2008.

ZONE "X" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD.

## ASSESSOR'S PARCEL Nos.

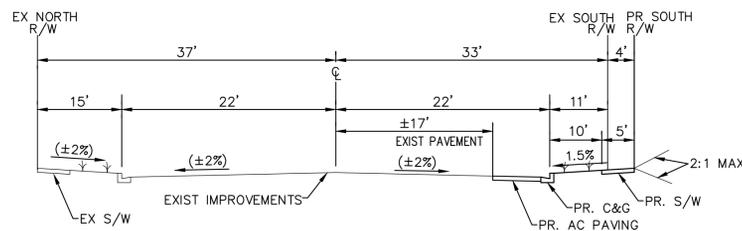
1055-051-01 & 02; 1055-061-01 & 02; 1055-071-01 & 02.

## ZONING

PRESERVE SPECIFIC PLAN: LI

## GENERAL PLAN

LI - LIGHT INDUSTRIAL

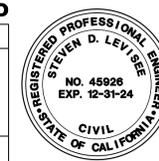


## REMINGTON AVENUE

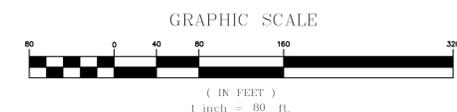
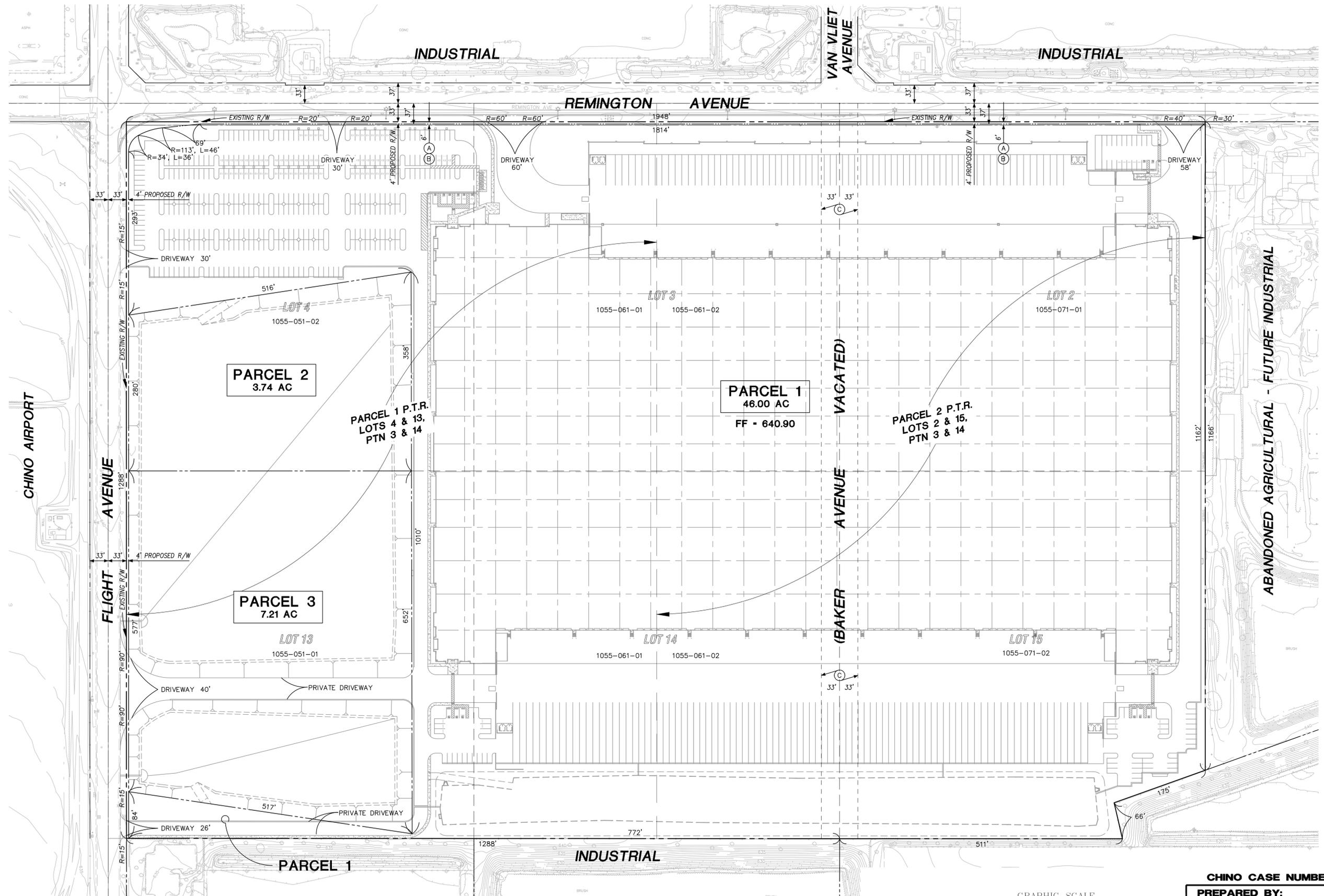
LOOKING EAST - NTS

## CHINO CASE NUMBER XX00-0000

<b>OWNER:</b> THE COUNTY OF SAN BERNARDINO, ITS SUCCESSORS AND ASSIGNS, SUBJECT TO REQUIREMENT NO. 3	<b>DEVELOPER:</b> MAJESTIC REALTY CO. 13191 CROSSROADS PARKWAY NORTH SIXTH FLOOR CITY OF INDUSTRY, CA 91746-3497 ATTN: JOHN R. BURROUGHS	<b>PREPARED BY:</b> PBLA ENGINEERING, INC. 1809 E. DYER ROAD, #301 SANTA ANA, CA. 92705 STEVE LEVISEE R.C.E. 45926
		PREPARATION DATE: Mar 01 2023



# VESTING TENTATIVE PARCEL MAP NO. 20561



CHINO CASE NUMBER XX00-0000

	<b>PREPARED BY:</b> PBLA ENGINEERING, INC. 1809 E. DYER ROAD, #301 SANTA ANA, CA. 92705	<b>JOB NO.</b> 100-134
	PREPARATION DATE: Mar 01 2023	<b>SHEET</b> 2 of 2

