



NOTICE OF AVAILABILITY OF A DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT 2045 CHINO GENERAL PLAN UPDATE

NOTICE IS HEREBY GIVEN that pursuant to the requirements of the California Environmental Quality Act (CEQA), the City of Chino (City) has completed a Draft Program Environmental Impact Report (Draft PEIR) for the Chino 2045 General Plan Update Project and related zoning map amendments (project). Based on the analysis presented in the Draft PEIR, implementation of the project would result in significant and unavoidable adverse impacts to the following environmental resource areas: Air Quality, Cultural Resources, Greenhouse Gas, Noise, and Transportation. All other environmental effects evaluated in the Draft PEIR are determined to be less than significant or can be feasibly reduced to less-than-significant levels with incorporation of the mitigation measures provided in the Draft PEIR. The Draft PEIR and its technical appendices are on file and available to the public during normal working hours at the City of Chino Development Services Department, 13220 Central Avenue, Chino and are also available for review online at the following website:

<https://www.cityofchino.org/591/Environmental-Documents>

Written comments and inquiries regarding the project and/or the Draft PEIR should be directed to **Mr. Michael Hitz**, Principal Planner at **(909) 334-3448**. Written comments must be sent to City Hall (13220 Central Avenue, Chino, CA 91710), care of Michael Hitz. Comments also may be sent by email to Mr. Hitz at **mhitz@cityofchino.org**.

- 1. Project Name:** Chino 2045 General Plan Update Project
- 2. Project Description:** The project is an update to the City of Chino's (City's) General Plan that will incorporate strategies to address multi-modal mobility, environmental justice, climate vulnerability, emergency evacuation, among other topics required by State law. The 2045 Chino General Plan Update will serve as the blueprint for the City's future to guide development and conservation in the City and its Sphere of Influence (SOI) over the next 20 years. The 2045 General Plan will seek to focus on new development in key opportunity areas where change is foreseeable. These are generally areas with clusters of vacant and underutilized land, many of which contain commercial properties recently rezoned to permit multi-family housing. Outside of these key areas, the 2045 General Plan will maintain the existing urban form and enhance the character and quality of life in Chino's established neighborhoods, and it will support continued implementation of the various remaining specific plans including The Preserve, College Park and East Chino Specific Plans.

Key components of the 2045 General Plan will include:

- Four new land use designations designed to promote a vibrant mix of uses in key opportunity areas including a Regional Mixed Use (RMU) designation, a Boulevard Mixed Use (BMU) designation, a new Downtown (DT) land use designation, and an Employment Mixed Use (EMU) designation.
- An updated circulation diagram with new roadway classifications for Downtown streets, with angled parking and features that emphasize walkability and roadway safety, and for Rural Streets in the SOI.
- Policies supporting completion of the Pine Avenue Connector, a regionally important transportation improvement linking State Route 71 with Euclid Avenue in the southern part of Chino.
- Strategies for effectively managing truck traffic to minimize conflicts with bicycles, pedestrians, and local traffic while optimizing access to the regional network.
- Establishing "good neighbor" policies and performance standards for light industrial and manufacturing uses, particularly where adjacent to residential neighborhoods. These policies and standards will govern screening, landscaping, architectural design, noise, air quality, traffic, and access consistent with new State law.
- Policy level guidance for potential streetscape improvements to improve bicycle/pedestrian safety and enhance walkability along segments of Riverside Drive, including wider sidewalks, landscaped buffers between pedestrians and traffic, the addition of bicycle lanes, and the conversion of the ends of some alleyways into pocket parks/plazas.
- A new Health and Environmental Quality Element with strategies to promote active, healthy lifestyles, reduce exposure to air pollution, mitigate urban heat in summertime, and improve roadway safety, particularly around schools, parks and community centers.
- Strategies to incentivize the creation of mini parks, plazas, and publicly accessible privately-owned open spaces in the northern part of the city where there is a need for new parks and recreational spaces.

- Policy guidance for future uses on the former Ayala Park driving range, including providing on-site food and beverage vending for game and event days and/or constructing a water park.

Additionally, the 2045 General Plan provides direction for the repeal of three outdated specific plans and the incorporation of any standards and provisions from those plans that remain relevant into the Zoning Code: the Central Avenue Specific Plan, the Eucalyptus Business Park Specific Plan, and the Majestic Spectrum Specific Plan.

3. **Project Location:** The project covers the entire City of Chino and the SOI, which are collectively referred to as the Planning Area. The boundary of the Planning Area was determined in response to State law requiring each city to include in its General Plan all territory within the boundaries of the incorporated area as well as “any land outside its boundaries which in the planning agency’s judgment bears relation to its planning” (California Government Code Section 65300). The Proposed Planning Area comprises a total of 20,626 acres (32.23 square miles) of both incorporated and unincorporated land bearing relation to the City’s future growth.
4. **Lead Agency:** City of Chino, Development Services Department – Planning Division, 13220 Central Avenue, Chino, CA 91710; Phone (909) 334-3314.
5. **Applicant:** City of Chino, Development Services Department

PUBLIC COMMENT regarding the proposed project and/or adequacy of the Draft PEIR will be accepted in writing, directed to the City as described above, and will be considered by the City of Chino. The period for public review during which the City will receive written comments on the Draft PEIR will begin on June 20, 2025, and end on August 4, 2025. Comments are due to the City of Chino no later than 5:00 p.m. on August 4, 2025.

Warren Morelion
Director of Development Services