

RESOLUTION NO. PC2026-020

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE A SPECIFIC PLAN AMENDMENT TO AMEND THE PRESERVE SPECIFIC PLAN TO CHANGE THE EXISTING LAND USE DESIGNATION FROM CC-30 (COMMUNITY CORE 30 DWELLING UNITS TO THE ACRE) TO CC-16 (COMMUNITY CORE 16 DWELLING UNITS TO THE ACRE). SUBJECT PARCELS ARE LOCATED AT THE NORTHWEST AND NORTHEAST CORNERS OF PINE AVENUE AND MAIN STREET (APN: 1057-141-02, 1057-151-01, 1057-121-02, 1057-131-01). THE PROPOSED MODIFICATIONS WILL NOT RESULT IN AN INCREASE OR DECREASE TO THE NUMBER OF RESIDENTIAL UNITS WITHIN THE PRESERVE SPECIFIC PLAN.

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

WHEREAS, on October 19, 2015, the Planning Commission adopted Planning Commission Resolution No. PC2015-004 based on the Findings of Fact and Statement of Overriding Considerations certifying the Falloncrest at The Preserve Master Plan Final Environmental Impact Report (EIR) for the overall 125-acre Falloncrest project area which this project is a portion of, allowing for the development of retail, commercial, office, a maximum of 1,344 residential units, mixed use and park space; and

WHEREAS, RCCD Inc. on behalf of Falloncrest Farms (the "Applicant"), has filed an application with the City of Chino (the "City") to amend The Preserve Specific Plan (PSP) amending the land use designation from CC-30 (Community Core 30 dwelling units to the acre) to CC-16 (Community Core 16 dwelling units to the acre) for the parcels of land located at the northwest and northeast corners of Pine Avenue and Main Street (APN 1057-141-02, 1057-151-01, 1057-121-02, 1057-131-01) (the "Project"); and

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

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

WHEREAS, on August 19, 2026, the Planning Commission held a duly noticed public hearing for the Project in compliance with law, entertained the written and oral report of staff, took public testimony on the Project, and recommended that the City Council approve the amendments to The PSP as shown in the Draft of The Preserve Specific Plan attached as Exhibit "A".

NOW, THEREFORE, the Planning Commission of the City of Chino, California, does hereby FIND, DETERMINE, and RESOLVE as follows:

- A. The foregoing recitals are true and correct and incorporated herein.
- B. Based on substantial evidence, both written and oral, from the public hearing, the Planning Commission makes the following findings and takes the following actions on PL26-0010 (Preserve Specific Plan Amendment):

1. PL26-0010 (Preserve Specific Plan Amendment)

- a. The proposed specific plan amendment is internally consistent with the General Plan. The proposed amendment changes The Preserve Specific Plan (PSP) land use designation from CC-30 (Community Core, 30 dwelling units per acre) to CC-16 (Community Core, 16 dwelling units per acre). Concurrently, the applicant proposes a General Plan Amendment to redesignate the site from (Mixed Use–High Density, 30 dwelling units per acre) to CC-16, thereby maintaining consistency between the General Plan and The Preserve Specific Plan land use designations. The proposed amendment will facilitate lower-density development and a less intensive mixed-use character that is responsive to existing and anticipated market conditions while remaining consistent with the long-term vision for the Community Core while maintaining the overall number of units allowed within The PSP. The amendment also maintains compatibility with the adjacent Community Core land use designations to the north and south within The PSP. Therefore, the proposed Specific Plan Amendment is consistent with the goals, policies, and intent of the General Plan and will not create any internal inconsistencies between the General Plan and The PSP; and
- b. The proposed specific plan amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City, as the amendment modifies the land use designation, which remains consistent with the surrounding properties and providing a density range that supports a broad variety of residential product types in response to current market conditions. The amendment will also facilitate the development of a key infill site and support the timely implementation of planned public improvements, including improvements to Pine Avenue and Main Street. These improvements will enhance connectivity, circulation, and access within the Community Core, thereby promoting the orderly development of the area in a manner that serves the public interest; and
- c. The proposed specific plan amendment will maintain the appropriate balance of land uses within the City, as the proposed site is 13.5 acres, which does not result in a significant amount of land changing land use designations; and
- d. In the case of an amendment to a specific plan land use map, the subject site is physically suitable, including but not limited to parcel size, shape, access, availability of utilities and compatibility with adjoining land uses, for the requested land use designation and anticipated development. The proposed change is for the undeveloped property located at the northwest and

northeast corners of Pine Avenue and Main Street in The Preserve Specific Plan.

2. *CEQA Findings.* The environmental documentation is adequate and conforms with the provisions of CEQA, as the Project is within the scope of the previously certified Falloncrest at The Preserve Master Plan Final Environmental Impact Report (EIR), which adequately describes the proposed activity for the purposes of the California Environmental Quality Act (CEQA), pursuant to Section 15168 of the CEQA Guidelines; and

NOW, THEREFORE, BE IT RESOLVED, the City of Chino Planning Commission recommends that the City Council approve PL26-0010 (Preserve Specific Plan Amendment) as outlined in Exhibit "A" to this resolution.

APPROVED and ADOPTED THIS 19th day of August 2026.

PLANNING COMMISSION CHAIRPERSON

ATTEST:

SECRETARY, PLANNING COMMISSION

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

I hereby certify the foregoing Resolution was duly adopted by the Chino Planning Commission at a meeting held on the 19th day of August 2026 and entered in the minutes of said Commission.

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

SECRETARY, PLANNING COMMISSION

Exhibit "A" – Draft of The Preserve Specific Plan