



## PUBLIC HEARING NOTICE

**City of Chino • Development Services Department**

13220 Central Avenue, PO Box 667 • Chino, CA 91708-0667 • (909) 334-3253; Fax: (909) 334-3729

CLERK OF THE  
BOARD OF SUPERVISORS

2025 JUL 28 PM 12:52

SAN BERNARDINO COUNTY  
CALIFORNIA

Please take notice that, on **August 20, 2025, at 6:00 p.m.**, or as soon thereafter as the matter can be heard, at Chino City Hall in the City Council Chambers, 13220 Central Avenue, Chino, California, the **Planning Commission will hold a public hearing** to consider the following project:

- **PL23-0128 (General Plan Amendment)** – A comprehensive update to the City's General Plan proposed to address multi-modal mobility, environmental justice, climate vulnerability, emergency evacuation, among other topics required by State law. The proposed 2045 General Plan Update seeks to update the City's General Plan per Government Code Section 65302 and will focus on new development in key opportunity areas with vacant and underutilized land where change is foreseeable, while maintaining the existing urban form and enhancing the character and quality of life in Chino's established neighborhoods.
- **PL23-0129 (Zone Change)** – A proposed amendment to Title 20 (Zoning), Chapter 20.03 (Zoning Districts and Zoning Map) of the Chino Municipal Code to incorporate targeted zoning map amendments to be consistent with the 2045 General Plan Update and to better align zoning with uses and market potential for the respective sites. All map amendments involve a change from one existing zoning district to another, and all amendments are consistent with the requirements of Measure M, the City's residential growth control measure.

The project covers the entire City of Chino and its unincorporated Sphere of Influence (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 approximately 20,626 acres (32.23 square miles) of both incorporated and unincorporated land bearing relation to the City's future growth. The specific APNs of sites to be rezoned are: 1014-052-03, 1015-281-24, 1019-331-01, 02, & 07, 1021-031-17, 22, & 25-26, 1022-051-07, 10, 11, & 13-53, 1025-092-02, 1025-121-08, 1025-151-07, 08, 1025-191-06, 1025-211-12, 16, 18-19, & 22-30, 1025-482-01, 1025-491-01, 1026-101-05, 06, 07, 09-10, & 12, 1026-111-01, portions of 1026-031-01, portions of 1026-071-02, 1027-211-05, 1028-202-21, and 1056-061-04, including the public right of way (to centerline) of public streets abutting the above listed parcels.

An Environmental Impact Report (SCH No. 2024090833) (EIR) for the City of Chino 2045 General Plan project was completed pursuant to Section 15168 of the California Environmental Quality Act (CEQA) Guidelines to address potential environmental effects associated with implementation of the City of Chino (City) 2045 General Plan Update (project).

**Applicant:** City of Chino

All interested residents and stakeholders are invited to attend and, if desired, provide testimony at this public hearing. All supporting environmental documentation, draft General Plan and maps are available on the City's website at <https://www.cityofchino.org/591/Environmental-Documents>. Written comments will be accepted by the Development Services Department through August 20, 2025, 4:30 p.m., or at the hearing.

Be advised that should you wish to challenge the decision of the Chino Planning Commission on this pending project, you shall be limited to raising only those issues you or someone else raised during the public hearing described in this notice. Questions regarding the project may be directed to Michael Hitz, Principal Planner at (909) 334-3448 or via email at [mhitz@cityofchino.org](mailto:mhitz@cityofchino.org).

WARREN MORELION, AICP  
DIRECTOR OF DEVELOPMENT SERVICES

CLERK OF THE BOARD

Received on: 7/20/25

Remove on: 8/21/25

## Proposed Zoning Map

## Proposed Zoning Map Amendments

