

Figure 1: LAND USE PLAN

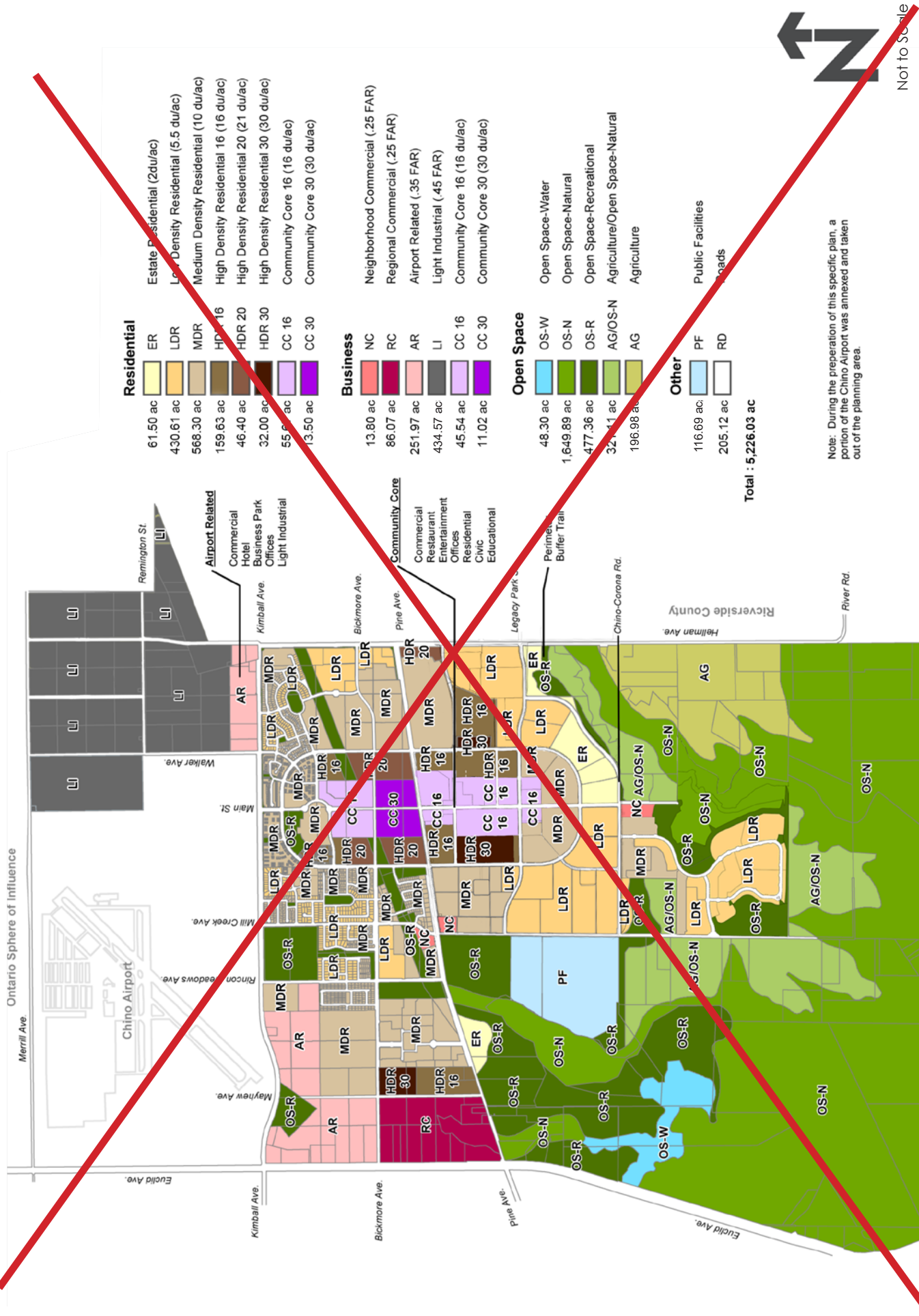
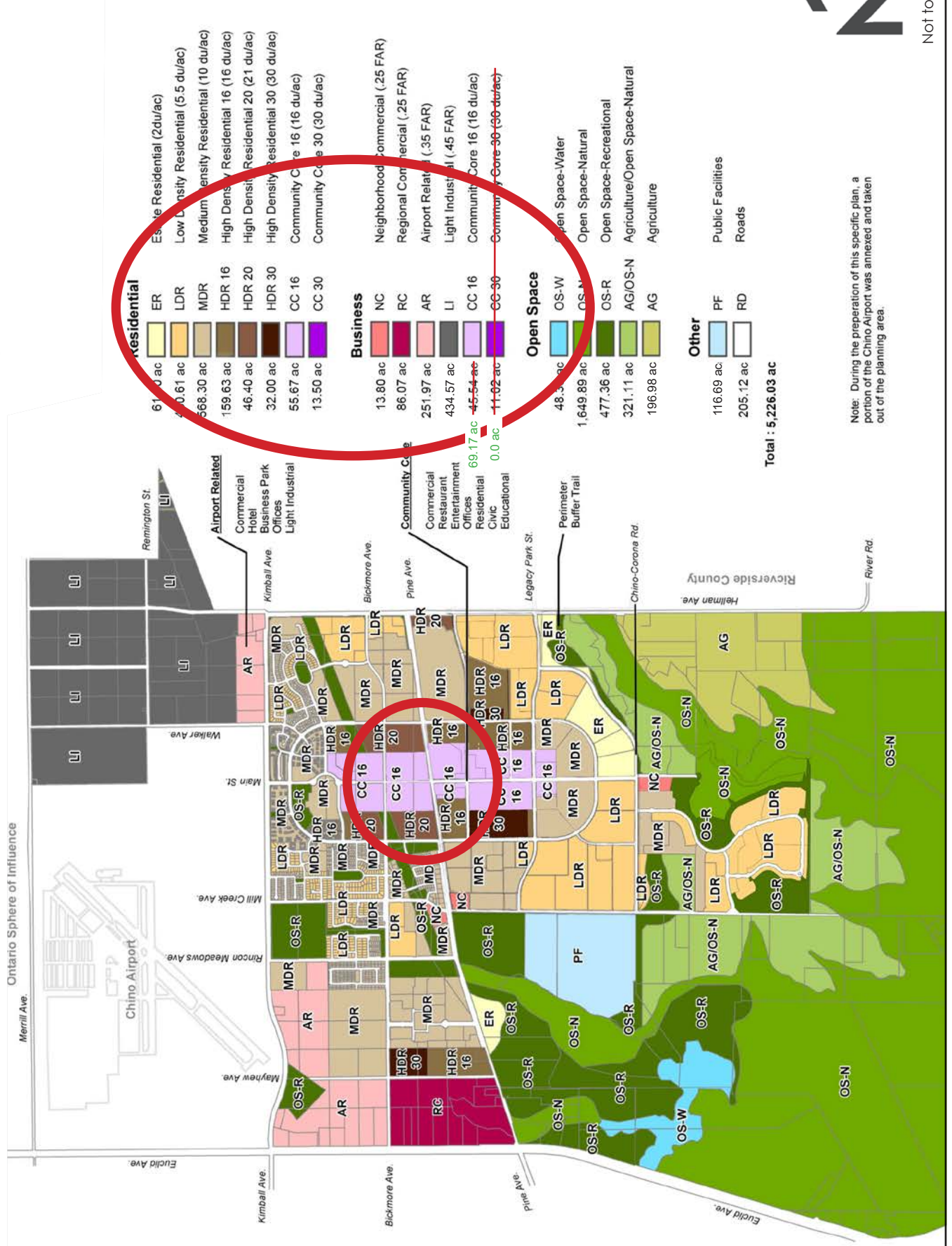


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INTRODUCTION & BACKGROUND

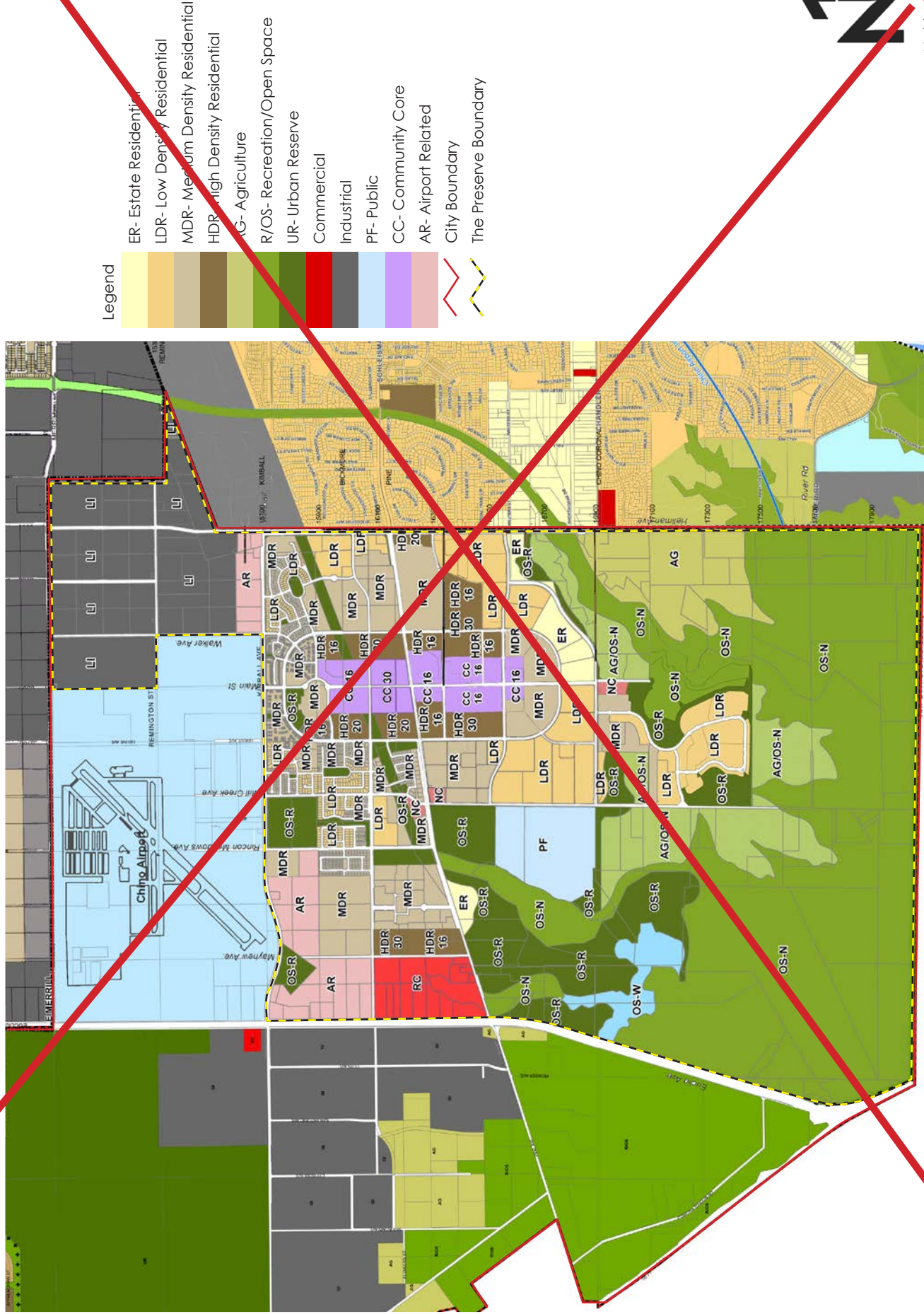
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recommend adoption of the Preserve Specific Plan Amendment PL08-0448; and adopted Resolution No. 2008-20 finding that the proposed First Amendment to the Preserve Development Agreement is consistent with the General Plan. On December 2, 2008, the City Council approved and adopted Resolution No. 2008-057, amending the General Plan and adopting the 2008-14 Housing Element.

- Edgewater– In 2008 the Planning Commission and City Council considered a modification to The Preserve Specific Plan for the inclusion of the Edgewater Neighborhood, a residential community incorporating natural open space, recreation areas, and community lake opportunities into its community design. Plans for the Edgewater Neighborhood created over 138 acres of additional developable land through alterations of the terrain to bring lands above the 566-foot dam inundation elevation. The plan was therefore able to add 1,074 new residences to The Preserve Specific Plan area.
- On April 20, 2009, the Planning Commission adopted Resolution No. 2009-03 to recommend adoption of General Plan Amendment 2005-03 and The Preserve Specific Plan Amendment 2005-08. On May 5, 2009, the City Council adopted Resolution No. 2009-010 adopting General Plan Amendment 2005-03 and Ordinance No. 2009-05 to adopt the Specific Plan Amendment.
- In 2016 the Planning Commission and City Council considered another modification to The Preserve Specific Plan and EIR. This revision proposed conversion of the Edgewater Neighborhood to Rancho Miramonte, reducing the proposed number of units from 1,074 to 823. Because of on-going drought conditions, the community lake features were converted to recreational open space.
- Rancho Miramonte – On February 17th, 2016, The Planning Commission recommended approval and on April 5th 2016 the City Council adopted Ordinance No. 2016-004 to adopt the Specific Plan Amendment for minor changes to the previously approved Edgewater Neighborhood.
- General Plan Update - Envision Chino 2025 General Plan Update began in early part of 2006. There were multiple workshops and hearings held by both the Planning Commission and City Council. Over 500 Chino residents responded to visioning surveys, attended educational sessions, and provided direct input at workshops. The General Plan Steering Committee held many meetings to discuss the recommended policies for the Plan. The Planning Commission held multiple workshops to review each element of the Plan. On May 3, 2010, the Planning Commission adopted Resolution No. 2010-14, recommend the City Council adopt the Envision Chino 2025 General Plan. On July 6, 2010 the City Council approved and adopted Resolution No. 2010-26, adopting the Envision Chino 2025 General Plan, a comprehensive update to the General Plan.
- On November 15, 2021 the Planning Commission recommended approval and on December 7, the City Council approved the Ordinance 2021-015 to adopt the Specific Plan Amendment for changes to Main Street along with some changes to other street sections, and general clean-up.
- On August 19, 2026 the Planning Commission recommended approval and on XX, 2026, the City Council approved the Ordinance XXXX-XXX to adopt the Specific Plan Amendment for changes to four parcels within the Community Core area of the Specific Plan, re-designating them from CC-30 to CC-16.

The Preserve Specific Plan

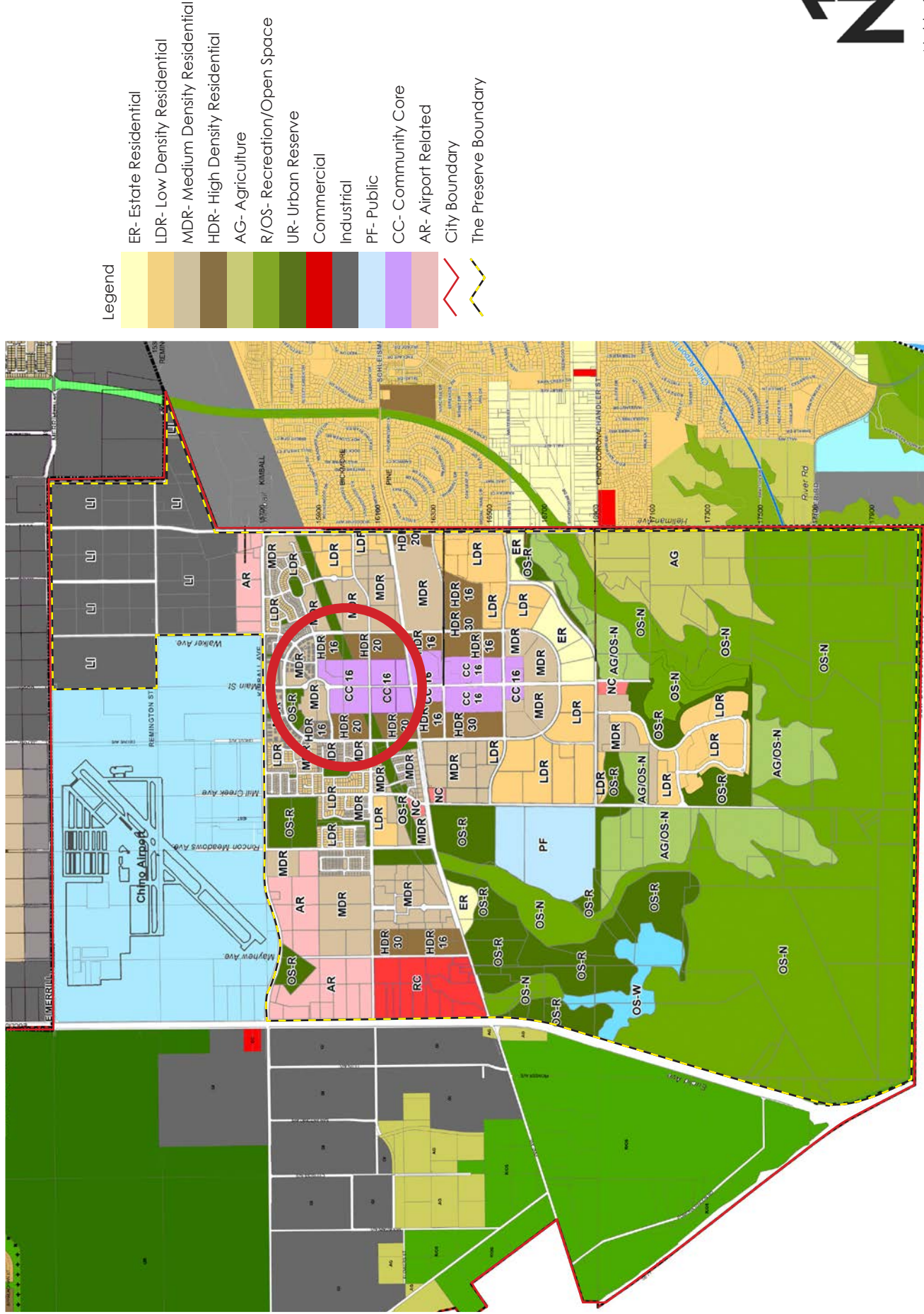
Figure 5: ADJACENT PLANNED LAND USE



Not to Scale

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Figure 5: ADJACENT PLANNED LAND USE



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Figure 7: LAND USE PLAN

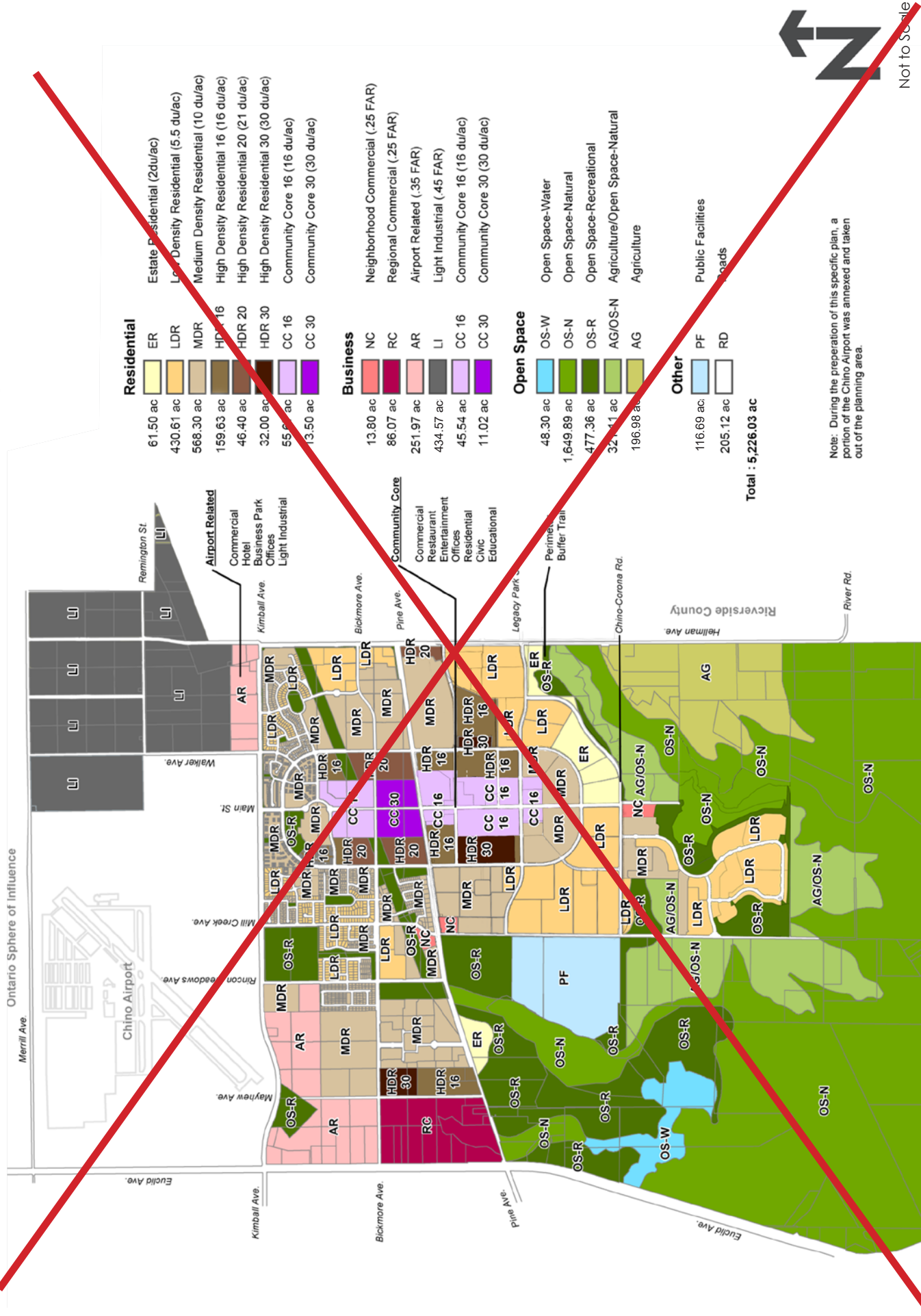


Figure 7: LAND USE PLAN

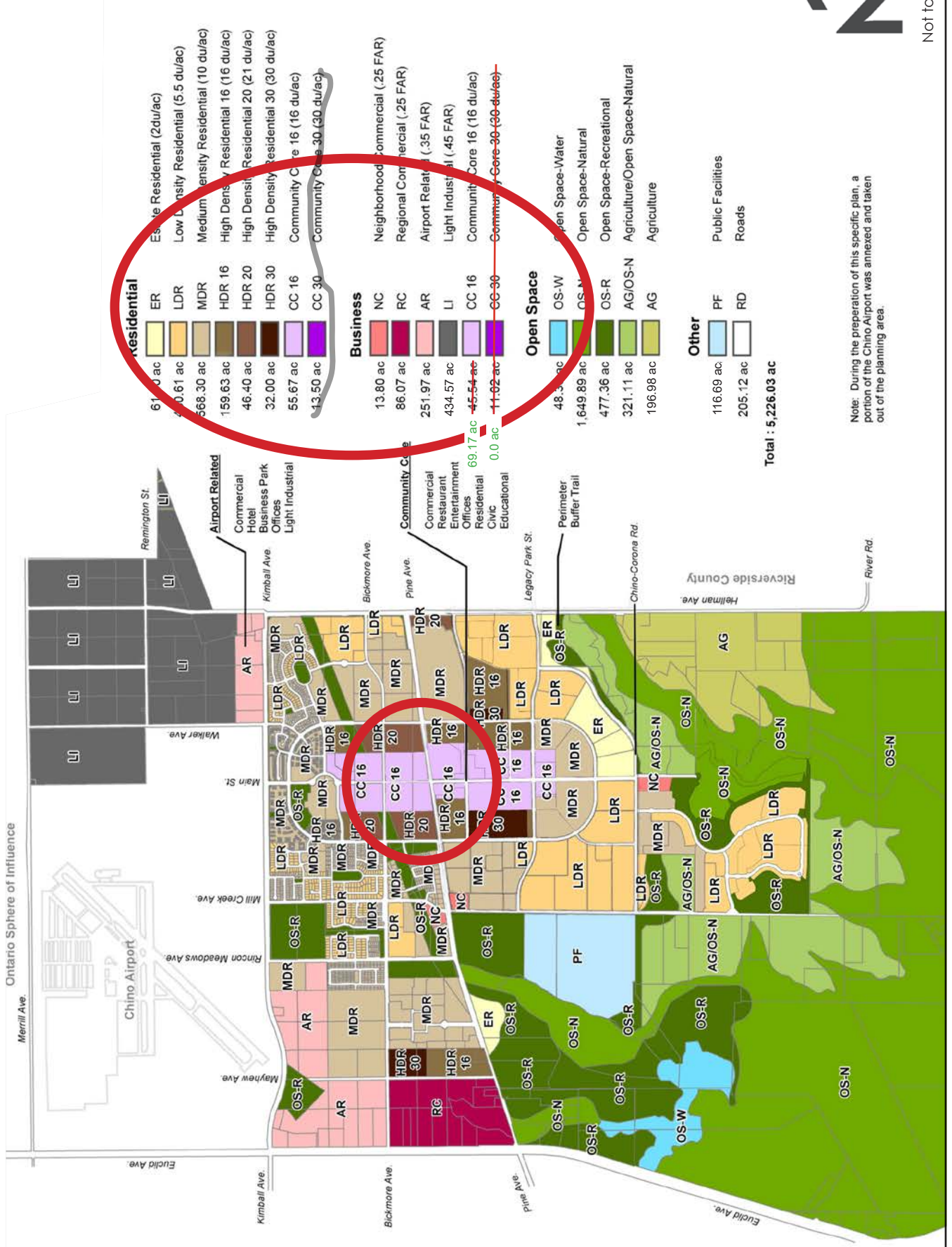


TABLE 1 - LAND USE PLAN STATISTICAL SUMMARY

	Adjusted Gross Ac.*	Adjusted Units¹	Sq. Ft.²	Average Density³		Density Range⁴
				DU/AC	FAR	
Residential Designations						
Estate Residential	61.50	123		2.0		0-3 du/ac
Low Density Residential	430.61	2,318		5.5		3-8 du/ac
Medium Density Residential	568.30	5,392		10.0		8-12 du/ac ⁶
High Density Residential 16	159.63	1,351		16.0		12-20 du/ac
High Density Residential 20	46.40	878		21.0		16-24 du/ac
High Density Residential 30	32.00	768		30.0		24-40 du/ac
Community Core-16 (55% of Designation)	55.67 69.17	572 878		16.0		12-20 du/ac
Community Core-30 (55% of Designation)	13.50	323		30.0		24-40 du/ac
Residential Subtotal	1,367.61	11,725 11,708¹				
Business Designations						
Neighborhood Commercial	13.80		150,282.00		0.25	N.A.
Regional Commercial	86.07				0.25	N.A.
Regional Commercial (70%)	60.25		656,122.5		0.25	N.A.
Office (15%)	12.91		140,589.9		0.25	N.A.
Open-Space-Rec. (15%)	12.91					
Airport Related	251.97				0.35	
Light Industrial (55%)	138.58		2,716,513.77		0.45	N.A.
Business Park (20%)	50.39		768,306.92		0.35	N.A.
Office (10%)	25.20		384,153.46		0.35	N.A.
Commercial (10%)	25.20		274,395.33		0.25	N.A.
Hotel (5%)	12.60		192,076.73		0.35	N.A.
Light Industrial	434.57		6,999,286.14		0.45	N.A.
Community Core-16 ⁵	45.54 56.56			16.0	0.50	
MU Commercial (20%)	20.24 25.14		352,661.76 438,039.36		0.40	N.A.
MU Office (15%)	15.18 18.85		198,372.24 246,331.80		0.30	N.A.
MU Public Facilities (10%)	10.12 12.57					

TABLE 1 - LAND USE PLAN STATISTICAL SUMMARY

	Adjusted Gross Ac.*	Adjusted Units ¹	Sq. Ft. ²	Average Density ³		Density Range ⁴
				DU/AC	FAR	
Community Core-30	11.02					
MU Commercial (20%)	4.90		85,377.6		0.40	
MU Office (15%)	3.67		47,959.56		0.30	
MU Public Facilities (10%)	2.45					
Business Subtotal	765.47		12,966,098			
Open Space Designations						
Agriculture	196.98					
Open Space-Water	48.30					
Ag/Open Space-Natural	321.11					
Open Space Recreation	477.36					
Open Space-Natural	1,649.89					
Open Space Subtotal	2,696.74					
Other Designations						
Public Facilities	116.69					
Women's Institute	122.00					
Chino Airport	69.09					
R.O.W.	205.12					
Other Subtotal	396.21					
Totals	5,226.03	11,725 ⁵ 11,708 ¹	12,966,098			

* Adjusted gross acres is the gross project acreage excluding the acreage devoted to major, secondary, and collector street rights-of-way, easements for major utilities, and land for City parks and schools.

¹ Residential unit assumption is based on adjusted gross acres, including an adjustment to include the acreage required for parks and schools. For purposes of parks and schools assumptions, the unadjusted number of units, based simply on adjusted gross acres times the average density factor for each residential designation, is 12,377 dwelling units. Sites designated to accommodate the City's Regional Housing Need Allocation, per the General Plan Housing Element, do not have an adjustment to exclude the acreage for parks, in order to comply with Section 65863 of the Government Code.

² Non-Residential square footage assumption based on adjusted gross acres.

³ Average density is the target density. Individual project densities may vary within the Maximum Density range stated in this table.

⁴ Provides the density ranges within each residential land use designation.

⁵ Community Core 16 Commercial includes the assumption of two 12-Acre K-8 Schools. Community Core 16 Residential uses are included in "residential designations" at the top of Table 1.

⁶ The Density range may be expanded to 6 to 14 dwelling units per acre if approved through a Master Plan and with a minimum of 60 acres (See Section VII)

Table 2 - Calculation of Adjusted Units

Land Use Designation	Adjusted Gross Acres ¹	Average Density Factor	Park Requirements (Acres) ²	School Assumptions (acres) ³	Adjusted Units
Estate Residential	61.50	2.0	1.2	10	123
Low Density Residential	430.61	5.5	24.6		2,318
Medium Density Residential	568.30	10.0	62.1		5,392
High Density Residential 16	159.63	16.0	17.6		1,351
High Density Residential 20	46.40	21.0	9.0		878
High Density Residential 30	32.00	30.0	7.8		768
Community Core 16 – Mixed Use Residential	55.67 69.17	16.0	5.8 9.1	8.68	572 878
Community Core 30 – Mixed Use Residential	13.50	30.0	3.3		323
Non-Residential Designation					
Community Core 16- MU Public				16.32	
Airport Related					
Open Space- Recreational					
Totals	1,367.61		131.4	35	11,725 11,708

¹ Adjusted gross acres is the gross project acreage excluding the acreage devoted to major, secondary, and collector street rights-of-way, easements for major utilities, and land for City parks and schools..

² Based on the City's standard of 3 acres per 1,000 population for all residential units within the Specific Plan. Persons per dwelling unit are estimated at 3.4 persons (Department of Finance, January 2000). Acres are allocated based on Conceptual Parks and Schools Plan (Figure 17).

³ Two 12-acre School Sites assumed within the Community Core 16 Designation. Potential third school site may not be required. A conceptual location is shown and could be moved to other locations in The Preserve, if necessary.

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TABLE 4 - BUSINESS AND PUBLIC FACILITIES DEVELOPMENT REQUIREMENTS

Land Use Designation	Neighborhood Commercial	Regional Commercial	Airport Related ¹¹	Light Industrial ¹¹	Public Facilities ¹	Community Core 16	Community- Core-30
Development Requirements							
Average Intensity/Density: Mixed Projects Light Industrial component Business Park/Office component	.25 FAR	.25 FAR	.45 FAR .35 FAR	.47 FAR		12-20 du/ac N/A .4 FAR office business park N/A)	24-40 du/ac N/A .4 FAR office business- park N/A) .3 FAR 30 du/ac. ⁴
Commercial component Hotel component Residential component			.25 FAR .35 FAR			.3 FAR 16 du/ac. ⁴	
Minimum lot size	3 acres or 25,000 SF ⁹	None 8	Per the M1 Zone, Section 20.07 5	Per the M1 Zone, Section 20.07 5	None	None	None
Minimum project size	3 acres	None 8	5 acres	5 acres	None	None	None
Minimum front, side and rear setbacks ^{6, 7 & 10}	None, except: 25 ft. from street 10 ft. from residential Per UBC	Per CR Zone, table 20.06-2 ^{2&5}	25 ft. front 0 ft. interior side and rear 25 ft. exterior side and rear	25 ft. front 0 ft. interior side and rear 25 ft. exterior side and rear		Maximum 0 ft front ³ No minimum side and rear setbacks	Maximum 0 ft front ³ No minimum side and rear setbacks

DEVELOPMENT PLAN

TABLE 4 - BUSINESS AND PUBLIC FACILITIES DEVELOPMENT REQUIREMENTS

Land Use Designation	Neighborhood Commercial	Regional Commercial	Airport Related ¹¹	Light Industrial ¹¹	Public Facilities ¹	Community Core 16	Community Core 30
Maximum Building Height: Habitable Structures Non-Habitable Structures or Architectural Details Within 30 ft. of residential property Within 50 ft. of residential property Within 100 ft. of residential property Single use structure Residential units mixed w/non-residential	25 ft. 25 ft. 25 ft.	45 ft. 65 ft. 40 ft.	45 ft. 65 ft. 40 ft.	45 ft. 65 ft. 40 ft.		45 ft. 55 ft.	45 ft. 55 ft.
Development Requirements							
Minimum Landscape Coverage	15%	15%	15%	15%		None	None
Parking	Per Chapter 20.18 ⁵	Per Chapter 20.18 ⁵	Per Chapter 20.18 ⁵	Per Chapter 20.18 ⁵	Per Chapter 20.18 ⁵	Per Chapter 20.18 ⁵	Per Chapter 20.18 ⁵
Walls/Fences	Per Section 20.10.080 ⁵	Per Section 20.10.080 ⁵	Per Section 20.10.080 ⁵	Per Section 20.10.080 ⁵	Per Section 20.10.080 ⁵	Per Section 20.10.080 ⁵	Per Section 20.10.080 ⁵

¹ Any proposed development shall be evaluated by the City on a case-by-case basis. Projects shall be evaluated for the impacts to surrounding uses in terms of noise, odors, light penetration, aesthetics, traffic and parking. It is the discretion of the Director of Development Services if a Special Conditional Use Permit is required based upon the scale of the project and potential impacts.

² Unless modified through an approved Master Plan.

³ Unless public space is provided. Does not preclude the use of recesses for entryways, windows and dining areas.

⁴ Residential development is subject to the development regulations of the HDR designation for CC16 and HDR30 for CC30.

⁵ Chapter in the Zoning Code.

⁶ See Specific Plan text for drive aisle setbacks.

⁷ Setbacks may vary if adjacent to residential uses. See the Specific Plan text for details.

⁸ A Master Plan is required for the entire Regional Commercial designated area. See the text of the Regional Commercial land use designation.

⁹ A minimum lot size of 25,000 SF may be established subject to approval of a master plan.

¹⁰ Setbacks for Industrial require an additional 1' setback for each 1' in building height over 25'.

¹¹ For Airport Related (AR) and Light Industrial (LI) Land Use Designations, refer to Zoning Code Chapter 20.07 for additional information..

total at least sixty percent of the façade length visible abutting the public street or containing a public entrance.

3. The development must contribute toward the enhancement of the community and public spaces by providing at least two community amenities, such as a patio/seating area, water feature, art feature, clock tower, pedestrian plaza or other space/feature acceptable to the city.
 4. Within commercial centers, a continuous internal pedestrian walkway shall be provided, linking the public sidewalk at the site perimeter, to each principal customer entrance within the center. Enhanced landscape features, such as lighting bollards, benches, decorative pavement, and intensified planting, shall be provided for no less than fifty percent of the walkway length.
 5. Sidewalks extending the full length of the building must be provided along any building façade featuring public entrance and where public parking areas abut a building wall. Such sidewalks shall be located at least five feet from the building wall to provide planting beds for foundation landscaping.
 6. Internal pedestrian walkways shall be distinguished from internal drive surfaces through the use of decorative pavers or stamped or scored concrete to enhance pedestrian safety and attractiveness of the walkways.
- d. All CC-16 parcels north of Pine Avenue and in between East and West Preserve Loop shall adhere to Tribal compliance.

~~Community Core 30 (CC30)~~

~~The Community Core 30 land use designation allows for a high-density combination of retail, commercial, office and residential uses, as well as civic, institutional, public, recreational uses and places of worship.~~

~~The intent of this land use designation is to create a compact, walkable and pedestrian-oriented downtown, at a higher density than the Community Core 16 land use designation. The mixture and intensity of uses creates a high level of activity and diversity within the Community Core. This concentration also allows local residents convenient access to nearby shopping, civic and recreational facilities. In addition, the concentration of uses in the Community Core allows infrastructure and parking to be provided more efficiently.~~

~~The Community Core 30 land use designation is based upon design principles that are intended to create a unique, walkable downtown. In general, buildings are located on and oriented to the street, and the sidewalk is filled with pedestrian amenities, such as benches, low planter walls, public art and outdoor dining to create lively pedestrian spaces. Building massing and height is allowed to vary. Prominent architectural accent buildings are strongly encouraged. Streets and pedestrian linkages are oriented to frame views of the core area, public buildings, natural features and recreational focal points. All of these efforts help to create a strong sense of identity and interest.~~

~~CC30-1—Intended Character: The Community Core Land Use Designation provides for an integrated mixture of uses, including residential, commercial, office, civic, entertainment, religious, educational, recreational and civic uses.~~

~~——The mix of uses can be horizontal (side-by-side) or vertical (on top of each other), with~~

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commercial or office uses located on the ground floor and office or residential uses located above.

— The residential portion of this land use designation is intended to provide for the development of multi-family residential dwellings in a downtown atmosphere. Flexibility is provided to offer a multitude of product types and styles that appeal to a range of market segments, including first-time buyers, families and seniors.

— The development standards to both allow a variety of densities and styles while maintaining the overall limits on the total number of dwelling units. Typical products include for sale and rent townhomes, apartments, clustered residences and courtyard products, flats, live-work products, residential lofts over commercial and condominiums. The Community Core 30 land use designation allows a variety of lot configurations for attached products. A master design and development plan is required to ensure coordinated and integrated development in this area, as described in the Performance Standards section.

CC30-2— Permitted Land Uses

- a. Permitted Land Uses that are specified under High Density Residential 20 & 30 of this Specific Plan.
- b. Per the “Permitted Land Uses” of the CG, General Commercial, zone, Section 20.09.030 of the Zoning Code, except as modified herein (by sections CC30-2 through CC30-5 inclusive).
- c. Athletic fields associated with a public facility.
- d. Libraries, museums and art galleries.
- e. Public parks, senior centers, community centers and similar facilities.
- f. Police stations, fire stations and other similar facilities.
- g. Day care facilities for 8 or less (small family day care home).
- h. Residential care facilities for 6 or less (includes facilities licensed and/or controlled by the California Department of Social Services).

CC30-3— Uses Subject to a Special Conditional Use Permit

- a. Those land uses subject to a special conditional use permit that are specified under the High Density Residential 20 & 30 Land Use Designation of this Specific Plan.
- b. Per the “Conditionally Permitted Land Uses” of the CG, General Commercial, zone, Section 20.09.030 of the Zoning Code, except as modified herein (by sections CC2 through CC5, inclusive).
- c. Ambulance service
- d. Laundromat (coin-operated)
- e. Pet stores (animals kept on site) and animal boarding facilities.
- f. Drive through facilities in compliance with Section 20.09.050.D.2 of the Zoning Code (includes drive-through restaurants), except that buildings and establishments with drive through facilities are not permitted to front on or take access from Main Street.
- g. Gasoline and Fuel Sales (service stations), subject to Section 20.09.040.B.18 and Section 20.09.050.D5 of the Zoning Code, except that Sub-section “a” of Section 20.09.050.D4 shall not apply, and such establishments are not permitted along Main Street.
- h. Day care facilities for 9 or more (child day care facilities, large) in compliance with

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~~Section 20.21.090 of the Zoning Code.~~

- ~~i. Employer day care provided on-site.~~

~~CC30-4—Prohibited Uses~~

- ~~a. Per the "Not Permitted Land Uses" of the CG, General Commercial zone, Section 20.09.030 (Table 20.09.01) of the Zoning Code, except as modified herein (by sections CC2 through CC5 inclusive).~~
- ~~b. Industrial uses, except as allowed under the CG, General Commercial zone, Section 20.09.030 of the Zoning Code.~~
- ~~c. Single-family detached residences.~~
- ~~d. Business parks.~~
- ~~e. Large box retail stores.~~
- ~~f. Body and paint shops.~~
- ~~g. Repair garages for automobiles, light & heavy trucks & vans, buses or boats.~~
- ~~h. Sale lease or rental of buses and trucks.~~
- ~~i. Sale of automobiles, light trucks, vans, boats and motorcycles.~~
- ~~j. Outdoor storage of vehicles, equipment and materials.~~
- ~~k. Transportation terminals.~~
- ~~l. Mobile, manufactured and factory built buildings and structures.~~

~~CC30-5—Administratively Permitted and Incidental Uses~~

- ~~a. As provided in the CN zone, Section 20.06 of the Zoning Code.~~

~~CC30-6—Development Requirements~~

- ~~a. Front Setback:~~
 - ~~i. Outdoor dining is allowed to encroach 7 ft. into the public right-of-way on Main Street with an encroachment permit, maintenance agreement and administrative approval by the Director of Development Services and the City Engineer.~~
- ~~b. Minimum landscape coverage:~~
 - ~~i. None, although there must be compliance with applicable design guidelines and requirements of the Master Plan and Overall Design Concept (MPODC) discussed below:~~
- ~~c. Parking:~~
 - ~~i. Per Chapter 20.14 of the Zoning Code with the following exception: for the purposes of this Specific Plan, the multi-family parking standard of the Zoning Code applies to all residential development with a density of 8 dwelling units per acre or more. The multi-family parking standard also applies when units have been clustered and the developed area of the project has a micro-density of 8 dwelling units per acre or more.~~
- ~~d. Performance standards:~~
 - ~~i. The primary entrances of structures on Main Street must be oriented toward the street, except in instances where public spaces are provided between the structure and Main Street.~~
 - ~~ii. Parking lots must be oriented away from Main Street.~~
 - ~~iii. Master Plan and Overall Design Concept Requirements. The Community~~

Section V

DEVELOPMENT PLAN

Core 30 land use designation is a critical component of Chino's vision for The Preserve. When developed, CC30, along with Community Core 16, will be a high-activity area at the heart of The Preserve. It is likely that the Community Core will build out gradually over the long term. In order to ensure that the Core develops in a coordinated and cohesive manner over time, and is designed at a high level of quality consistent with the City's vision, the following provisions are required:

1. A Master Plan and Overall Design Concept (MPODC) for the area encompassed by Community Core 16 and Community Core 30 designations has been developed and is available as a separate document. The provisions of the MPODC shall apply to Community Core 16 and 30 designations, with the exception of up to 15 acres in the area north of Bickmore Avenue, to which the following standards apply:
- The proposed development of such area is consistent with the intended character of the Community Core as described in the introductory language of the Community Core Land Use Designation and section CC30-1.

The Community Core Design Guidelines are adhered to, including but not limited to; the use of "signature architecture" elements at key locations along Main street; recreation/landscaping features as community focal points; themed hardscape/landscape concepts are employed to define the Community Core and Main Street; structures are designed and oriented to facilitate pedestrian activity along Main Street.

Pedestrian, street and open space connections are well defined and linkages to other parts of the core are taken into account as part of the design and layout proposed. The purpose of this provision is to ensure that development opportunities for the portion of the Community Core to the south are not unduly constrained or compromised by development of the initial 15 acres.
2. None of the requirements of this section apply to existing agricultural land uses unless a change of use is proposed, nor do they restrict improvements or modifications to such uses that would otherwise be allowed by this Specific Plan.

Open Space Designations

The open space land use designations are divided into five land use designations: Agriculture, Open Space-Recreation, Agriculture/Open Space-Natural, Open Space-Natural and Open Space-Water. Each subcategory includes a description of the intended character, allowable uses, and development standards as summarized in Table 5.

The open space land use designations address a specific range of uses intended to help preserve the historic, agriculture character of Chino and to protect open space and biological resources.

Most of the land within the open space designations is also within the 566-foot elevation dam inundation area. The open space designations within this area have been designed to recognize flood hazards and support and protect the biological habitat and open space

resource values inherent in this area from incompatible land uses that could damage these resources.

The Preserve Specific Plan