

City of Chino Hills General Plan





City of Chino Hills General Plan

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Adopted February 24, 2015



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Introduction

Through its goals, policies, and actions, this General Plan guides the City of Chino Hills (City) during the next 20 years. The overriding goal of the General Plan is to maintain the City's high quality of life.

This introductory chapter of the General Plan provides an overview of the Chino Hills community. It also explains the purpose and legal requirements of the General Plan and its organization.

A. About Chino Hills

The City is an extraordinary community. It offers the full package of quality of life advantages that allow its residents and businesses to succeed¹.

Incorporated in December 1, 1991, it has been 20 years since the City laid out its vision for the future. Following the desires of its citizens, the City set out to be a community with high quality residential and commercial areas in a rural setting, a high level of public services, and a pleasing environment in which to live, work and shop. Today, the City has achieved its vision.

Ranked as one of the greatest places to live², Chino Hills is known for its high quality of life and beautiful rural atmosphere. The community, with its current population of 76,240³, enjoys more than 3,000 acres of publicly owned open space, 40 parks, 38 miles of trails, and 5 community buildings. Its City boundaries encompass approximately 28,736 acres, 7,366 acres of which are part of the Chino Hills State Park of land area.

¹ "Demographic, Economic & Quality of Life Report," John Husing, PhD, January 2009.

² Money Magazine, January 2004.

³ City of Chino Hills Community Development Land Use Inventory, July 26, 2012.

As the City looks forward to its next twenty years, this General Plan builds upon its success and lays out a course to maintain its high quality of life for the future.

B. Brief History

The City of Chino Hills was part of a rancho acquired in 1841 by Antonio Maria Lugo from the original Mission San Gabriel land grant. The Chino Hills lands were used as rich grazing ground for hundreds of cattle, horses, and sheep. Other ranchos in the vicinity were Cucamonga Rancho and Rancho San Jose to the north, and El Rincon Rancho to the southwest. Cattle and horses from the different ranches often mingled in the Chino Hills. When California became a United States territory, the ranchos were distributed to new owners through a homesteading process. The Yorba family homesteaded the land that includes Chino Hills.

Up through the mid-twentieth century, cattle grazing remained the primary land use in the Chino Hills area. Gradually, other land uses were introduced, including mining for petroleum, gravel, and clay. By the late twentieth century, communities surrounding Chino Hills began to rapidly urbanize.

Prior to its incorporation, Chino Hills was part of unincorporated San Bernardino County, where expanses of flat and inexpensive land were being converted to haphazardly developed residential tracts. Most of Chino Hills had been protected from haphazard development because its hilly topography had made tract subdivisions too expensive. However, by the late 1970s, it was clear that development pressures were moving toward Chino Hills.



In 1979, the County initiated preparation of the Chino Hills Specific Plan, a document that planned for the eventual development of 18,000 acres of Chino Hills land. The Chino Hills Specific Plan was the first in the State of California to be designed for an unincorporated area. The Specific Plan called for clustered residential development in order to protect as much open space as possible. Commercial development was slated along the Highway 71 corridor and major arterials.

By the late 1980s, Chino Hills' residents were actively exploring the pros and cons of cityhood. The residents ultimately decided that incorporation would allow them greater control over the community's future. By 1991, Chino Hills became a city.

Regional Location

The City of Chino Hills is located in the Chino Valley within the County of San Bernardino. As shown on the [Regional Location Map](#) on the following page, it is uniquely located at the extreme southwestern corner of San Bernardino County, where the boundaries of four counties meet. The City is bordered by Los Angeles County on the north and west, by Orange County on the south and west, and by Riverside County on the south and east. Surrounding cities include Chino, Pomona, Diamond Bar, Brea, Yorba Linda, and Corona.

C. About the General Plan

Every California city must adopt a comprehensive, long term general plan. The General Plan must cover a local jurisdiction's entire planning area and address the broad range of issues associated with the city's development. The General Plan is the city's constitution or blueprint for its long-range physical development.

Through this General Plan, Chino Hills defines a path that recognizes the City's many assets, including its high quality of life, beautiful surrounding hillsides, and excellent location adjacent to State Route (SR) 71. At the same time, the General Plan addresses the critical issues that

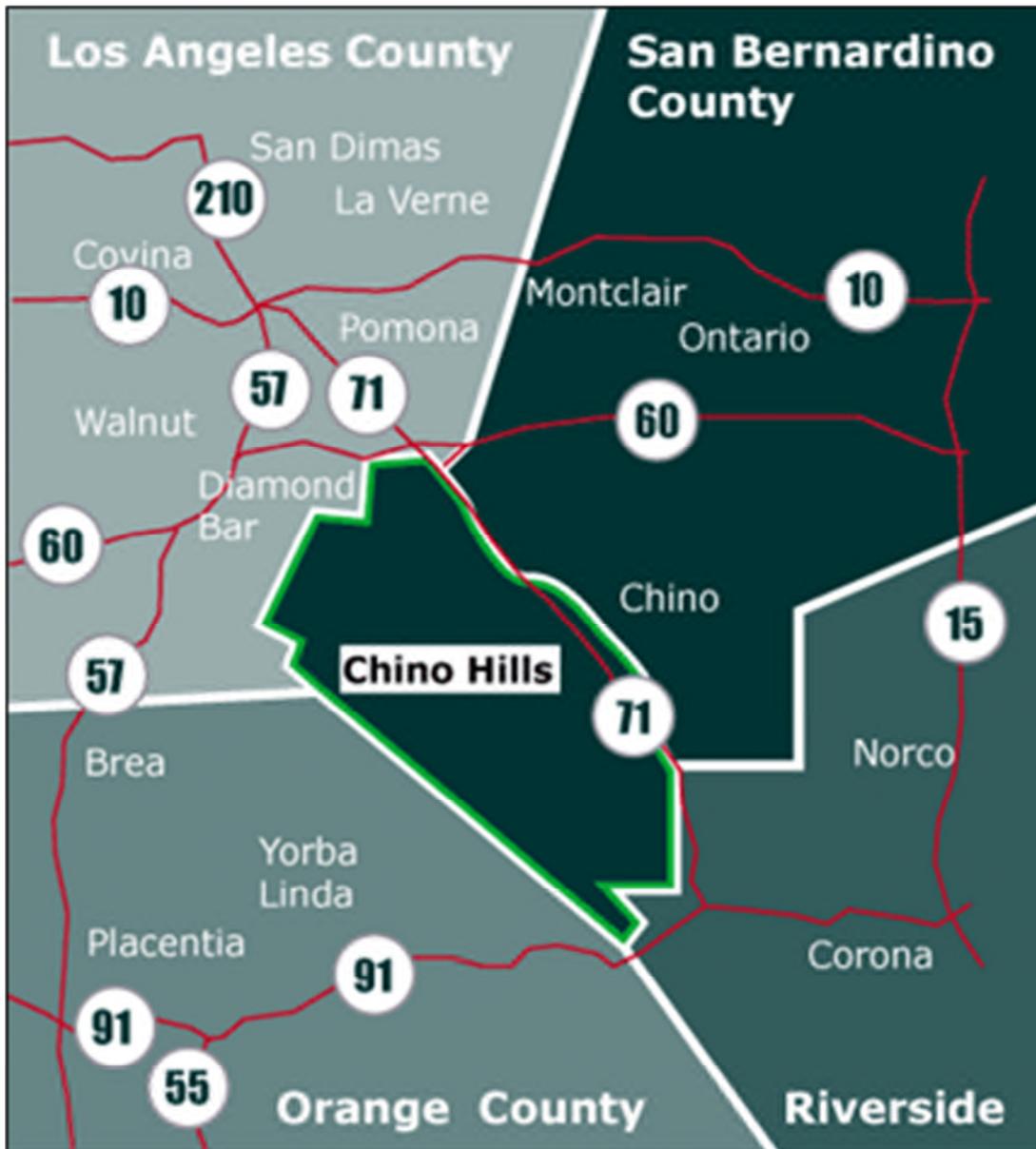
will face the City as it matures and approaches build-out, specifically:

- Are there opportunities for new commercial and employment generating land uses?
- Where will future growth occur?
- What are the opportunities to enhance the community's sustainability through transit and mixed-use development?
- How will Chino Hills ensure its older and special neighborhoods continue to be maintained?
- How will Chino Hills ensure its special and cohesive community identity is retained?
- How will the City maintain its rural setting?
- How will the City be able to designate space for its State-mandated allocation of housing units under the Regional Housing Needs Assessment?"
- Is traffic adequately managed?
- How should the community maintain its open spaces?
- Are there opportunities for additional open space and recreational facilities?
- How can the City support more energy efficient facilities and practices?
- What can the community do to support healthy living?

1. Planning Area

The Planning Area for the Chino Hills General Plan encompasses approximately 28,736 acres (or approximately 45 square miles) within the City boundaries.⁴ The City has no sphere of influence outside its borders.

⁴ Acreage includes 26,799 acres of properties within the City that are provided with Land Use Designations in the updated General Plan Land Use Map, and an additional 1,937 acres within public and private roadways.



Regional Location Map



2. Planning Horizon

This General Plan provides the goals, policies, and actions that will guide the City during its next 20 years, placing the horizon for this General Plan at 2035.

In accordance with state general plan guidelines, the horizon year does not mark an end point, but rather provides a general context from which the City can make shorter-term decisions. Planning is a continuous process, and the City commits to reviewing this General Plan regularly to ensure consistency with new information and changes in community needs and values.

3. Plan Consistency

General Plan consistency is one of the most important considerations surrounding the General Plan. Without consistency, there is little chance of the Plan working. The consistency requirement has five dimensions:

1. **Equal Status among Elements:** All elements of the General Plan have equal legal status.
2. **Consistency between Elements:** All elements of the General Plan must be consistent with one another.
3. **Consistency within Elements:** Each element's data, analyses, goals, policies, and implementation programs must be consistent with and complement one another. Established goals, data, and analysis must form the foundation for any ensuing policies.
4. **Area Plan Consistency:** All principles, goals, objectives, policies, and plan proposals set forth in an area or community plan must be consistent with the overall General Plan.
5. **Text and Diagram Consistency:** The General Plan's text and its accompanying diagrams are integral parts of the plan. They must agree.

4. Contents of the Plan

This General Plan contains this Introduction, the Vision chapter, and eight elements that comply with general plan guidelines established by the *California Government Code* (§65302). Brief explanations of the eight elements follow:

1. **Land Use Element:** The Land Use Element is required by state law. It designates all lands within the City for specific uses such as housing, commercial, industrial, and open space uses. The Land Use Element also provides development regulations for each land use category, and overall land use policies for the City.
2. **Circulation Element:** The Circulation Element is required by state law. It specifies the general location and extent of existing and proposed major streets and other transportation facilities. It also specifies infrastructure facilities that carry water, wastewater, and storm water.
3. **Housing Element:** The Housing Element is required by state law and requires separate review by the California Department of Housing and Community Development (HCD). Housing Elements are required to be updated every eight years.
4. **Conservation Element:** The Conservation Element is required by state law. It addresses land resources, biological resources, cultural resources, air quality and greenhouse gas emissions, water resources, and drainages.
5. **Parks, Recreation and Open Space Element:** Although the Parks and Recreation components of this Element are not required by state law, the Open Space component is required. This Element provides guidance for development of future parks and recreation facilities and programs, and the preservation, acquisition, management, and use of open space in the City.



6. **Noise Element:** The Noise Element is required by state law. It addresses existing and potential noise concerns in the community.
7. **Safety Element:** The Safety Element is required by state law. It addresses protection of the community from risks associated with the effects of flooding, seismic, and other geologic hazards, hazardous materials and wild land fires.
8. **Economic Development Element:** While not required by state law, the Economic Development Element is included to promote a diversified economy and to promote sound fiscal policies.

5. Organization of the General Plan

Each element of the General Plan begins with a description of its purpose, its content, and its connection to the community’s vision as outlined in the Vision chapter. Each element then provides an overview of its salient issues relative to the Chino Hills community, and concludes with goals, policies and actions designed to address the issues.

Within each element, the goals, policies, and actions measures function as follows:

- **Goal:** A goal is a general direction-setter. It is an ideal future end related to the public health, safety, or general welfare.
- **Policy:** A policy is a statement that guides decision-making and action. It indicates a commitment of the local legislative body to a particular course of action. A policy is based on and helps implement a General Plan’s goals. Each goal must have at least one corresponding policy.
- **Action:** An action is an implementing procedure, program, or technique that carries out General Plan policy. Each policy must have at least one corresponding implementation measure.

D. Amendment of the General Plan

Amending the General Plan requires compliance with certain provisions of the *California Government Code*. The General Plan must be amended in the same manner as its original adoption: by resolution of the City Council upon recommendation by the Planning Commission.

The City may adopt no more than four amendments per element per year. However, this limitation does not apply under the following conditions, which could be applicable to Chino Hills:

- Optional elements
- Amendments requested and necessary for affordable housing
- Any amendment necessary to comply with a court decision in a case involving the legal adequacy of the General Plan
- Amendments to bring a General Plan into compliance with an airport land use plan

In addition, the State of California recognizes the dynamic nature of the General Plan and provides for periodic review of the document to ensure that it is consistent with the conditions, values, expectations, and needs of the community. The City annually prepares a General Plan Progress Report detailing the status of the General Plan and progress in its implementation. The annual progress report assists the City in determining the ongoing effectiveness of the General Plan and identifying necessary “course adjustments” to land use and environmental goals, policies and implementation measures.

This General Plan is based on the community's vision for the future of the City of Chino Hills (City). This section identifies the vision that the City's General Plan is designed to achieve.

A. Vision Process

From the time of its incorporation, the City has envisioned itself as a community with a high quality of life. Foremost in the citizens' vision has been the preservation of the rural character of Chino Hills. In the context of Chino Hills, "rural character" is provided by a sense of openness and a sense of living in a community that retains reminders of its agricultural roots as a ranching area for cattle, horses, and sheep. These rural attributes are preserved primarily through an extensive system of protected open space lands—including the hills that provide a backdrop to the community's residential and commercial areas. Development is generally clustered in the flatter areas of the City, near roadways.

The City articulated this vision in its first General Plan and defined a course through which the City has come to manifest the following characteristics:

- High-quality residential and commercial areas in a rural setting
- High level of public services
- Pleasing environment in which to live and work
- Local shopping and employment opportunities
- Ample outdoor recreation
- Increased tax base to support City government and the services it provides
- Retention of older and special neighborhoods

- Carefully managed growth
- Manageable traffic levels
- A cohesive community identity

As the City moves toward its next 20 years, remaining undeveloped lands are expected to develop and the City will approach build-out. This change will bring new challenges to the City. For example, there could be fewer opportunities to accommodate state and regional housing objectives. Provisions for transit could require retrofit of roads or developments. Public facilities will age and require greater maintenance. Revitalization of older properties and buildings could be required.

To meet these challenges and maintain the City's high quality of life, this General Plan refines the City's vision into the following 19 statements. Each goal, policy, and implementation measure presented in the General Plan's elements is designed to meet these vision statements.

B. Vision Statements

The General Plan Update carries forward the City's vision to preserve the rural character of Chino Hills by maintaining an extensive system of protected open space lands including the hills and ridgelines, which provide a backdrop to the community's residential and commercial areas.

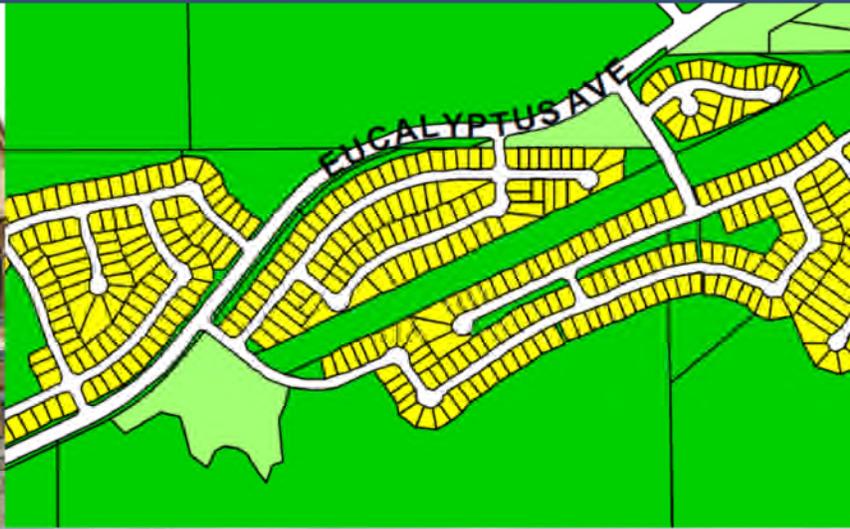
- V-1 A Chino Hills that continues to reflect high quality residential and commercial areas surrounded by a rural setting.
- V-2 A Chino Hills that provides ample local shopping, services, and employment, and a secure tax base to support City government and the services it provides.



- V-3 A Chino Hills that protects the character and quality of the community and its neighborhoods.
- V-4 A Chino Hills that supports its commercial and employment centers.
- V-5 A Chino Hills that supports a sustainable balance of land uses, open spaces, and infrastructure.
- V-6 A Chino Hills that plans for its State-mandated allocation of housing units under the Regional Housing Needs Assessment.
- V-7 A Chino Hills that supports healthy living.
- V-8 A Chino Hills that plans for the maintenance of its open space resources.
- V-9 A Chino Hills that continues to provide ample trails, parks, sports fields, and community facilities for enjoyment by the public.
- V-10 A Chino Hills that supports a wide range of transportation systems to ensure adequate and efficient access to, from, and within the City.
- V-11 A Chino Hills that participates in regional transportation planning programs.
- V-12 A Chino Hills that continues to provide a high level of public services.
- V-13 A Chino Hills that continues to provide for adequate public utilities.
- V-14 A Chino Hills that supports water and energy conservation.
- V-15 A Chino Hills that supports regional water quality mandates.
- V-16 A Chino Hills that supports regional targets for reductions in greenhouse gas emissions.
- V-17 A Chino Hills that endeavors to minimize risks from naturally occurring hazards.
- V-18 A Chino Hills that endeavors to minimize risks from human-made hazards.
- V-19 A Chino Hills that minimizes noise/land use incompatibilities and supports the peace and serenity of its neighborhoods.

Land Use Element

City of Chino Hills General Plan



Chapter 1. Land Use Element

The Land Use Element contains a land use plan that designates all lands within the City of Chino Hills (City) for specific uses. The Element also provides development regulations for each land use designation, and general land use policies for the City.

A. Purpose of This Element

The State of California requires all cities to include a land use element within their general plan that regulates the type and intensity of development by land use area. This Land Use Element functions as a guide to the ultimate pattern of development for the City.

As required by §65302(a) of the *California Government Code*, this Land Use Element describes the proposed general distribution, location, and extent of land uses within the City, including housing, business, industry, open space, recreation facilities, educational facilities, public buildings and grounds, solid and liquid waste facilities, flood hazard areas, agricultural land, and other categories of public and private uses of land. This element also describes standards of population density and building intensity for the land use designations.

B. Connection to Community Vision

The Land Use Element supports the City's vision to preserve and enhance high quality, balanced development; the rural character of the natural environment; ample private and public services; sustainable land use patterns; community character; and healthy living. Toward this end, the Land Use Element focuses on implementing the following 7 of the City's 19 Vision Statements.

(Numbers in parenthesis reference numerical order of Vision Statements as presented in the Vision section of this General Plan.)

1. A Chino Hills that continues to reflect high quality residential and commercial areas surrounded by a rural setting. (V-1)
2. A Chino Hills that provides ample local shopping, services, and employment, and a secure tax base to support City government and the services it provides. (V-2)
3. A Chino Hills that protects the character and quality of the community and its neighborhoods. (V-3)
4. A Chino Hills that supports its commercial and employment centers. (V-4)
5. A Chino Hills that supports a sustainable balance of land uses, open spaces, and infrastructure. (V-5)
6. A Chino Hills that plans for its State-mandated allocation of housing units under the Regional Housing Needs Assessment. (V-6)
7. A Chino Hills that supports healthy living. (V-7)

C. Relationship to Other General Plan Elements

The Land Use Element is the driving element in the General Plan. Because it establishes the type, intensity, and pattern of land uses, it both shapes and is shaped by housing, transportation, noise, air quality, infrastructure, public services, natural resources, safety, open space, and recreation issues.



Development permitted through the Land Use Element dictates the network and capacity of the Circulation Element roadway plan. It dictates the distribution of water and wastewater facilities described in the Conservation Element. It provides for a variety of residential dwelling unit types and densities that accommodate Housing Element mandates to provide housing opportunities for all members of the community. It is a precursor to future population trends that affect parks and recreational policies of the Parks, Recreation, and Open Space Element; public service policies of the Safety Element; and fiscal policies of the Economic Development Element. Land uses that are sensitive to noise, such as residential and school uses, form the basis for Noise Element policies that avoid or buffer excessive noise sources.

D. Relationship to Other Local Regulatory Documents

The regulatory documents that are used to implement the General Plan Land Use Element on a day-to-day basis are summarized below.

1. Chino Hills Municipal Code

The Land Use Element establishes the primary basis for the zoning provisions within Title 16 of the Chino Hills Municipal Code (“Municipal Code”). As required by *California Government Code* §65860, zoning must be consistent with the General Plan. An action, a program, or a project is consistent with the General Plan if, considering all its aspects, it will further the objectives and policies of the General Plan and not obstruct the attainment of those objectives and policies.

Title 16 of the Municipal Code translates the land use designations provided in the Land Use Element into detailed descriptions of permitted uses, development standards, and other regulations intended to implement the General Plan.

2. Specific Plans

Specific Plans are required to conform to the General Plan. Specific Plans function as the primary zoning document for a particular area, providing focused guidance and regulation specific to the project site. They include a land use plan, a circulation plan, an infrastructure plan, development standards, design guidelines, a phasing plan, a financing plan, and an implementation plan.

3. Subdivision Ordinance

The Chino Hills Subdivision Ordinance is part of the Municipal Code and ensures that all subdivisions within the City are designed with the infrastructure necessary to support the proposed development, including road access, drainage, parks, school sites, utilities and related easements, and lot size and configuration.

E. Land Use Element Issues

The primary issues that shape the Chino Hills Land Use Plan and the goals, policies and actions of this Land Use Element are summarized below.

1. Future Growth

Much of the land in the City designated for development has been built. Vacant land that remains primarily consists of hillside properties or properties constrained by natural resources or hazards, and will accommodate only limited growth.

Outside pressures for growth are expected to come from current or new state regulations that call for adequate housing sites. To accommodate requirements of the Regional Housing Needs Assessment (RHNA), future multifamily sites that can support very high density development must be identified. Other outside pressures for growth come from state and regional directives for mixed use and transit-oriented development.

Opportunities for such development will depend on future regional transit links, and will likely occur along major arterials.



This Land Use Element plans for these outside pressures by promulgating land use designation changes that identify new multifamily housing sites and Mixed Use sites that allow a mix of commercial and residential land uses.

2. Sustainable Development

Sustainable development is defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs.⁵ In terms of a land use plan, sustainability encourages centralized land uses, mixed uses, and preservation of open spaces.

From a community standpoint, sustainability coincides with a high quality of life. It provides for easily accessible public and commercial land uses, trails and walkable spaces, natural open spaces, and efficient energy systems that contribute to a cleaner environment and a healthy community.

The City has been developed on sustainable principles. Most development is located on relatively flat terrain. Commercial land uses are clustered along major arterials. City policies protect natural ridgelines and open spaces. The City has 3,188 acres of publicly owned open space, 40 parks, and 38 miles of trails. Current and future sustainable development is supported by the Land Use Element.

3. Jobs/Housing

According to May 2014 data from the Southern California Association of Governments (SCAG), there were 11,471 jobs in the City in 2011.⁶ Applying this number to the 23,793 existing dwelling units, the City's current jobs-to-housing balance is 0.48. By 2035, the number of jobs in the City is expected to increase to 17,940, increasing the jobs-to-housing balance to 0.60. A balance of jobs to housing is based on the premise that vehicle miles traveled and time

spent commuting can be reduced when sufficient jobs are available locally. Benefits of a healthy jobs-to-housing balance are reduced mobile air pollutant emissions and improved quality of life for workers experiencing a shorter commute time. More jobs can also translate into more tax revenue for the City.

Retail jobs in 2013 accounted for 3,393 (38.7%) of the jobs in the City.⁷ Retail jobs generate sales tax that supports City services and provide convenient shopping opportunities for the City's residents, workers, and visitors. Recent large commercial developments in the City have helped to expand retail job growth and retail sales tax.

Chino Hills' highly educated labor force gives it a key competitive ingredient necessary to compete for office and technology related employment. Nearly 41.2% of the City's adult residents have a bachelor's degree or higher, and the community ranks among the top 17 Southern California cities in its share of residents employed as scientists, professionals, or managers.⁸ However, while the City has the labor force advantage needed to lure office operations, its supply of office space is quite small. As corporate and technology industries expand in the region, the City will seek to identify suitable sites on which these industries can locate. A continued supply of business and commercial sites is supported by the Land Use Element.

4. Community Character

Long-established neighborhoods, including Sleepy Hollow, Los Serranos, Canon Lane, and the English Road area, have been integrated into the community without losing their unique identity. Small ranches and large-lot residential areas suitable for keeping horses are an important aspect of the City's rural character.

Preserving these areas is consistent with the City's vision. Because these areas were generally

⁵ World Commission on Environment and Development, 1987.

⁶ San Bernardino County Local Input Growth Forecasts by Jurisdiction, SCAG, May 28, 2014.

⁷ Source: Shoppes Phase II Financial Analysis and Economic Benefit Memo 1, AECOM, April 9, 2013.

⁸ Data from Nielsen Site Report, April 7 2011; and City of Chino Hills website, January 16, 2013.



developed prior to the City’s incorporation and contain properties and infrastructure that are more than 40 years old, they may need improved services and public facilities. For example, portions of these areas need sewer service and storm drainage, and in the case of Los Serranos, Canon Lane, and Sleepy Hollow, there is the need for improved water service.

Retaining the character of established communities, while ensuring compliance with current legislative requirements, is a focus of the General Plan inclusive of this Land Use Element.

5. Chino Hills State Park

Chino Hills State Park is a 14,102-acre land preserve, 7,366 acres of which are within the City’s boundaries. It is located in a group of hills that includes the Puente Hills to the northwest. The Park has over 90 miles of trails⁹ (38 miles of trails in Chino Hills) for hiking, biking, and equestrian riding, and facilities for overnight camping. The Land Use Element promulgates policies to avoid intrusions into the Park’s sensitive habitat areas, open spaces, and vistas.

6. Boys Republic

Since 1907, Boys Republic’s main campus has been located in Chino Hills. Students live in cottages of 25, within an open and sprawling 200-acre farm and school. The self-contained campus offers multi-disciplinary treatment for teenagers in need of highly structured supervision. An on-grounds high school, vocational preparedness and work experience programs, athletics, and student government leadership training keep the young residents busy and productive.

The City has grown up around the Boys Republic campus. Today the property is bordered by the Chino Valley Freeway (SR-71) and surrounded mostly by commercial and civic uses. This Land Use Element continues to recognize the unique

institutional nature of the Boys Republic. At some future date, if the Boys Republic moves from this property, appropriate future uses should be carefully planned to consider the property’s size and important location adjacent to SR-71, existing high quality retail, and the City Civic Center.

7. Overlay Districts

Previously, the City identified eight overlay districts and established policies for these districts through the 1994 General Plan and the City Municipal Code. These overlay districts included Biotic Resources, Geologic Hazard, Agricultural Preserve, Fire Hazards, Small Lot, Scenic Resources, Flood Areas, Agricultural Preserve, and Planned Development. Each overlay district was created to implement policies relative to special land uses and environmental or safety conditions.

Of the eight original overlay districts, six remain relevant and are carried forward in this General Plan. In addition, a new overlay district, Equestrian and Large Animal Overlay, is created and added to this General Plan.

a. General Plan Overlay Districts

The seven overlay districts (six original districts carried forward, and the new Equestrian and Large Animal overlay district) are described below.

1. **Biotic Resources.** The Biotic Resources overlay district applies to areas of the City that have been identified by a state or federal agency as habitat for plants or animals officially listed as threatened or endangered by the state of California and/or the federal government. The overlay district generally follows the sensitive and native habitat areas mapped on [Figure 4-1](#) – Chino Hills Vegetation Communities Map (page 4-4) in the Conservation Element, but may also apply to other non-mapped sensitive and native habitat areas within the City. This district is carried forward within the Conservation Element of this General Plan.

⁹ California Department of Parks and Recreation (http://www.parks.ca.gov/?page_id=648), accessed April 2013.



2. **Geologic Hazard.** The Geologic Hazard overlay district is mapped, and applies to potentially active seismic faults and areas where landslides, liquefaction hazards, and other geologic hazards are known or suspected to occur. Since publication of the 1994 General Plan, the Chino Fault has been determined to be active and subject to the Alquist–Priolo Act. The map for the Geologic Hazard overlay district is updated and carried forward within the Safety Element of this General Plan.
3. **Fire Hazard.** The Fire Hazard overlay district is mapped and applies to high fire hazard areas. The Fire Hazard Overlay Map of the City was updated in 2005. It identifies areas in the City subject to fire hazards and areas not subject to fire hazard. The Fire Hazard overlay district is carried forward within the Safety Element of this General Plan.
4. **Small Lot.** The Small Lot overlay district is mapped on the City Zoning Map and applies to all lots within the following areas.
 - The Canon Lane area, including Tract 1913 and Tract 1945
 - Portions of the Los Serranos area, including Tract 1932; Tract 2557; Tract 2562; and Tract 2576
 - The Sleepy Hollow area, including Tract 1868; Tract 2037; Tract 2211; and Tract 2358
 - The “Carbon Canyon Tract”
 - The “Sleepy Hollow Tract”
5. **Scenic Resources.** The Scenic Resources overlay district is currently defined by the Municipal Code as:
 - a) Areas within two hundred (200) feet on both sides of the ultimate road right-of-way of state and city-designated scenic highways, including those designated by the state as candidates for a scenic highway designation.
 - b) Prominent ridgelines, view windows, and viewsheds as defined and mapped in the Municipal Code.

No scenic highways within Chino Hills have been designated by the state or the City. There are no candidates for the scenic highway land use designation. Consequently, the scenic corridor aspect of the overlay district is not carried forward in this General Plan. Subsequent updates to the Municipal Code will correct this inconsistency with the General Plan.

Maps and policies regarding prominent ridgelines were updated in the Municipal Code in 1999. These policies identify Exceptionally Prominent Ridgelines, Prominent Ridgelines, Prominent Knolls, and Important Visual Resources. Aspects of the Scenic Resources overlay district applicable to ridgelines, knolls, and important visual resources are carried forward in the Land Use Element and the Conservation Element of this General Plan.

The Small Lot overlay district established special development standards for areas where substandard lots had been created through previous subdivision activity. The special standards are designed to ensure that the overall development intensity in small lot areas does not exceed infrastructure capacities and that structures built consistent with the standards applicable at the time are not legal non-conforming. This overlay district is carried forward within the Land Use Element and the Circulation Element of this General Plan.

6. **Flood Hazard Areas.** The Flood Hazard overlay is identified in the Land Use Element and mapped in the Safety Element. Flood hazard mapping is provided by the Federal Emergency Management Agency (FEMA) based on Flood Insurance Maps (FIRMs). Flood hazard areas shown on the FIRM are identified as a Special Flood Hazard Areas (SFHA), which are defined as the area that will be inundated by the flood event having a 1% chance of being equaled or exceeded in any given year. The 1% annual chance flood is also referred to as the “base flood” or the “100-year flood.” The identified SFHAs within the City generally



are adjacent to existing creek beds, including the Little Chino Creek, Chino Creek, and Carbon Canyon Creek.

The flood hazard map is updated to include current FIRM information and dam inundation areas, and carried forward within the Safety Element of this General Plan.

- Equestrian and Large Animal.** The Equestrian and Large Animal overlay district establishes boundaries in which properties are permitted to keep horses and other large animals. Designated properties include commercial, residential, and open space lands, which are regulated according to the maximum numbers of animals permitted. The overlay district stipulates operational requirements regarding compliance with the National Pollutant Discharge Elimination System (NPDES). The Equestrian and Large Animal overlay district is defined and mapped within the Municipal Code.

b. Discontinued Overlays

The two overlay districts included in the 1994 General Plan that are not carried forward include the Agricultural Preserve overlay district and the Planned Development overlay district.

- Agricultural Preserve.** The Agricultural Preserve overlay district was not mapped, but applied to properties within an agricultural preserve established pursuant to the California Land Conservation Act of 1965. No properties within the City remain in an agricultural preserve. Consequently, the Agricultural Preserve district is not carried forward within this General Plan.
- Planned Development.** The Planned Development (PD) overlay district applied to areas within the City where existing PDs exist. PDs were used by the County of San Bernardino to allow flexible development plans that could supersede general plan and zoning policies. Existing PDs were mapped on the City Official Zoning Map. Several of the existing PDs have been replaced by traditional

zoning. The following PDs remain and are listed by PD number and the name of the major project with which each PD is associated.

- PD 00-01 – Canyon Estates
- PD 5-157 – Oak Tree Downs
- PD 9-163 – Canyon Hills
- PD 13-137 – Laband Ranch
- PD 13-141 – Diamond Valley Estate
- PD 14-153 – Western Hills
- PD 15-150 – Brock Homes
- PD 17-127 – Rolling Ridge
- PD 18-157 – Stonefield
- PD 19-153 – Crowell/Leventhal
- PD 19-161 – Vellano
- PD 23-152 – Village Oaks
- PD 24-145 – Gordon Ranch
- PD 25-137 – Bramalea “Grand Point”
- PD 26-137 – Warmington Homes
- PD 26-149 – Lewis Homes/Green Valley
- PD 29-139 – Payne Ranch
- PD 37-161 – Galstian Family Trust
- PD 41-149 – Lusk/Woodview
- PD 41-163 – Kaufman & Broad, south of Soquel Canyon Parkway
- PD 43-161 – Kaufman & Broad, north of Soquel Canyon Parkway
- PD 50-153 – Fairfield Ranch
- PD 50-167 – Richland Homes
- PD 51-163 – Sterling Builders
- PD 57-171 – Rhoades/Hunters Hill
- PD 57-174 – Butterfield Ranch
- PD 97-001 – Higgins Ranch
- PD 2003-01 – Pine Valley Estates

This General Plan Land Use Element establishes policies to convert PD areas to zoning. On the City Official Zoning Map, existing PD areas will be converted to a suitable zoning designation. For developed PD areas, zoning designations will be applied that best match the development in compliance with Measure U (discussed in Section G below) and other applicable law. For example, the Kaufman & Broad development, south of Soquel Canyon Parkway PD (PD 41-163) will be rezoned R-S, because it has been developed with single-



family detached residential land uses at a density that best matches the R-S Low Density Residential Zone. For undeveloped PD designated areas, the properties will be rezoned to match their General Plan Land Use Map designation to the greatest extent possible while ensuring that Measure U and other applicable law are complied with. For example, the Canyon Hills property (PD 9-163) has a current General Plan Land Use designation of Rural Residential, and will be zoned R-R Rural Residential, consistent with its General Plan land use designation.

Further, to the extent the development standards for a Planned Development (PD) are different than the proposed zoning, separate municipal code amendments will be developed and adopted for each particular PD concurrently with the PD designation to avoid, to the greatest extent possible, any property from becoming non-conforming due to a redesignation.

8. Solid Waste Facilities

No solid waste facilities are currently located within the city limits of Chino Hills. Solid waste from the City is hauled to material recovery facilities in Anaheim, with the remaining waste taken to the Brea Olinda Landfill located at 1942 North Valencia Avenue in Brea. Brea Olinda is owned and operated by the County of Orange Integrated Waste Management Department (IWMD).

Currently the landfill is scheduled to terminate importation of any out-of-county waste within the next five years, and is expected to reach capacity by 2030. At that time, the City will have a number of alternative sites to which to transfer their waste, including the Otay Landfill in Chula Vista, the Sycamore Canyon Landfill in San Diego County near the San Diego and Santee border, the Sunshine Canyon Landfill in Sylmar, the Apex Landfill in Clark County Nevada, and other landfills owned and operated by the City

franchised hauler, Republic Services, which currently operates 13 landfills in California.¹⁰

There are no plans by Republic, IWMD, or other solid waste haulers to locate a landfill in the City. Consequently, location of future solid waste facilities is not considered in this Land Use Element.

9. Liquid Waste Facilities

No liquid waste facilities are currently located within the City limits. Wastewater from the City is piped to Recycling Plant No. 2 (RP-2), located at 16400 El Prado Road in Chino. RP-2 treats an annual average flow of 5.0 mgd (million gallons per day). RP-2 works in tandem with the Carbon Canyon Wastewater Reclamation Facility (CCWRF), which is located at 14950 Telephone Avenue in Chino. CCWRF treats an annual average flow of 8.0 mgd. Recycled water from the facility provides a supplemental water source. Both RP-2 and CCWRF are owned and operated by the Inland Empire Utilities Agency (IEUA).

Capacity at RP-2 and CCWRF are expected to be adequate to serve the City's wastewater requirements through year 2030. There are currently no plans by IEUA or another wastewater utility to locate future liquid waste facilities in the City. Consequently, location of future liquid waste facilities is not considered in this Land Use Element. Wastewater capacity is addressed in the Conservation Element of this General Plan.

F. Land Use Plan

Physical development in the City is classified according to major land use designations: Residential, Commercial, Open Space, Institutional/Public Facility, or Mixed Use. The Residential, Commercial, and Open Space major designations are further disaggregated within the Land Use Plan, which graphically describes the location of each land use designation (reference [Figure 1-1](#) – General Plan Land Use Map.)

¹⁰ Discussion [with Dave Ault, Republic Services](#), February 7, 2014.



The Land Use Plan is supported by Table 1-1 – General Plan Land Uses by Acres and Percent of Total Acres; Table 1-2– Relationship of Land Use Designations to Municipal Code Districts; [Table 1-3](#) – General Plan Land Use Designation Descriptions; [Table 1-4](#)– Adopted Specific Plans by Land Uses and Acres; and [Table 1-5](#) – Land Use Designations by Acreage and Development Intensity.

Table 1-1 – General Plan Land Uses by Acres and Percent of Total Acres

Land Use Designation	General Plan Acres	Percent of Total Acres
Residential		
Agriculture/Ranches	7,170	26.8%
Rural Residential	859	3.2%
Low Density Residential	3,778	14.1%
Medium Density Residential	381	1.4%
High Density Residential	315	1.2%
Very High Density Residential	33	0.1%
Subtotal	12,536	46.7%
Commercial		
Commercial	464	1.7%
Business Park	81	0.3%
Commercial Recreation	858	3.2%
Subtotal	1,403	5.2%
Open Space		
Public Park	284	1.1%
Public Open Space	3,188	11.9%
Private Open Space	1,343	5.0%
Chino Hills State Park	7,366	27.5%
Subtotal	12,181	45.5%
Institutional/Public Facility		
	633	2.4%
Mixed Use		
	46	0.2%
Total	26,799*	100%

*The 26,799-acre figure represents the total acreage of properties within the City that are provided with land use designations in the General Plan Land Use Map. Public and private streets and SR-71 are not provided with a land use designation and are not included within the Total General Plan Acres figure. Public and private right of way occupies an additional 1,937 acres within the City's boundaries. The City's total area, including properties with land use designations and right of way, is 28,736 acres (or approximately 45 square miles).

1. General Plan Land Use Designations Relationship to the Municipal Code Districts

Table 1-2 shows the relationship between General Plan land use designations and Municipal Code districts.

Table 1-2 – Relationship of Land Use Designations to Municipal Code Districts

General Plan Land Use Designation	Municipal Code District
Residential	
Agriculture/Ranches (0 to 0.2 du/ac)	Agriculture-Ranches (RA)
Rural Residential (0.2-2 du/ac)	Rural Residential (R-R)
Low Density Residential (2 to 6 du/ac)	Low Density Residential (R-S)
Medium Density Residential (6 to 12 du/ac)	Medium Density Residential (RM-1)
High Density Residential (12 to 25 du/ac)	High Density Residential (RM-2)
Very High Density Residential (25 to 35 du/ac)	Very High Density Residential (RM-3)
Commercial	
Commercial (0.30:1 FAR)	Neighborhood Commercial (C-N) General Commercial (C-G) Commercial Freeway (C-F)
Business Park (.75:1 FAR)	Business Park (BP) Light Industrial (LI)
Commercial Recreation (0.10:1 FAR)	Commercial Recreation (C-R)
Open Space	
Public Park	Public Park (PP)
Public Open Space	Open Space Public (OS-2)
Private Open Space	Open Space Private (OS-1)
Chino Hills State Park	State Park Property
Institutional/Public Facility	
Institutional/Public Facility (.50:1 FAR)	Institutional Private (I-1) Institutional Public (I-2)
Mixed Use	
Mixed Use	Mixed Use (M-U)

2. General Plan Land Use Designation Descriptions

Each land use designation is defined in [Table 1-3](#) – General Plan Land Use Designation Descriptions in terms of permissible uses and intensity of physical development.

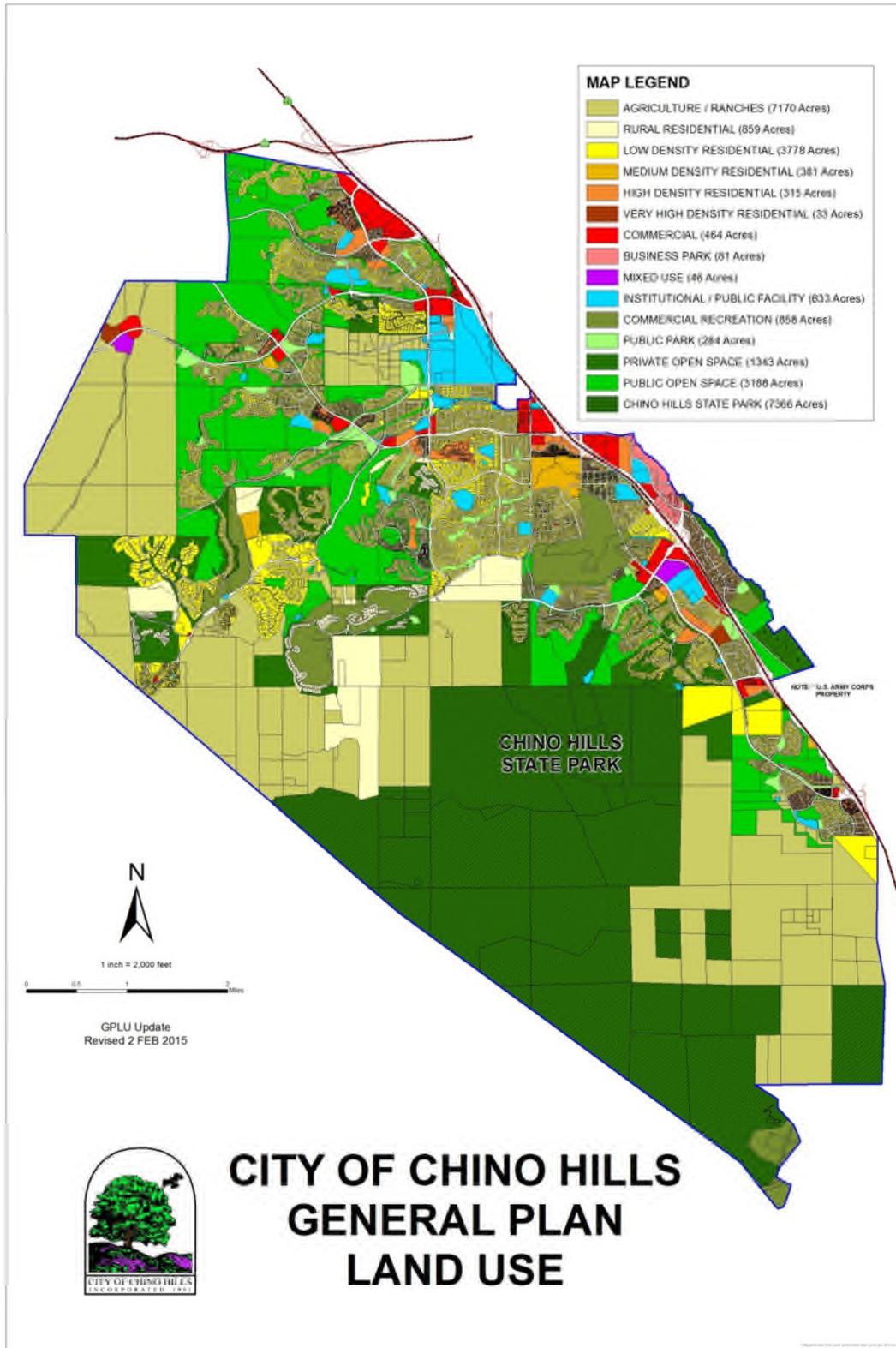


Figure 1-1 – General Plan Land Use Map



Table 1-3 – General Plan Land Use Designation Descriptions

Designations	Definition	Development Standards
Residential		
Agriculture/Ranches	The Agriculture/Ranches land use designation permits residential development on very large lots, five acres in size or more. To protect environmental and visual resources, clustering of development is encouraged. This designation also permits agriculture as a primary use subject to a site development permit.	0.2 du/ac maximum ^[a] Refer to Agriculture-Ranches (R-A) development standards within the City of Chino Hills Municipal Code. To protect environmental and visual resources, minimum lot size may be reduced, provided the overall density of the parcel is not increased.
Rural Residential	The Rural Residential land use designation permits residential development on large lots, with a minimum of one-half acre or larger. To protect environmental and visual resources, clustering of development is encouraged.	2 du/ac maximum Refer to Rural Residential (R-R) development standards within the City of Chino Hills Municipal Code. To protect environmental and visual resources, minimum lot size may be reduced, provided the overall density of the parcel is not increased.
Low Density Residential	This land use designation includes areas proposed for development with conventional single-family detached housing. Development at this density requires full urban levels of service and public improvements. On large parcels, development will be concentrated in more developable areas with large contiguous areas left as open space.	6 du/ac maximum Refer to Low Density Residential (R-S) development standards within the City of Chino Hills Municipal Code.
Medium Density Residential	This land use designation includes densities appropriate for single-family attached townhouses, two-story townhouses, condominiums, and low-density apartments. This land use designation is generally applied in areas of relatively flat land with good access to arterial streets and public services. On large parcels, development should be concentrated in more developable areas, with large contiguous areas left as open space. Parcels should be laid out to minimize visual impact of development as well as roads. Residential developments in this land use designation will be designed to create a high quality living environment, with pleasing architecture and landscaping.	12 du/ac maximum Refer to Medium Density Residential (RM-1) development standards within the City of Chino Hills Municipal Code.
High Density Residential	This land use designation includes higher density condominiums and apartments. On large parcels, development should be concentrated in more developable areas, with large contiguous areas left as open space. Residential developments in this land use designation will be designed to create a high quality living environment, with pleasing architecture and landscaping.	25 du/ac maximum Refer to High Density Residential (RM-2) development standards within the City of Chino Hills Municipal Code.
Very High Density Residential	This land use designation is applied to sites adjacent to shopping and employment areas. It is intended for rental and ownership units. Residential developments in this land use designation will be designed to create a high quality living environment, with pleasing architecture and landscaping, and to be compatible with surrounding development.	35 du/ac maximum Refer to Very High Density Residential (RM-3) development standards within the City of Chino Hills Municipal Code.
Commercial		
Commercial	This land use designation is applied to areas appropriate for concentrated retail use, where shoppers often make a single trip to visit a number of related establishments. Appropriate Commercial uses include, but are not limited to, food, pharmaceuticals, clothing, restaurants, professional offices, medical/ dental offices, hardware and building materials stores, auto and accessories dealers, appliance outlets, theaters, personal services and other retail uses and services. In the General Commercial and Freeway Commercial Zones, retail and other tax-generating uses represent the primary permitted use.	0.30:1 FAR maximum Refer to Commercial development standards within the City of Chino Hills Municipal Code.



Designations	Definition	Development Standards
Business Park	This land use designation primarily includes small and large-scale businesses involved in research and development, light manufacturing, distribution, or support services, as well as a variety of commercial uses. In general, customers of this land use designation are other businesses, although commercial uses may serve customers from the community or the region. Also allowed are offices and ancillary retail uses. In some cases, retail uses will be in the ground floor with offices above. Retail uses may serve as support to the primary office use, or may be developed as stand-alone uses.	0.75:1 FAR Refer to Business Park and Light Industrial development standards within the City of Chino Hills Municipal Code.
Commercial Recreation	This land use designation includes public and private golf courses and amusement areas, equestrian centers, tennis clubs, batting cages, and related uses such as pro-shop or restaurant if a part of a recreation complex. It may also be applied to a destination resort hotel developed as part of a golf course or open space-oriented project.	0.10:1 FAR Refer to Commercial-Recreation development standards within the City of Chino Hills Municipal Code.
Open Space		
Public Park	This land use designation includes City-owned parks. Typical uses within public parks are active recreational areas and passive open space areas, including such uses as sports fields, picnic areas, playgrounds/tot lots, landscaped areas, parking, and other support facilities including structures.	Refer to the Parks, Recreation and Open Space Element.
Public Open Space	This land use designation is applied to City-owned public space areas that are intended to remain open space for the use and enjoyment of the community. This classification includes natural open space, conservation areas, and trails. The Chino Hills State Park is designated separately on the General Plan Land Use Map.	Refer to Open Space use provisions within the City of Chino Hills Municipal Code.
Private Open Space	This land use designation is applied to privately owned open space areas that have been required to be set aside as open space within private developments and remain owned by a Homeowners Association or other nonprofit entity. This classification includes natural open space; private recreational facilities and parks; and other open space owned by a private or nonprofit entity.	Refer to Open Space use provisions within the City of Chino Hills Municipal Code.
State Park	The State Park land use designation encompasses properties that are within the City boundaries but are owned and operated by the Chino Hills State Park. Primary use within the State Park is natural open space. Appropriate secondary and accessory uses include trails, visitor facilities, ranger facilities, utilities that do not substantially degrade park use or viewsheds, and roads to serve the park and ancillary facilities.	
Institutional/Public Facility		
Institutional/Public Facility	This land use designation includes public and private institutional uses such as City and other government properties, community centers, fire stations, public schools, religious facilities, and Boys Republic. Public facility uses include public utilities and utility rights of way.	0.5:1 FAR ^[b] Refer to Institutional/Public Facility Districts development standards within the City of Chino Hills Municipal Code.
Mixed Use		
Mixed Use	This land use designation is applied to sites appropriate for a mix of multifamily residential development and commercial. Mixed Use development may occur either combined in a single development or located side by side. Mixed Use development is intended to create a diverse, pedestrian-friendly neighborhood, incorporating sustainable land use and design elements. Residential developments in this land use designation will be designed to create a high quality living environment, with pleasing architecture and landscaping, and to be compatible with surrounding development.	Refer to Mixed Use development standards within the City of Chino Hills Municipal Code.

^[a] du/ac = dwelling units per acre

^[b] FAR = floor area ratio

Note: Densities are rounded up to the nearest whole number. "Primary permitted use" means that the use shall occupy the majority of site area and the balance of the site shall be complementary to the use.



3. Specific Plan

The Land Use Element provides for Specific Plans, which function as the primary zoning document for a particular site and provide focused guidance and regulation specific to the site. A Specific Plan identifies the location, extent, and density of new development and also indicates specific development standards that are applicable. Consistent with state law, a Specific Plan includes a land use plan, a circulation plan, an infrastructure plan, development standards, design guidelines, a phasing plan, a financing plan, and an implementation plan.¹¹

Chino Hills currently has two adopted Specific Plans that govern land use development within their respective project sites: The Shoppes at Chino Hills and The Commons at Chino Hills. Permitted land uses within these Specific Plans are summarized in Table 1-4.

Applications for new Specific Plans must be accompanied by applications to amend the site’s zoning designation to “Specific Plan.”

Table 1-4 – Adopted Specific Plans by Land Uses and Acres

Specific Plan	Land Use	Acres
The Shoppes at Chino Hills	Shoppes Retail	26.2
	Civic Center	11.7
	Shoppes Mixed Use Site Area	8.0
	Community Park	43.0
	Community Center	8.9
	Total	97.8
Commons at Chino Hills	Retail/Office/Hotel/Restaurant/ Home Improvement Store	49.1
	Total	49.1
Total Adopted Specific Plans		146.9

G. Land Use Development Intensity

The type and amount of physical development that could occur in the City are governed by the General Plan Land Use Map and the densities promulgated in [Table 1-3](#) – General Plan Land Use Designation Descriptions. [Table 1-5](#)– Land Use Designations by Acreage and Development Intensity, projects the development intensity, including the maximum amount of dwelling units and employment square footage that could occur at General Plan build-out.

1. Measure U (Ordinance No. 123)

Measure U was adopted on November 23, 1999, as a result of the approval by a sufficient number of affirmative votes of the Save Our Canyon Initiative at a Special Municipal Election held on November 2, 1999. Pursuant to the Ordinance, its text is incorporated into the Land Use Plan as follows.

The maximum density of any land designated for residential density shall not exceed the density established by the Chino Hills Specific Plan, the Chino Hills General Plan, the Zoning Map, or any finalized development agreements in place prior to the passage of the Initiative. Any increase in density greater than that specified above must be approved by a majority vote of the electorate of the City. However, the City Council of the City of Chino Hills may reduce the density of any land designated for residential use. Notwithstanding the foregoing, the City Council may increase residential density as necessary to meet the City’s minimum mandated Housing Element requirements as set forth in California Government Code §65580, et seq., as amended from time to time, including, without limitation, the City’s share of regional housing needs.

¹¹ California Government Code, §65450 et seq.



Table 1-5 – Land Use Designations by Acreage and Development Intensity

General Plan Land Use Designation	General Plan Build-Out				
	Acres	Square Feet (Non-Residential)	Single Family Units	Multifamily Units	Total Dwelling Units
Residential					
Agriculture/Ranches	7,170	0	971	0	1,014
Rural Residential	859	0	944	0	944
Low Density Residential	3,778	24,307 ^a	18,039	0	18,039
Medium Density Residential	381	0	2,583	858	3,441
High Density Residential	315	0	81	4,092	4,173
Very High Density Residential	33	0	0	780	780
Subtotal	12,536	24,307	22,618	5,730	28,348
Commercial					
Commercial	464	4,737,574	1 ^b	193	194
Business Park	81	836,733	1 ^c	0	1
Commercial Recreation	858	216,428	0	0	0
Subtotal	1,403	5,790,735	2	193	195
Open Space					
Public Park	284	0	0	0	0
Public Open Space	3,188	0	0	0	0
Private Open Space	1,343	0	0	0	0
State Park	7,366	0	0	0	0
Subtotal	12,181	0	0	0	0
Institutional/Public Facility					
Institutional/Public Facility	633	2,132,563	6	18	24
Subtotal	633	2,132,563	6	18	24
Mixed Use					
Mixed Use	46	33,087	0	798	798
Subtotal	46	33,087	0	798	798
Total Acreages	26,799^d	7,980,692	22,626	6,739	29,368

a Non-residential square footage in Low Density Residential includes Chino Hills Four Square Church, Iglesia La Luz Del Mundo, Sehan Evangelical Church-Amber, and a Verizon facility.

b Single-family unit in Commercial is existing house at Buddhist Temple of Chino Hills.

c Single-family unit in Business Park is caretaker unit at Chino Hills Self Storage.

d The 26,799-acre figure represents the total acreage of properties within the City that are provided with Land Use Designations in the updated General Plan Land Use Map. Public and private streets and State Route 71 are not provided with a Land Use Designation and are not included within the Total Acreages figure. Public and private right-of-way occupies an additional 1,937 acres within the City's boundaries. The City's total area, including properties with Land Use Designations and right-of-way, is 28,736 acres (or approximately 45 square miles).

Note: Development intensity for nonresidential and residential based on existing development, approved plans; and in the case of undeveloped and uncommitted land, based on typical City development pattern of 62.5% of maximum site development potential.



Any land within the City designated for a non-residential use shall not be converted to a residential use without a majority vote of the electorate of the City. Notwithstanding the foregoing, the City Council may increase residential density as necessary to meet the City’s minimum mandated Housing Element requirements as set forth in *Government Code* §65580 et seq., as amended, from time to time without limitation, the City’s share of regional housing needs. The City Council may also redesignate non-residential property to residential property as part of a simultaneous transfer of zoning designations between residential and non-residential properties provided that the net effect of the transfer does not increase the total number of residential units allowed on the properties in the transfer. Additionally, while transfers of land use designations within a planned development shall be permitted in accordance with the transfer standards contained in this paragraph, planned development zoning cannot be transferred to any other property in the City.

2. Measure U Implementation Policies

Measure U allows for the transfer of residential densities subject to the following criteria.

- Maximum residential densities for properties are established by the November 2, 1999 General Plan, the Zoning Map or any then-applicable finalized development agreement.¹²
- Residential densities may be transferred as part of a simultaneous transfer of General Plan and zoning designations between properties.
- Residential density transfers may involve multiple donor and recipient sites.

¹² The Chino Hills Specific Plan was explicitly repealed on October 10, 1995 by the City Council (Resolution 95R-57) prior to the adoption of the General Plan, so its limits were not in effect as of November 2, 1999 and are therefore not a consideration in determining maximum densities as of that date.

- The net effect of a residential transfer may not increase the total number of residential units allowed on the properties in the transfer.
- Transfers of land use designations within a planned development shall be permitted, but planned development zoning cannot be transferred to any other property in the City.
- Measure U allows for an increase in residential densities as needed to meet the City’s minimum mandated Housing Element requirements relative to the City’s share of regional housing needs.

From time to time, the City has utilized these Measure U implementation policies to transfer residential densities between properties. This Land Use Plan utilizes these policies to transfer residential densities and to increase residential densities to meet the City’s regional housing needs obligations.

H. Land Use Categories

1. Primary Land Use Categories

The primary categories of land uses permitted by the Land Use Plan and as outlined in [Table 1-5](#) above fall within the broad categories of Housing, Commercial/Business, Mixed Use, Institutional/Public Facility, and Open Space. These categories are identified consistent with §65302(a) of the *California Government Code*.

a. Housing

The Land Use Element provides for a wide variety of residential land use designations that permit a broad range of dwelling unit densities and allow for a diversity of housing unit types. Residential designations include Agriculture/Ranches, Rural Residential, Low Density Residential, Medium Density Residential, High Density Residential, Very High Density Residential, and Mixed Use. Within these land use designations, residential housing types vary from estate or ranch style residents at a maximum density of 0.2 dwelling units per acre on land designated



Agriculture/Ranches, to multi-story, multifamily residential at a maximum density of 35 dwelling units per acre on land designated Very High Density Residential, and up to 50 dwelling units per acre on land designated Mixed Use. Combined, the residential densities account for 12,582 acres or 46.9% of the City's total 26,799 acres.¹³

The development intensities presented in [Table 1-5](#) (page 1-13) are intended as reasonable estimates of current and future development until the City reaches build-out. For residential, the estimate is based on a current (2013) count of 12,582 acres and an expected build-out of 29,600 dwelling units. For non-residential, the estimate is based on a current (2013) count of 14,217 acres and an expected build-out of 7,980,692 square feet.

For residential and non-residential land, future development on undeveloped and uncommitted land is based on a typical City development pattern of 62.5% of maximum site development potential.

b. Commercial/Business

The Land Use Element provides for a wide variety of commercial and business uses to locate or expand in the City. Designated commercial/business categories include Commercial, Business Park, Commercial Recreation, and Mixed Use.

As depicted in Table 1-5, approximately 1,403 acres of land in the City are designated for commercial and business-related development. Adding the 46 acres of Mixed Use, total commercial and business-related development densities account for 1,449 acres or 5.4% of the City's total acreage. Development of these commercial and business-related land uses would generate new jobs that will contribute to the expected jobs-to-housing ratio in Chino Hills.

c. Mixed Use

Mixed Use development is intended to create a diverse and pedestrian-friendly neighborhood

consisting of housing mixed with shopping, workplace and entertainment uses, and nodes for transportation access, all within a short walk of each other. Mixed Use development is strongly encouraged to provide access to public transit, and is expected to include all of the following components.

- Walkability and connectivity
- Inviting and functional public spaces
- Variety of uses that include medium to very high density housing and community serving commercial uses
- Improved quality of urban design
- Environmental sensitivity

Residential Uses within a Mixed Use Development

Any housing proposal may include an application to use a density bonus consistent with state law.

Commercial Uses within a Mixed Use Development

Mixed Use commercial uses may include retail, restaurant, entertainment, and hotel. Professional office, personal service, and parking facilities may also be permitted as secondary uses.

Mixed Use Development Standards

This classification is applied to sites appropriate for a mix of residential and commercial development. Appropriate sites include those adjacent to major arterial roadways or major highways and existing or proposed commercial development. The Mixed Use designation allows for a combination of residential and commercial uses, either combined in a single vertical development or located side by side in a horizontal development.

Recognizing that the Mixed Use designation allows for a variety of project mixes and types, an applicant for a mixed use development must clearly demonstrate that the proposed project is compatible with adjacent land uses; is composed of consistent and high quality design and

¹³ Excludes public and private right of way acreage.



materials; and is of a type and mix of uses to be securely absorbed into the marketplace.

a. Institutional/Public Facility

The Land Use Element provides for 633 acres of institutional uses and public facilities, accounting for 2.4% of the City’s total acreage. These uses provide important educational, civic, and infrastructure services within the community.

Institutional/Public Facility uses are businesses, creating a variety of types of jobs, including those related to education, civic, and cultural operations. Open Space uses also may be business related, generating jobs operating golf courses or maintaining parks.

b. Open Space

Section 65560 of the *California Government Code* states: “Open space land is any parcel or area of land or water which is essentially unimproved and devoted to an open-space use...”. Open space is used for the preservation of natural resources, managed production of resources, outdoor

recreation, and public health and safety. In Chino Hills, Open Space uses include Public/Private Open Space, Public Park, and portions of the Chino Hills State Park. Approximately 12,181 acres of the City are designated as Open Space. The Resource Element and Parks, Recreation and Open Space Element provide further discussion of the City’s open space resources.

I. Other Land Use Categories

The primary land uses discussed above generate supplemental land use categories that are considered within the Land Use Plan. These categories are identified consistent with §65302(a) of the *California Government Code*.

1. Education Facilities

Numerous education facilities exist in the City that offer elementary through post-baccalaureate course work. Table 1–6 identifies existing public and private schools located in the City. [Figure 1–2](#) identifies the location of these schools.

Table 1-6 – Public and Private Education Facilities

Site	Name	Type	Grade Levels
1	Ayala High School	Public	9-12
2	Butterfield Ranch Elementary	Public	K-6
3	Canyon Hills Junior High School	Public	7-8
4	Chaparral Elementary	Public	K-6
5	Chino Hills High School	Public	9-12
6	Country Springs Elementary	Public	K-6
7	Eagle Canyon Elementary	Public	K-6
8	Glenmeade Elementary	Public	K-6
9	Hidden Trails Elementary	Public	K-6
10	Gerald Litel Elementary	Public	K-6
11	Alternate Education Center (formally Los Serranos Elementary)	Public	K-12
12	Oak Ridge Elementary	Public	K-6
13	Rolling Ridge Elementary	Public	K-6
14	Townsend Junior High School	Public	7-8
15	Wickman Elementary	Public	K-6
16	Boys Republic High School	Private	9-12
17	Chino Hills Christian School	Private	K-6
18	Loving Savior of the Hills Lutheran Church	Private	Pre K-8

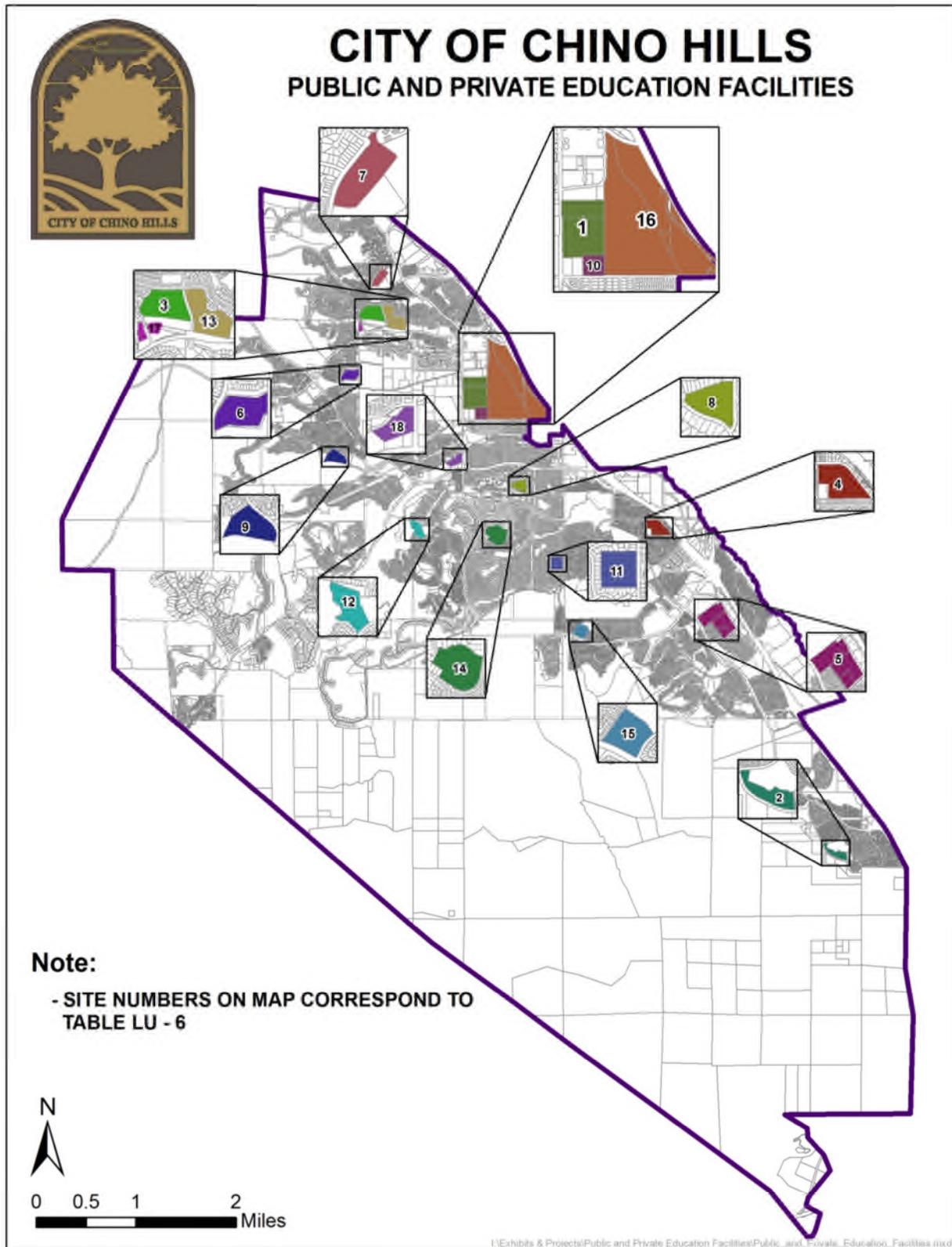


Figure 1-2 – Public and Private Education Facilities



2. Employment Uses

Employment uses designated in the Land Use Plan include Commercial/Business and Institutional/Public Facility. Development of these uses would generate additional jobs, which are expected to reach a total of 17,940 jobs by 2035. The City has approximately 1,000 home-based businesses, adding jobs and economic activity to the City.

3. Mineral Resources

Oil is currently produced in the Chino–Soquel Oil Field and Mahala Oil. In the southeastern portion of the City, the California Geological Survey (CGS) has classified the sand and gravel resources along the Santa Ana River Wash as Mineral Resource Zone 2 (MRZ–2), which is defined as an area where adequate information indicates that significant mineral deposits exist or are highly likely. The majority of this area lies within the Chino Hills State Park. Mineral resources within the City are further discussed in the Conservation and Safety Elements.

4. General Plan Overlays

Table 1–7 identifies the seven overlay zones that are incorporated as part of this General Plan. Detailed descriptions of these overlays are found in the documents referenced in Table 1–7.

Table 1-7 – General Plan Overlay Classifications

Overlay	Description
1. Biotic Resources	Applies to areas where sensitive biological resources are known or expected to occur. (Refer to the Conservation Element.)
2. Geologic Hazard	Applies to seismic fault zones and areas where landslides, liquefaction hazards, and other geologic hazards are known or suspected to occur. (Refer to the Safety Element.)
3. Fire Hazards	Applies to designated high fire hazard areas. (Refer to the Safety Element.)
4. Small Lots	Applies to all lots within the following areas: <ul style="list-style-type: none"> • The Canon Lane area, including Tract 1913 and Tract 1945 • Portions of the Los Serranos area, including: Tract 1932; Tract 2557; Tract 2562; and Tract 2576 • The Sleepy Hollow area, including: Tract 1868; Tract 2037; Tract 2211; and Tract 2358 • The "Carbon Canyon Tract" • The "Sleepy Hollow Tract." (Refer to Circulation Element and Municipal Code.)

Overlay	Description
5. Scenic Resources	Applies to Important Visual Resources, including Exceptionally Prominent Ridgelines, Prominent Ridgelines, Prominent Knolls, and Associated Primary View Points. (Refer to Conservation Element and Municipal Code.)
6. Flooding and Inundation Areas	Applies to potential flooding areas in canyons and within the vicinity of Chino Creek, English Springs, and Los Serranos Lake. Also applies to potential inundation areas including properties within the Prado Dam inundation area, and areas surrounding ground reservoirs that could fail and cause flooding during a seismically induced event. (Refer to the Safety Element.)
7. Equestrian and Large Animal	Applies to properties on which the keeping of horses and other large animals are permitted. Designated properties include commercial, residential, and open space lands, which are regulated according to the maximum numbers of animals permitted and operational requirements for National Pollutant Discharge Elimination System (NPDES) compliance. (Refer to Conservation Element and Municipal Code.)

J. Land Use Element Goals, Policies and Actions

The following goals, policies, and actions support the City of Chino Hills Land Use Plan and its vision to preserve and enhance high quality, balanced development; the rural character of the natural environment; ample private and public services; sustainable land use patterns; community character; and healthy living.

Goal LU-1: Protect Chino Hills' Natural Environment

Policy LU-1.1: Preserve Chino Hills' Rural Character by Limiting Intrusion of Development into Natural Open Spaces.

Action LU-1.1.1: Continue to monitor, enforce, and update as required the adopted City hillside development standards.

Action LU-1.1.2: Discourage new development from obstructing public views of extremely prominent ridgelines, prominent ridgelines, knolls, significant open spaces, or important visual resources as identified in the Municipal Code.



Action LU-1.1.3: Ensure that new development conforms to the unique natural setting of each area and site, retaining the character of existing landforms and preserving significant native vegetation.

Action LU-1.1.4: Continue to require ridgelines and natural slopes to be dedicated and maintained as open space as required by the Municipal Code.

Action LU-1.1.5: Maintain open space requirements for new development based on the slope of the land as required by the Municipal Code; and require that a percentage of required open space be left in its natural state.

Action LU-1.1.6: Cluster development where appropriate to minimize grading, and roadway and driveway intrusions into sensitive habitat areas, open spaces, and Chino Hills State Park. Prohibit development in areas adjacent to Chino Hills State Park (for example, ridgelines), which would result in urban runoff to the watershed of the Park.

Action LU-1.1.7: Discourage development on slopes over 30%.

Action LU-1.1.8: Strongly discourage development on slopes over 40%.

Action LU-1.1.9: Promote preservation of natural features such as streams, rock outcroppings, and unique vegetative clusters.

Action LU-1.1.10: Use dedicated open space, as opposed to built barriers, as a buffer between development areas, wherever possible.

Action LU-1.1.11: Require contour grading, and encourage grading techniques that simulate the varied gradients and rounded contours of natural landforms.

Action LU-1.1.12: Design roads and driveways for hillside residential development that conforms to existing topography and that minimizes grading and retaining walls.

Action LU-1.1.13: In areas adjacent to Chino Hills State Park, require substantial open space buffers between the proposed development and the Park.

Action LU-1.1.14: Discourage development intrusions on biological resources.

Action LU-1.1.15: Retain natural drainage courses in all cases where an independent hydrologic review of a specific development project finds that such preservation of natural drainage is physically feasible and where preservation of the natural feature will not render the subject project economically unviable.

Action LU-1.1.16: Use designated fuel modification zones to buffer natural areas and new residential development.

Action LU-1.1.17: For the southeastern portion of the City designated with an asterisk as “*40 ac. min. lot size” in the City’s Zoning Map dated January 14, 2013 as shown in Figure 3-2 of the General Plan Update EIR, retain the City’s General Plan policies and statements adopted and in effect prior to this General Plan Update. The existing designations for this southeastern portion remain unchanged by this General Plan Update and the Zoning Map Amendment. Research the City’s original intent regarding the density for this southeastern portion of the City and work with the property owners and community to clarify the area’s density.

Policy LU-1.2: Preserve and enhance the aesthetics resources of Chino Hills, including the City’s unique natural resources, roadside views, and scenic resources.

Action LU-1.2.1: Continue to protect City-designated extremely prominent ridgelines, prominent ridgelines, and knolls from intrusion by development.

Action LU-1.2.2: Require buildings to be designed and to utilize materials and colors to blend with the natural terrain in hillside areas and adjacent to public open spaces, extremely prominent ridgelines, prominent



ridgelines, knolls, or important visual resources as identified in the Municipal Code.

Action LU-1.2.3: In conjunction with project development, contour disturbed areas that are to be retained as open space to blend with natural slopes, and revegetate the open space with native plants.

Action LU-1.2.4: Minimize the visual bulk of new development through implementation of the City residential and non-residential design guidelines.

Action LU-1.2.5: Develop new development in such a way that it is not visible from the visitor center, the campgrounds, the parking areas, the trails, and the floors of Aliso, Telegraph and tributary canyons within the Chino Hills State Park. Prohibit housing and other development on ridgelines visible to Chino Hills State Park.

Action LU-1.2.6: Dedicate and maintain landscaped areas as required by the City.

Goal LU-2: Balance Residential with Commercial, Business, and Public Land Uses

Policy LU-2.1: Ensure that development of commercial and business uses are balanced with the predominantly residential character of Chino Hills.

Action LU-2.1.1: Ensure that new commercial and business development is consistent and compatible with the existing character of the community and meets City development standards.

Action LU-2.1.2: Continue to review, and amend as necessary, the Municipal Code to ensure that land uses and development standards reflect current market trends, community needs, and state requirements.

Action LU-2.1.3: For new developments, provide appropriate buffers between traffic-intensive land uses and roadways and residential uses.

Policy LU-2.2: Ensure balanced residential development.

Action LU-2.2.1: To protect environmental and visual resources within Agriculture/Ranches and Rural Residential properties, residential lots may be clustered and minimum lot size reduced provided the overall residential density of the property is not increased.

Action LU-2.2.2: Continue to identify appropriate sites to meet the City's RHNA allocation.

Policy LU-2.3: Ensure public land uses and utilities blend with surrounding development.

Action LU-2.3.1: Require underground utilities for all new development.

Action LU-2.3.2: Locate and design public facilities to ensure visual and functional compatibility with adjacent residential and commercial land uses.

Action LU-2.3.3: Require all utilities to be designed and installed in a manner that minimizes visual and environmental impacts.

Policy LU-2.4: Manage land use plans to ensure balanced and cohesive development.

Action LU-2.4.1: Track setback and other development standards for residential properties within former Planned Development (PD) areas, and continue to allow development within these areas to proceed in accordance with approved PD standards.

Action LU-2.4.2: Process applications for residential clustering in the Agriculture/Ranches and Rural Residential areas through the site plan review process.

Action LU-2.4.3: Establish minimum lot sizes for clustering in the Agriculture/Ranches and Rural Residential areas through subsequent Municipal Code amendments.

Action LU-2.4.4: Require development of the Tres Hermanos area to be planned through



the Specific Plan or other master planning process acceptable to the City.

Action LU–2.4.5: Coordinate with the City of Diamond Bar, where appropriate, regarding plans for the future development of Tres Hermanos.

Policy LU–2.5: Promote land use patterns that support a regional jobs/housing balance.

Action LU–2.5.1: Achieve a balance of commercial uses that provides for the retail, business, professional, and other service needs of City residents, and that will attract customers from the surrounding region.

Action LU–2.5.2: Create a broad range of employment opportunities for Chino Hills' residents that are compatible with the community's residential character and the skills and education of Chino Hills' work force.

Action LU–2.5.3: Concentrate major business park and commercial uses that represent a potential employment base near the Chino Valley Freeway corridor and along major arterials.

Action LU–2.5.4: Continue to review, and amend as necessary, the Municipal Code to ensure that a wide range of commercial and employment is available.

Action LU–2.5.5: Encourage the revitalization of existing commercial areas.

Goal LU–3: Maintain the Integrity of City Neighborhoods

Policy LU–3.1: Maintain the character and quality of existing neighborhoods.

Action LU–3.1.1: Establish programs to maintain and enhance the City's older areas, including Los Serranos, Sleepy Hollow, Canon Lane, and English Road.

Action LU–3.1.2: Maintain programs to balance the keeping of horses and large animals with contemporary land use and environmental requirements.

Action LU–3.1.3: To protect the character of low density residential neighborhoods, discourage nonresidential uses that are of a size or scale substantially larger than a typical single-family house.

Policy LU–3.2: Minimize traffic, noise, and other nuisance intrusions in residential neighborhoods.

Action LU–3.2.1: Locate assembly and other neighborhood serving facilities on the perimeter of residential neighborhoods with access to a collector street.

Action LU–3.2.2: Provide sidewalks along all streets in residential neighborhoods; and where possible, provide sidewalks in internal green belts.

Goal LU–4: Provide for Excellence in Urban Design

Policy LU–4.1: Promote high quality development.

Action LU–4.1.1: Continually monitor and amend, as necessary, the design guidelines for all types of development.

Action LU–4.1.2: Encourage rehabilitation or upgrade of aging residential, commercial, and business-related areas and structures.

Action LU–4.1.3: Screen negative views through site planning, architectural, and landscape devices.

Action LU–4.1.4: Discourage commercial signage that creates visual clutter and obstructs public views into the establishment.

Action LU–4.1.5: Ensure that all development within a recognized residential tract is of comparable or superior exterior design and materials and in accordance with City residential design guidelines to prevent partially completed residential tracts from being completed in a manner that is not aesthetically compatible with existing portions of the tract.

Action LU–4.1.6: Implement policies that require residential development to be designed at a scale that is in harmony with surrounding uses and the environment.



Policy LU- 4.2: Utilize extensive landscaping to beautify Chino Hills’ urbanized areas.

Action LU-4.2.1: Continually monitor and upgrade the City Landscape Standards.

Action LU-4.2.2: Require landscaping to be continuously maintained in good condition.

Action LU-4.2.3: Promote landscape materials that consist of drought-resistant plant varieties complementary to the area.

Policy LU-4.3: Promote high-quality public spaces.

Action LU-4.3.1: Maintain high-quality streetscape design for major corridors into and through the City.

Action LU-4.3.2: Maintain enhanced signage and landscape treatments at major entrances to the City.

Goal LU-5: Plan for Sustainable Land Uses

Policy LU-5.1: Promote infill, mixed use, and higher density development.

Action LU-5.1.1: Identify sites suitable for mixed use development within an existing urban service area and establish appropriate site-specific standards to accommodate the mixed uses.

Action LU-5.1.2: Identify mixed use development standards that support sustainable development.

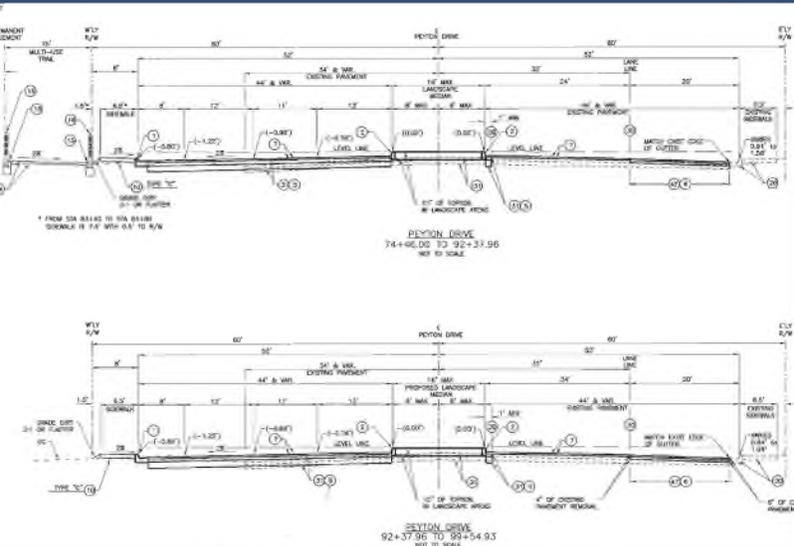
Action LU-5.1.3: Coordinate land use patterns with transportation plans to improve and protect air quality, and reduce vehicular trips.

Action LU-5.1.4: Plan for high density residential and mixed use development near commercial areas, major roadways, and transit facilities.

Action LU-5.1.5: Encourage development to incorporate pedestrian and bicycle trails, fitness areas, and/or other facilities that promote healthy living.

Circulation Element

City of Chino Hills General Plan



Chapter 2. Circulation Element

The Circulation Element addresses the provision of roadways, transit, bikeways, and other local public infrastructure in the City of Chino Hills (City).

A. Purpose of This Element

The State of California requires all cities to include a General Plan Circulation Element to specify the general location and extent of existing and proposed major streets, other transportation facilities, and public utilities.

As required by *California Government Code* §65302(b), this Circulation Element establishes standards for the design and operation of the City's roadway system, and defines the transportation system needed to meet those standards. The Circulation Element also defines transit services and bikeways to meet the needs of the Chino Hills community. Public infrastructure is also discussed, including water, sewer and storm drainage infrastructure (wet utilities); and electricity, natural gas, and telecommunications infrastructure (dry utilities).

B. Connection to Community Vision

The Circulation Element supports the City's vision to provide well-planned transportation and utility systems that support the general pattern of development. Toward this end, the Circulation Element focuses on implementing the following 6 of the City's 19 Vision Statements. (Numbers in parenthesis reference numerical order of Vision Statements as presented in the Vision section of this General Plan.)

1. A Chino Hills that supports its commercial and employment centers. (V-4)
2. A Chino Hills that supports a sustainable balance of land uses, open spaces and infrastructure. (V-5)
3. A Chino Hills that supports healthy living. (V-7)
4. A Chino Hills that supports a wide range of transportation systems to ensure adequate and efficient access to, from, and within the City. (V-10)
5. A Chino Hills that participates in regional transportation planning programs. (V-11)
6. A Chino Hills that continues to provide for adequate public utilities. (V-13)

C. Relationship to Other General Plan Elements

The Circulation Element identifies the circulation network to support the Land Use Plan of the Land Use Element, facilitating the efficient movement of people and goods. To the extent that the Circulation Plan is successfully implemented, traffic will move efficiently through the City with minimal congestion. Minimizing congestion will yield air quality benefits, because vehicles that flow smoothly along roadways, as opposed to slow/stop/start conditions, operate more efficiently and generate lower volumes of air pollutants through their exhaust systems. These air quality benefits are directly correlated with the Conservation Element goals, policies, and actions relating to air quality and a reduction in greenhouse gas emissions.



D. Relationship to Other Local Regulatory Documents

Several City regulatory mechanisms are used to implement the General Plan Circulation Element on an ongoing basis.

1. **Chapter 10.30 of the Municipal Code – Vehicles and Traffic:** The City implements standards for parking and stopping of vehicles; speed limits; abandoned vehicles; wheeled toys; and parking lot utility services.
2. **Chapter 12.0 of the Municipal Code – Streets, Sidewalks, and Public Places:** The City implements regulations that govern design and construction of streets, sidewalks, and rights of way.
3. **Storm Drain Master Plan:** The City of Chino Hills Storm Drain Master Plan identifies current storm drain deficiencies and plans to remedy these deficiencies. To assess deficiencies, the Storm Drain Master Plan divides the City into 12 drainage basins and analyzes each area to determine estimated storm water run-off based on 10-, 25-, and 100-year storm events. Based on this run-off information, a storm drain system improvement plan is provided that identifies preliminary sizing for future storm drains that will be constructed either by development projects or through the City's Capital Improvement Program. Most of the planned storm drain facilities are designed to provide capacity for 100-year events.
4. **Water, Recycled Water, and Sewer Master Plan:** The City maintains a Water, Recycled Water, and Sewer Master Plan that evaluates the City's existing and planned water sources, water and recycled water distribution systems, and sewer collection systems with respect to their ability to meet projected demands. The master plan outlines a strategy to: reduce city reliance on imported water; increase groundwater capacity; develop additional supply sources; maximize collection and use of recycled water; maintain adequate wastewater capacity; and pursue regional solutions to the supply and

distribution of water, and collection and treatment of wastewater.

E. Circulation Element Issues

The following section discusses the existing transportation and infrastructure systems and conditions within the City. These conditions define the primary issues that shape the Chino Hills Circulation Plan and the goals, policies and actions of this Circulation Element.

1. Existing Roadway Network

The road network within the City comprises a functional classification system that groups the roads according to the character of traffic service that they are intended to provide. Within the City are three highway functional classifications: arterial, collector, and local.

- **Arterial:** The arterial system is the principal system that serves the major centers of activity within the City and carries the highest traffic volumes. The arterial system is designed to carry the major portion of trips entering and leaving the City, as well as the majority of through movements desiring to bypass the City.
- **Collector:** The collector street system provides traffic circulation and access within residential neighborhoods, commercial areas, and industrial areas. It differs from the arterial system in that facilities on the collector system may penetrate residential neighborhoods, distributing trips from the arterials through the area to the ultimate destination. Conversely, the collector street also collects traffic from local streets in residential neighborhoods and channels it into the arterial system.
- **Local street system:** The local street system comprises all facilities not on one of the higher systems. It serves primarily to provide direct access to abutting land and access to the higher order systems. It



offers the lowest level of mobility and usually contains no bus routes.

The City's roadway system includes the State Route 71 (SR-71) Freeway and its interchanges, SR-142 (Carbon Canyon Road and a portion of Chino Hills Parkway), 6-Lane Principal Arterials, 4-Lane Minor Arterials, and Collectors. Local streets connect to these roadways, providing access to neighborhoods and non-residential developments in the City.

2. Existing Major Roadways

Descriptions of existing major roadways in the City are provided below.

- **Peyton Drive** is a north-south divided Arterial, with six lanes (three per direction) from SR-71 to Eucalyptus Avenue, two lanes (one per direction) from Eucalyptus Avenue to just south of Morningfield Drive, and three lanes (two southbound, one northbound) from Morningfield Drive to Chino Hills Parkway. Peyton Drive is classified as Principal Arterial with a raised median north of Eucalyptus Avenue and a painted center-line south of Eucalyptus Avenue. Class 2 bike lanes (see Section E.4 on page [2-5](#) for an explanation of bikeway classifications) are provided along each side of Peyton Drive between Rock Springs Drive and Eucalyptus Avenue, and between Chino Hills Parkway and Woodview Road. On-street parking on Peyton Drive is prohibited.
- **Grand Avenue** is a divided east-west Arterial with a raised median through the City from SR-71 to the west city limit. Grand Avenue has four lanes (two per direction) west of Peyton Drive and six lanes (three per direction) east of Peyton Drive to SR-71. Class 2 bike lanes are provided along each side of Grand Avenue between the west city limit and Peyton Drive. On-street parking is prohibited on Grand Avenue.
- **Eucalyptus Avenue** is an undivided Collector, oriented east-west, in the City from Pipeline Avenue to just west of Rancho Hills Drive. Eucalyptus Avenue has two lanes (one per direction) west of Peyton Drive to its westerly terminus, three lanes (one eastbound, two westbound) east of Peyton Drive adjacent to Litel Elementary School, and two lanes (one per direction) east of that point to Pipeline Avenue. Class II bike lanes are provided along each side of Eucalyptus Avenue from west of Peyton Drive to Chino Hills Parkway. On-street parking is allowed on the north side of Eucalyptus Avenue east of Peyton Drive in front of the school. Parking is also allowed on the south side of Eucalyptus Avenue from Peyton Drive to the east city limit.
- **Chino Hills Parkway** is a four- to six-lane divided Arterial, oriented generally east-west, through the City from the north city limit to the south city limit. Four travel lanes are provided to the west of Pipeline Avenue, and six travel lanes are provided to the east of Pipeline Avenue. Chino Hills Parkway has raised medians along the majority of its length, with several painted medians provided between Grand Avenue and Eucalyptus Drive, as well as several two-way left-turn lanes between Peyton Drive and Pipeline Avenue. On-street parking is prohibited on Chino Hills Parkway. Class 2 bike lanes are provided along each side of the City-owned portion of Chino Hills Parkway from the north city limit to Carbon Canyon Road. Class 2 bike lanes are also provided on the north side of Chino Hills Parkway from Peyton Drive to Cherry Drive, and on the south side of Chino Hills Parkway from Peyton Drive to Rolling Ridge Drive.
- **Pipeline Avenue** is a two- to four-lane Collector oriented north-south in the City from Eucalyptus Avenue to its southerly terminus at Soquel Canyon Parkway. At its north end in the City, the roadway of Pipeline Avenue aligns west and becomes



Eucalyptus Avenue. The majority of Pipeline Avenue provides two undivided travel lanes, one in each direction, with short four-lane segments provided at Glen Ridge Drive 600 feet northerly, and at Chino Hills Parkway 1,000 feet southerly. On-street parking on Pipeline Avenue is prohibited.

- **Soquel Canyon Parkway** is a six-lane Arterial oriented east-west in the City from SR-71 to approximately one-third mile west of Pipeline Avenue. From its westerly termination point to Pipeline Avenue, Soquel Canyon Parkway is a two-lane Collector with raised medians and left-turn lanes. From Pipeline Avenue to SR-71, Soquel Canyon Parkway is designated as a Principal Arterial with six travel lanes (three per direction), raised medians, and left-turn lanes. Class 2 bike lanes are provided along each side of Soquel Canyon Parkway from west of Pipeline Avenue to Butterfield Ranch Road. On-street parking on Soquel Canyon Parkway is prohibited.
- **Butterfield Ranch Road** is a four- to six-lane Principal Arterial following a north-south alignment from Soquel Canyon Parkway to SR-71 in the City. At its north end, Butterfield Ranch Road becomes Los Serranos Country Club Drive north of Soquel Canyon Parkway. Six travel lanes divided by a raised median are provided on Butterfield Ranch Road north of Pine Avenue. South of Pine Avenue, four travel lanes are provided on Butterfield Ranch Road, divided on various segments by raised center medians, painted center medians, and striped centerlines. Class 2 bike lanes are provided along each side of Butterfield Ranch Road, and on-street parking is prohibited.
- **Chino Avenue** is a four- to six-lane Arterial oriented east-west in the City between the east and west city limits. To the west of Peyton Drive, Chino Avenue provides four lanes of travel divided by two-way left-turn lanes, painted center

medians, and a striped centerline west of San Rafael Drive. To the east of Peyton Drive, Chino Avenue provides six lanes of travel (three per direction) divided by a raised median, with Class 2 bike lanes along each side from Peyton Drive to SR-71. On-street parking on Chino Avenue is prohibited, except for a short segment east of SR-71 on the north side of the street, where Chino Avenue transitions into a four-lane roadway near the east city limit.

- **Carbon Canyon Road** is a designated State Highway, State Route 142 (SR-142). In the City, Carbon Canyon Road is composed of a two-lane highway classified as a Principal Arterial, with Class 2 bike lanes provided in both directions between Old Carbon Canyon Road and Chino Hills Parkway. Carbon Canyon Road is primarily undivided, with a double yellow centerline along its length, and short painted medians located along switchback turns and in advance of side street intersections.
- **Woodview Road** is a two-lane undivided roadway in the City, oriented east-west from its westerly terminus at the Vellano Country Club to its easterly terminus at Pipeline Avenue. Woodview Road is classified as a Collector, with a double yellow centerline along the majority of its length. A painted median is provided between Versante Terrace and Venezia Terrace, for a distance of approximately one-third mile. On-street parking on Woodview Road is prohibited.

3. Transit

OmniTrans is the public transit agency that serves the San Bernardino Valley, inclusive of Chino Hills. OmniTrans operates 27 fixed bus routes that provide connections to the cities of Chino, Chino Hills, Colton, Fontana, Grand Terrace, Highland, Loma Linda, Mentone, Montclair, Muscoy, Ontario, Redlands, Rialto, San Bernardino, Upland, Rancho Cucamonga, and Yucaipa.



Of the fixed bus routes, Route 65 connects Chino Hills to the Montclair Transit Center. Route 83 provides nearby service connecting Chino to Ontario.



In addition, OmniTrans operates two other transit services, including Access and OmniGo.

Access is an Americans with Disabilities Act (ADA) mandated public transportation service that provides paratransit service for the disabled. Access provides curb-to-curb service to complement the OmniTrans fixed-route bus system, and is available during the same periods that fixed-route service operates.

OmniGo is a local shuttle service operating on fixed routes and set schedules to provide access to local points of interest and connections to destinations outside the community. OmniGo Route 365 provides regular local service to Chino and Chino Hills. It currently provides connections to Ayala and Chino Hills High Schools, the Chino Campus of Chaffey College, The Shoppes at Chino Hills, City Halls, Townsend Jr. High, and Chino Transit Center. Route 365 runs every 60 minutes 7 days per week. Connections to Townsend Junior High, Chino Hills High School and the Butterfield Ranch community are “tripper service,” which occurs during peak hour only.

4. Bikeways

Bicycle and pedestrian paths in the City provide an energy efficient alternative to the automobile, and help to link the commercial residential and open space uses with the City.

Standard bikeway classifications include:

- Class 1 – Bike path that provides a completely separated right of way for the exclusive use of bicycles and pedestrians.
- Class 2 – Bike lane that provides a striped lane for one-way bike travel on a street or highway adjacent to auto travel lanes.
- Class 3 – Bike route that provides for shared use with motor vehicle traffic.

Existing bikeways in the City include Class 2 and Class 3. Locations of Class 2 bikeways along Existing Major Roadways are described above. The City has a network of mixed-use trails that provide for recreational bike, pedestrian, and equestrian travel, and no exclusive Class I bike paths. The planning, development, maintenance, and use of trails are discussed in the City Trails Master Plan, a component of the Parks, Recreation and Open Space Element of the General Plan.

5. Infrastructure

Water, sewer, and storm drainage infrastructure (wet utilities) and electricity, natural gas, and telecommunications infrastructure (dry utilities) are essential components of the circulation system. Such infrastructure is typically installed in conjunction with development to serve that development or be reasonably related to it. Utility systems usually follow the street system and are installed within the public right of way. The City is responsible for planning and maintenance of wet utilities. The City of Chino Hills Storm Drain Master Plan and the Water, Recycled Water, and Sewer Master Plan anticipate the infrastructure improvements needed to serve current and expected development.

Through its annual Capital Improvement Program (CIP), the City identifies anticipated major infrastructure needs for the next five years, including street improvements, traffic signals, sewer improvements, water system improvements, and storm drains. Planning and programming of water system improvements are handled by the City. CIP projects include those for which funding is anticipated, from federal, state and local sources. Because priorities and funding



levels are subject to change, the CIP is subject to annual review and revisions. The CIP is designed to:

1. Provide a centralized and comprehensive mechanism for forecasting and defining capital improvement needs;
2. Assign priorities among capital projects;
3. Budget projects in accordance with City priorities;
4. Develop a projected revenue program for financing;
5. Schedule projects on a fixed-time basis and provide for appropriate implementation;
6. Coordinate activities of various City departments and outside entities in meeting schedule objectives;
7. Monitor and evaluate the progress of capital improvements; and
8. Inform the public and private developers of projected capital improvements needs and implementation projects.

While the CIP can save the City money by facilitating purchase of land and materials in advance of actual need, careful consideration is necessary when programming projects to ensure that physical improvements do not outpace need. The City's policy has been and continues to be that infrastructure should be installed only when necessary and only to the extent warranted to avoid excessive maintenance costs.

Electricity in the City is provided by Southern California Edison (SCE). SCE is regulated by the California Public Utilities Commission (CPUC), which oversees investor-owned electric power and natural gas utility companies in California.

SCE is required to supply electricity and extend infrastructure to all new developments within its service area.

Natural gas in the City is provided by Southern California Gas (SCG), which is also regulated by the CPUC. Telecommunication services in the City are provided by a variety of private entities.

F. Circulation Plan

This section of the Circulation Element discusses the circulation improvements, programs, and policies needed to maintain existing development and support future development in the City. The Circulation Plan updates policies intended to maintain an adequate roadway network to meet current and future energy use, costs, and environmental impacts.

1. Roadway Plan

The Roadway Plan for the City describes the major roads that carry traffic to, from, and through the City. The Roadway Plan includes SR-71, SR-142, (Carbon Canyon Road), Principal Arterials, Minor Arterials, and Collectors. It is the network that links regional and cross-city traffic to the City's local streets.

[Figure 2-1](#) illustrates the City of Chino Hills Roadway Plan. It describes the location, classification, and number of lanes for each of the network roads. The Existing Major Roadways, described above, are included in the Roadway Plan.

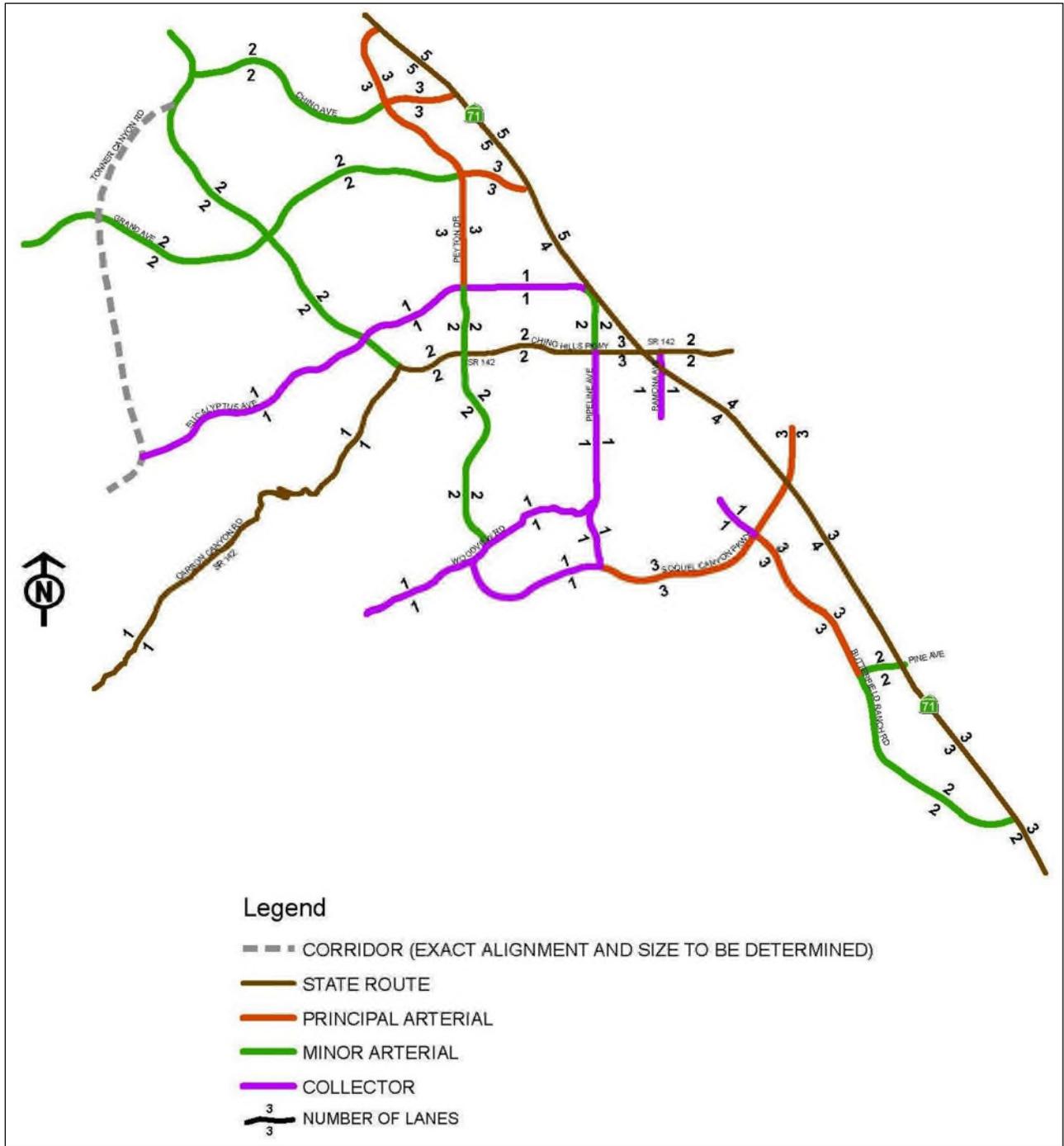


Figure 2-1 - Roadway Plan



2. Planned Roadways

In addition to the Existing Major Roadways, the Roadway Plan includes three planned roadways, described below.

1. **Pine Avenue:** Pine Avenue is currently a 4-lane Minor Arterial from Butterfield Ranch Road to west of SR-71. The Roadway Plan identifies completion of Pine Avenue as a 4-lane Minor Arterial from its current terminus to the City’s eastern boundary.
2. **Tonner Canyon Road.** The Roadway Plan identifies Tonner Canyon Road as a future potential corridor along the western portion of the City through the Tres Hermanos property. Development of this road is uncertain due to the expected expense and the unknown future disposition of the Tres Hermanos property. If the Tonner Canyon Road extension is not built, other future traffic improvements could be needed. At this time, there are no plans for the construction of the extension or for other improvements to replace it. This Circulation Element continues to include the Tonner Canyon Road extension as a planned roadway.
3. **Soquel Canyon Parkway:** Soquel Canyon Parkway currently terminates at its westerly end approximately one-third mile west of Pipeline Avenue. An extension of Soquel Canyon Road, from its current westerly terminus to Peyton Drive, is planned to fill a gap in the circulation network and to provide an alternative to Pipeline Drive for north-south travel. To handle the projected long-term traffic volumes in that part of the City, this extension is planned as a 2-lane Collector street. A development project that was approved in 2000 (TTM 16104/ 00GPA01/00PD01/00ZA01) is required to construct the 2-lane extension as a condition of approval.

3. Traffic Levels of Service

The quality of vehicular traffic flow is measured in terms of Levels of Service (LOS). The LOS measures the volume of traffic against the capacity of the roadway, known as a volume to capacity (V/C) ratio. Six LOS measures are defined by the letter designations A through F. LOS A represents the best operating conditions, and LOS F the worst. Each level of service represents a range of operating conditions and the driver’s perception of those conditions. Table 2-1 below, summarizes these designations by conditions and V/C ratio.

Table 2-1 – Level of Service Descriptions

Level of Service	Traffic Flow Conditions	V/C* Range
A	Free flow. Individual users are virtually unaffected by the presence of others in the traffic stream.	0.00 - 0.60
B	Stable flow, but the presence of other users in the traffic stream begins to be noticeable. Freedom to select desired speeds is relatively unaffected, but there is a slight decline in the freedom to maneuver within the traffic stream from LOS A.	0.61 - 0.70
C	Stable flow, but marks the beginning of the range of flow in which the operation of individual users becomes significantly affected by interactions with others in the traffic stream.	0.71 - 0.80
D	High-density, but stable, flow. Speed and freedom to maneuver are severely restricted, and the driver or pedestrian experiences a generally poor level of comfort and convenience. Small increases in traffic flow will generally cause operational problems at this level.	0.81 - 0.90
E	Operating conditions at or near the capacity level. Freedom to maneuver within the traffic stream is extremely difficult. Operations at this level are usually unstable, because small increases in flow or minor perturbations within the traffic stream will cause breakdowns.	0.91 - 1.00
F	Level-of-Service F. Forced or breakdown flow. This condition exists wherever the amount of traffic approaching a point exceeds the amount which can traverse the point. Queues form behind such locations.	>1.00

*V/C = volume to capacity ratio

The City seeks to maintain an LOS of D or better on its roadways. For future development projects, traffic increases that cause the LOS at an affected intersection to change from LOS D to LOS E or LOS F are considered significant. If an intersection is already operating at LOS E or F, a significant impact occurs if the proposed development



results in an increase of over 1% of the volume-to-capacity ratio ($\Delta V/C \geq 0.01$).

4. Roadway Standard Cross-Sections

The City has established standard cross-sections for City-controlled road classifications identified in the Roadway Plan. These include Principal Arterial, Minor Arterial, and Collector. The cross-sections for these roads are provided in [Figure 2-2](#) through [Figure 2-4](#).

5. Transit Plan

The City has worked closely with OmniTrans to obtain the current transit service, illustrated in [Figure 2-5](#). Maintaining and expanding transit service within the City and to regional connections will provide an important service to the community and help reduce automobile trips.

6. Bikeway Plan

The City of Chino Hills Bicycle Master Plan provides bike lanes through the City with connections to adjacent communities. [Figure 2-6](#) illustrates the City's Bicycle Master Plan. It includes Class 2 and Class 3 bike lanes.

G. Circulation Element Goals, Policies, and Actions

The following goals, policies, and actions support the City of Chino Hills Circulation Plan and the City's vision to provide well-planned transportation and utility systems that support the general pattern of development.

Goal C-1: Provide a Comprehensive Vehicular Transportation Network

Policy C-1.1: Provide a comprehensive roadway network that supports the movement of people and goods in a safe and efficient manner.

Action C-1.1.1: Achieve and maintain a minimum Level of Service D on all roadway links and at all roadway intersections, with the exception of intersections within one-half

mile of the SR-71 Freeway, where a minimum Level of Service E shall be maintained.

Action C-1.1.2: Maintain San Bernardino County Congestion Management Program (CMP) highway system roadway links and intersections at Level of Service E.

Action C-1.1.3: Require traffic impact analyses or traffic studies for private and public projects to ensure that discretionary development projects do not cause roadway congestion in excess of acceptable levels of service within Chino Hills, or on CMP roadway links or intersections.

Action C-1.1.4: Require new developments to provide for all roads within their boundaries and to pay their fair share of planned roadway improvement costs.

Action C-1.1.5: Continue to assert that all improvements to and maintenance of the portion of Chino Hills Parkway/ Carbon Canyon Road that is part of SR-142 shall be the responsibility of the State of California.

Action C-1.1.6: Continue to enforce heavy truck travel restrictions throughout the City.

Policy C-1.2: Create a safe, efficient, and neighborhood-friendly street system.

Action C-1.2.1: Minimize through traffic in residential neighborhoods through a variety of land use controls and traffic control devices.

Action C-1.2.2: Construct major streets on the perimeter of the neighborhood to improve public safety by eliminating hazards, noise, smoke, odor, and other nuisances from residential areas.

Action C-1.2.3: Design collector streets to circulate traffic within the neighborhood but discourage through traffic.

Action C-1.2.4: Design local streets to primarily provide access to homes and other properties.

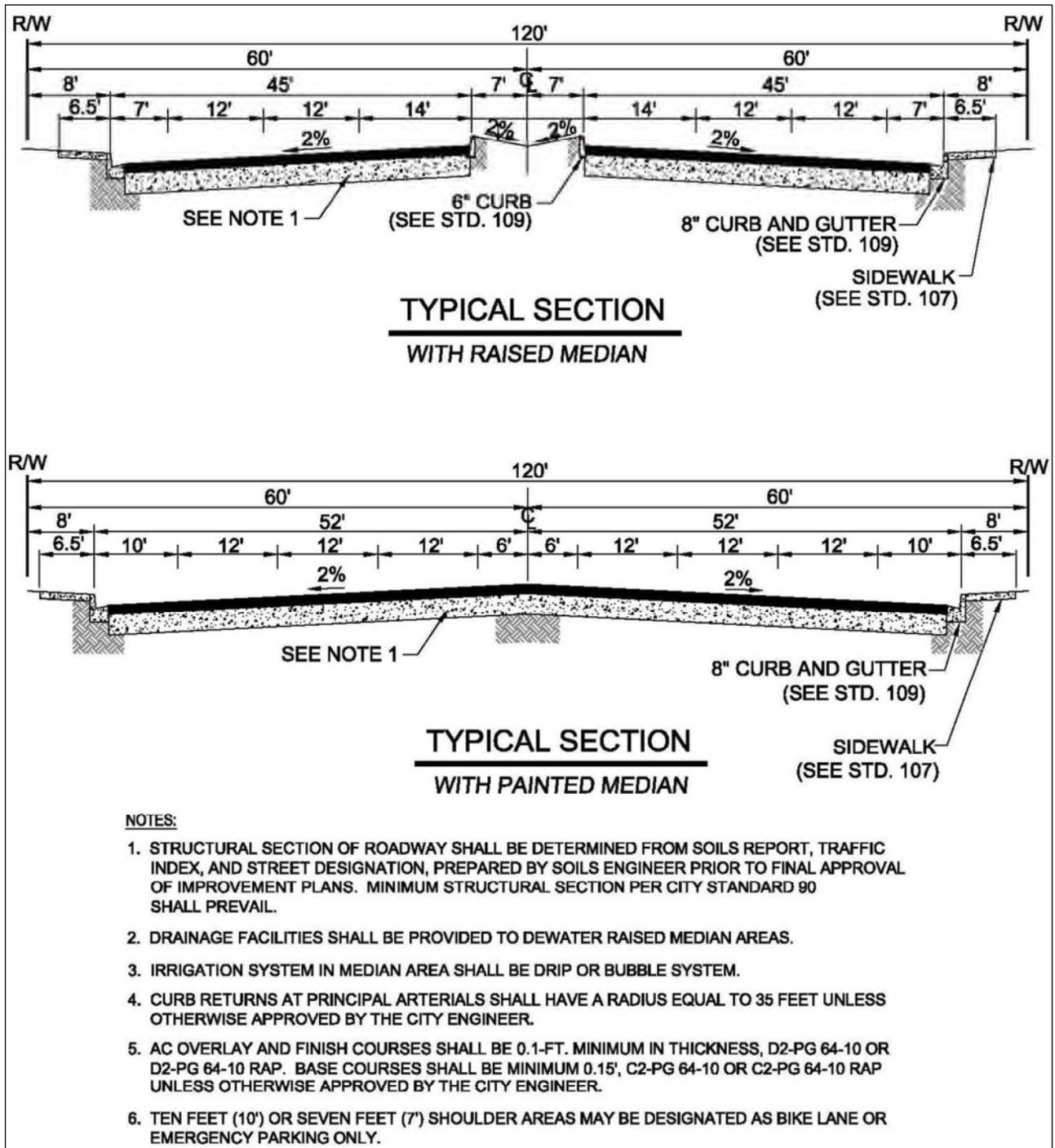


Figure 2-2 - Major Arterial Cross-Section

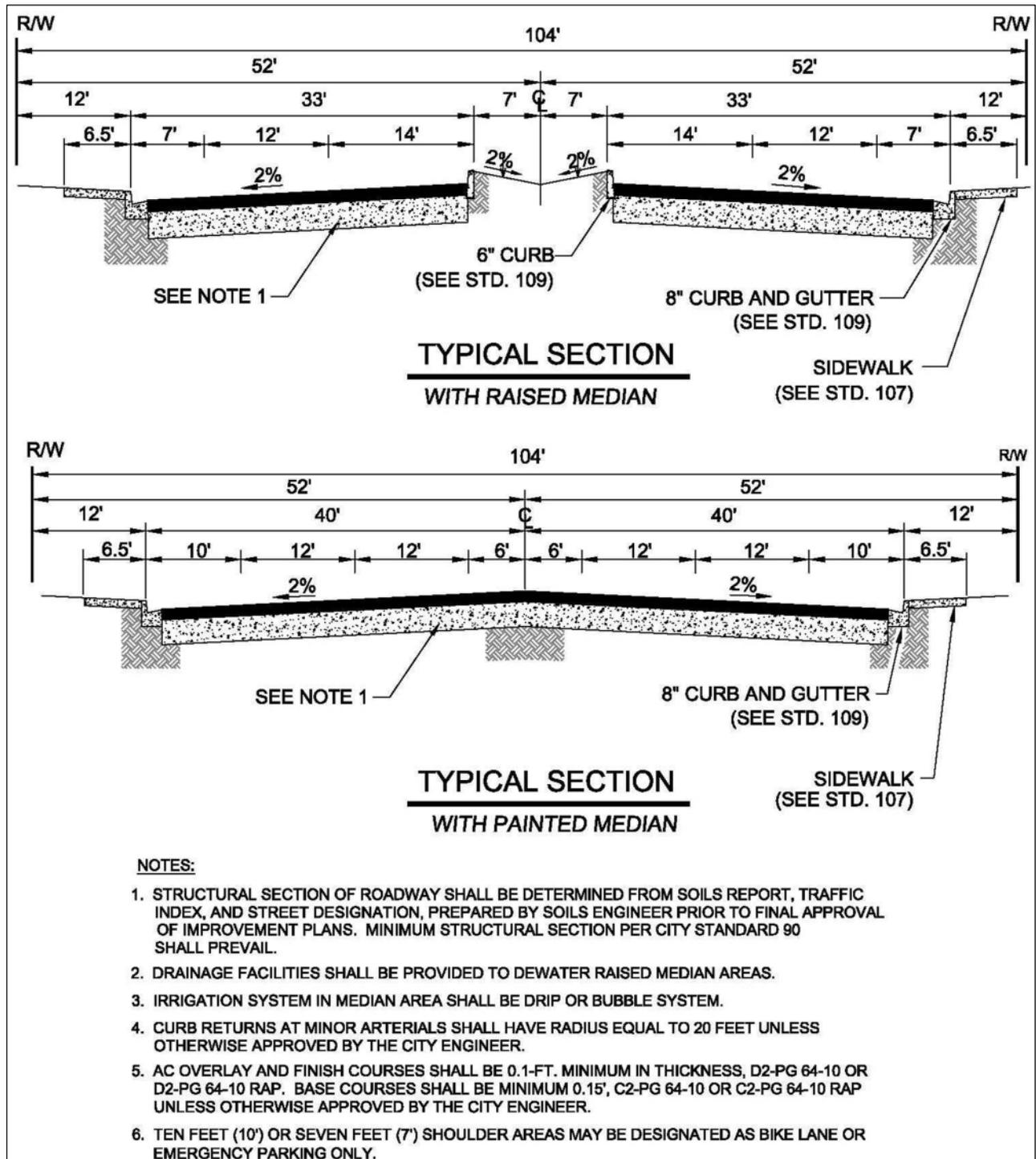


Figure 2-3 – Minor Arterial Cross-Section

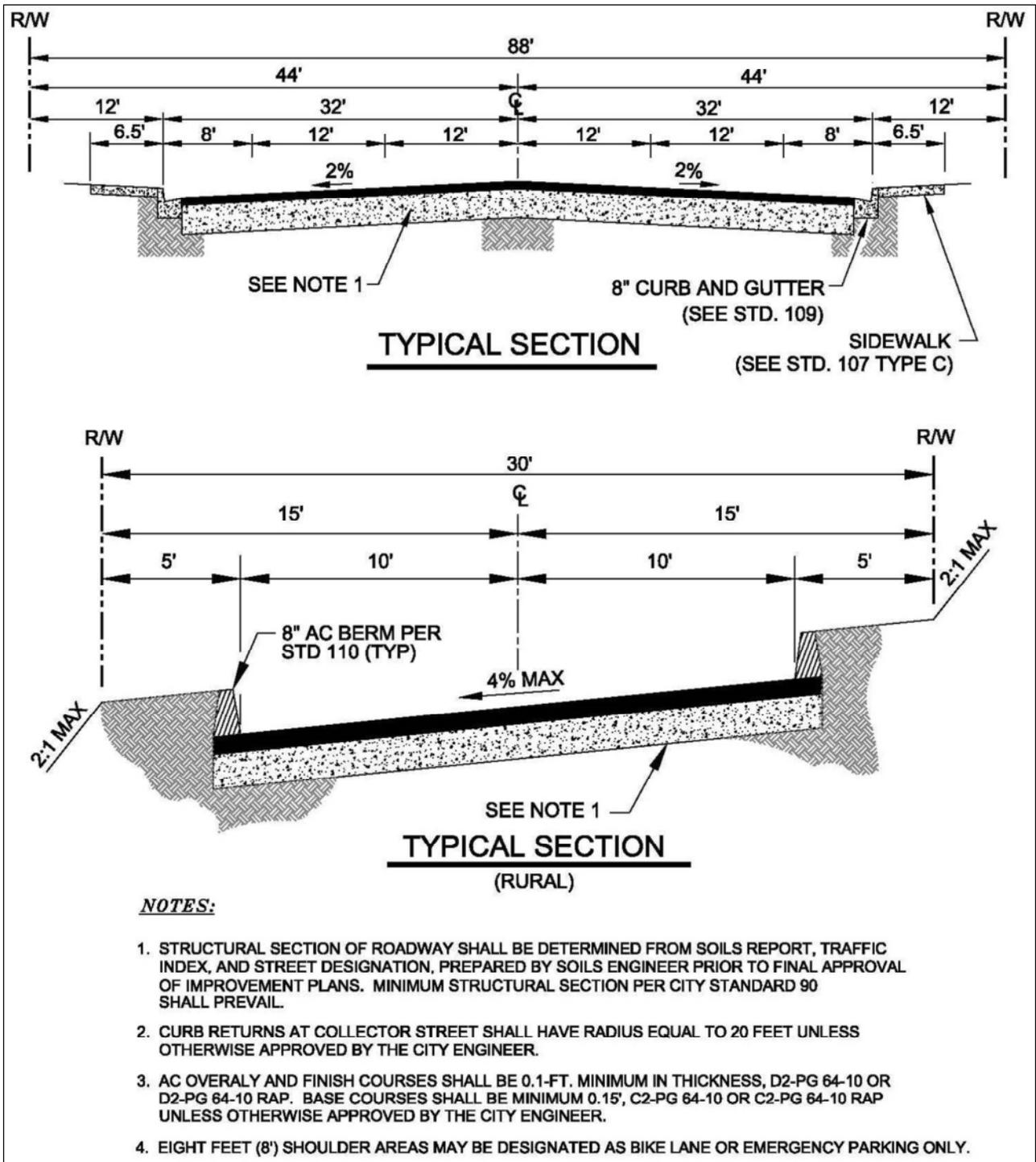


Figure 2-4 – Collector Cross-Section

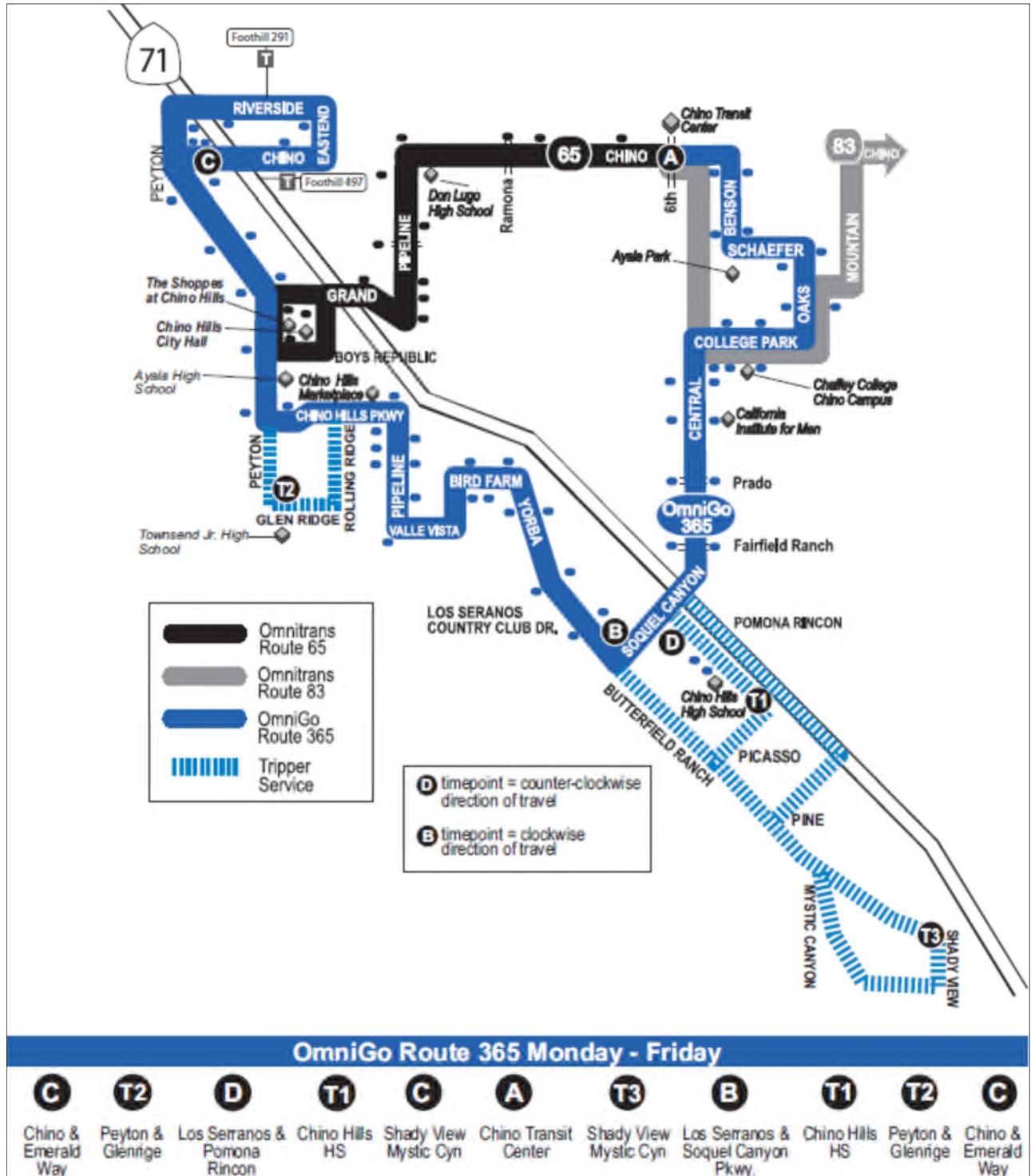


Figure 2-5 – Transit Service



Action C–1.2.5: Require all development projects to meet mandatory standards with regard to vertical and horizontal alignments, access control, rights of way, cross-sections, intersections, sidewalks, curbs and gutters, cul de sacs, driveway widths and grades, right of way dedication and improvements, and curb cuts for the disabled.

Action C–1.2.6: Retain the switchbacks on Carbon Canyon Road between Feldspar Drive and the Western Hills Country Club.

Action C–1.2.7: Provide adequate sight distances for safe vehicular movement at a road’s design speed and at all intersections as consistent with City and Caltrans standards.

Action C–1.2.8: Prohibit direct driveway access from individual residences to major arterials, major highways, secondary highways, and collectors.

Action C–1.2.9: Require driveway placement to be primarily designed for safety and, secondarily, to enhance circulation.

Action C–1.2.10: Plan access and circulation of each development project to accommodate vehicles (including emergency vehicles and trash trucks), pedestrians, and bicycles.

Action C–1.2.11: Require adequate off-street parking for all developments.

Goal C–2: Support Regional Transportation Policies That Link Chino Hills to Neighboring Cities and Counties

Policy C–2.1: Support and participate in regional efforts to improve vehicular and non-vehicular transportation systems.

Action C–2.1.1: Support and cooperate with all aspects of the countywide CMP for maintaining levels of service for CMP segments located in the City.

Action C–2.1.2: Coordinate with San Bernardino Associated Governments (SANBAG) regarding the integration of Intelligent Transportation Systems (ITS) that will maximize the efficiency of the transportation

system through advanced technologies, such as adaptive signal controls.

Action C–2.1.3: Collaborate with regional transportation planning and transit agencies to plan for the efficient allocation of transportation resources.

Action C–2.1.4: Support regional efforts to the extent feasible to reduce single-occupancy vehicle travel.

Action C–2.1.5: Continue to implement the citywide trip reduction ordinance, consistent with San Bernardino County CMP requirements, to reduce traffic congestion and improve air quality.

Goal C–3: Provide Safe and Adequate Pedestrian, Bicycle, and Public Transportation Systems to Provide Alternatives to Single Occupant Vehicular Travel and to Support Land Uses

Policy C–3.1: Encourage the use of public transportation for commute and local, and increase citywide transit ridership.

Action C–3.1.1: Work with OmniTrans and/or other bus providers to expand transit routes serving the City and the surrounding communities.

Action C–3.1.2: Work with OmniTrans and/or other bus providers to assess and provide paratransit services for low-income, elderly, disabled, and other residents in need of access assistance.

Action C–3.1.3: Require bus turn-outs in residential, commercial, and industrial public use areas.

Action C–3.1.4: Plan for a transit station within walking distance (as determined by state and regional policy) of Grand Avenue and Peyton Drive.

Policy C–3.2: Support other alternatives to single-occupant vehicular travel.

Action C–3.2.1: Work with the Chino Valley Unified School District to implement ride sharing, bike routes, and other non-single-occupant vehicle transportation options.



Action C-3.2.2: Establish one or more park-and-ride lots to be located near freeway interchanges, and require secure and easily accessible park-and-ride facilities.

Action C-3.2.3: Support the citywide Bicycle Master Plan and bikeway improvements.

Goal C-4: Encourage Development That Supports Balanced Land Uses and Alternative Modes of Transportation That Reduce the Reliance on the Automobile

Policy C-4.1: Plan for high density mixed use development close to regional transit and non-vehicular transportation corridors.

Action C-4.1.1: Locate high density housing within walking distance of transit, as determined by state and regional policies.

Action C-4.1.2: Require mixed use and/or high density development to incorporate pedestrian-oriented design elements, such as accessibility to transit; safe pedestrian connections and crossings; parks and public open spaces; street furniture, attractive pedestrian-oriented design at the street level; street facing buildings; and street trees and landscaping.

Action C-4.1.3: Encourage use of alternative fuel vehicles and the construction of

infrastructure to charge/fuel alternative fuel vehicles.

Goal C-5: Ensure an Adequate and Well-Maintained Infrastructure System

Policy C-5.1: Provide adequate infrastructure improvements in conjunction with development.

Action C-5.1.1: Plan and design new roadways and expansion/completion of existing roadways to allow for co-location of water, sewer, storm drainage, communications, and energy facilities within the road right of way.

Action C-5.1.2: Require private and public development projects to be responsible for providing road improvements along all frontages abutting a public street right of way in accordance with the design specifications for that roadway.

Action C-5.1.3: Require private and public development projects to be responsible for providing traffic control devices and wet and dry utility improvements necessary to meet the needs of the project, and to properly integrate into the established and planned infrastructure systems.

Housing Element

City of Chino Hills
General Plan



Chapter 3. Housing Element

This Housing Element Update (2014–2021) reflects the City of Chino Hills’ continued efforts to provide adequate and affordable housing for all persons in the community. The City of Chino Hills (City) has focused its efforts on identifying new housing sites to support affordable housing. These actions have resulted in the following accomplishments.

- Assistance for Low Income households under the Home Improvement Program, which provides grants of up to \$5,000 for minor home improvements and to increase disabled access.
- Assistance for persons with fair housing complaints and landlord/tenant disputes.
- Financial support to the House of Ruth, a national service that works with local shelters to provide housing and support services to homeless women and children.
- A General Plan Land Use Map and Zoning Map Amendment to change the designation for the 16.5–gross–acre property (Avalon Bay site, formerly known as Overton Moore) from Commercial to Very High Density Residential. The amendment was approved by City Council in February 2014.
- A General Plan and Zoning update was adopted February 2015 that created a new Mixed Use category that would permit a mix of multifamily housing and

commercial uses on sites that were previously commercial. The multifamily use will be permitted at a density of up to 50 dwelling units per acre. The update identifies two properties as Mixed Use: a portion of the Tres Hermanos property and the former Higgins Brick property.

- A General Plan and Zoning update was adopted in February 2015 that converted a portion of the Tres Hermanos property from Commercial to Very High Residential Density of up to 35 dwelling units per acre.
- A General Plan and Zoning Map amendment was adopted April 14, 2015 for the Fairfield Ranch Commons project, which changed 14.75 acres from Business Park to Very High Residential, providing 346 multifamily rental units. Proposed gross density is 23 units per acre.

Through these actions and the policies and programs presented in this Element, the City will continue to meet its Regional Housing Needs Assessment (RHNA) allocation for the 2014–2021 planning period and prepare for the subsequent planning period. Table 3–1 illustrates the residential sites and units expected to be available during this planning period, and identifies each site by density, General Plan and Zoning category and income category served.



Table 3-1 – Entitled, Proposed, Potential Residential Units: City of Chino Hills, 2014-2021

Project Name	# of Units Proposed or Entitled	Site Size (Acres)	Density (Du/Ac)	General Plan	Zoning	Income Category
1. Vila Borba ^[a]	183	83	2.2	Low Density	R-S	Above Mod
2. Vila Borba ^[a]	149	62.9	2.4	Low Density	R-S	Above Mod
3. Vila Borba ^[a]	19	10.9	1.7	Low Density	R-S	Above Mod
4. Vila Borba ^[b]	163	17.5	9.3	Medium Density	RM-2	Moderate
5. Country Club Villas ^[a]	70	4.7	14.9	Medium Density	RM-1	Moderate
6. Lago Los Serranos ^[a]	95	8.1	11.8	Medium Density	RM-1	Moderate
7. Villagio Apartments ^[a]	286	15.1	19.0	High Density	RM-2	Moderate
8. Shoppes Residential ^[a]	235	5.0	47.0	Very High Density	SP 04-01	Affordable
9. Windmill Creek Condos ^[a]	29	2.6	11.1	Medium Density	RM-1	Moderate
10. Higgins Brick Mixed Use ^[b]	324	22.8	14.2	Mixed Use	MU	Moderate
11. Tres Hermanos Mixed Use ^[a]	591	29.6	20	Mixed Use	MU	Moderate
12. Tres Hermanos VHD ^[b]	103	3.5	30	Very High Density	RM-3	Affordable
13. Overton Moore VHD ^[a]	331	16.53	20 gross	Very High Density	RM-3	Affordable
14. Fairfield Ranch Commons ^[a]	346	14.8	23.5	Very High Density	RM-3	Affordable
15. Other SFD Development ^[c]	268	Various	0.1-3.0	Various	Various	Above Mod
Total Units	3,192					
Total Above Moderate	619					
Total Moderate	1,558					
Total Affordable	1,015					

Notes:

- a. Currently entitled
- b. Entitlement in process
- c. Other single family units expected to develop during planning period (10% of all potential single family units)



A. Introduction

1. Community Overview

The City of Chino Hills encompasses approximately 45 square miles in southwestern San Bernardino County with a population of 74,796¹⁴. The City is uniquely situated adjacent to 4 county jurisdictions – Los Angeles, Orange, Riverside, and San Bernardino – and is surrounded by the cities of Chino to the east, Pomona to the north, Brea and Diamond Bar to the west, and Yorba Linda to the south. (Refer to Figure 3-2 – Vicinity Map.)

The City incorporated in December 1991. Since that time, the City has adopted a General Plan and a Development Code. The basic framework and land use policies within these documents work to:

- Direct development away from environmentally sensitive areas, including steeply sloping hillsides, geologic hazards, floodplains, and sensitive habitat; and
- Concentrate higher densities in those areas of the City that are best suited to development.

As a result of these constraints, the predominant development pattern in the City is the clustering of residential tracts within defined planned development areas/villages with the steeper topography set aside as open space. A mix of medium and higher intensity apartment and townhouse projects is located within each planned development area/village. Commercial uses and services are concentrated along the major thoroughfares within the City: Grand Avenue, Peyton Drive, Pipeline Avenue, Chino Hills Parkway, Soquel Canyon Parkway, Butterfield Ranch Road, and the SR-71 Freeway.

The City has experienced phenomenal residential growth beginning in the 1980s, continuing through the 1990s, and into the current year. Chino Hills has grown from a community with a housing

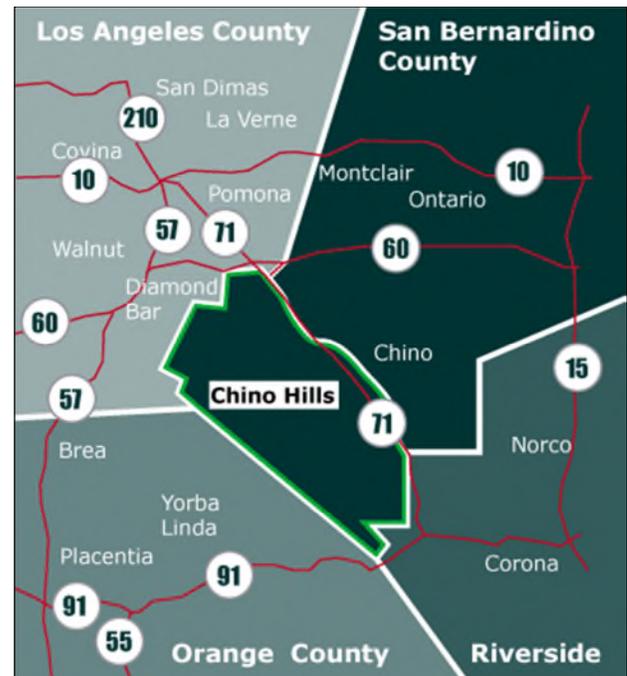


Figure 3-2 – Vicinity Map

stock of approximately 4,200 units in 1980 to 16,300 units in 1990, to 20,389 in 2000¹⁵, and to 23,784 in 2012¹⁶. Over 97% of the developable residential lands are currently built-out. The remaining available residential sites are predominantly located in the hillside and environmentally sensitive areas.

2. Purpose of the Element

The provision of adequate housing for families and individuals of all economic levels is an important issue. It has been a main focus for state and local governments. The issue has grown in complexity due to rising land and construction costs, as well as increasing competition for physical and financial resources in both the public and the private sectors.

In response to this concern, the California Legislature amended the *California Government Code* in 1980. The amendment instituted the requirement that each local community is to include a specific analysis of its housing needs

¹⁴ 2010 U.S. Census Report, Profile of General Population and Housing Characteristics.

¹⁵ 2000 Census.

¹⁶ City General Plan Update Land Use Inventory, January 2013.



and a realistic set of programs designed to meet those needs. This analysis is to be set forth in a Housing Element and incorporated into the General Plan of each municipality.

The requirements of the law are prefaced by several statements of State policy set forth in §65580 of the *California Government Code*:

... The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.

... Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.

... The legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the State in addressing regional housing needs.

3. Legislative Requirements

State law requires each municipality to accomplish the following tasks:

- Identify and analyze the current and projected housing needs of all economic segments of the community.
- Evaluate the current and potential constraints to meeting those needs, including identifying the constraints that are due to the marketplace and those imposed by the government.
- Inventory and assess the availability of land suitable for residential use.
- Establish a series of goals, objectives, policies, and programs aimed at responding to the identified housing needs, the market and governmental

constraints, and the housing opportunities.

This Housing Element has been prepared in accordance with applicable state law. It has also been prepared consistent with the City of Chino Hills General Plan and the community's vision of its housing needs and objectives.

4. Scope and Content

The Housing Element consists of five major components.

1. An analysis of the City's demographic and housing characteristics and trends;
2. A summary of the existing and projected housing needs of the City's households;
3. A review of the potential market, governmental, and environmental constraints to meeting the City's identified housing needs;
4. An evaluation of the resources available to achieve the City's housing goals; and
5. A statement of the Housing Plan for the planning period to address the City's identified housing needs, including the housing goals, policies, and programs.

5. Relationship to Other General Plan Elements

The *California Government Code* requires internal consistency among the various elements of a General Plan. Section 65300.5 of the *California Government Code* states that the General Plan and the parts and elements thereof shall comprise an integrated and internally consistent and compatible statement of policies.

The Chino Hills General Plan contains the following eight elements: 1) Land Use; 2) Housing; 3) Circulation; 4) Conservation; 5) Open Space and Recreation; 6) Safety; 7) Noise; and 8) Economic Development. It is internally consistent.

Policy direction introduced in one element is reflected in the other elements. Relative to housing, residential densities established in the Land Use Element of the City General Plan reflect the constraints to development identified in the Safety



Element. For example, higher density housing is generally sited in the flatter, less environmentally constrained areas of the City. Residential densities are balanced with the objectives of the City Economic Development Element, which promote a full range of retail shopping, service, and employment opportunities to serve the City's residents. At the same time, the City's residential densities allow for adequate diversity and supply of housing to satisfy the requirements of the Regional Housing Needs Assessment (RHNA) presented in this Housing Element. This Housing Element builds upon the other General Plan elements. It is entirely consistent with the policies and proposals set forth by the Plan.

Pursuant to *California Government Code* §65400, the City will annually review its progress in implementing this Housing Element and ensuring consistency between this and the City's other General Plan Elements. An annual monitoring program is included as part of the Housing Plan, (Section F, beginning on page [3-44](#)) of this Element.

6. Public Participation

Section 65583(c)(5) of the *California Government Code* states that:

The local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element, and the program shall describe this effort.

To gain public input to its Housing Element Update, the City conducted four public workshops during November and December 2012. The workshops were held before the Planning Commission. The public was invited through the City website, newspaper public notice, newspaper articles, and invitations to interested individuals. At these workshops, City staff discussed proposed land use changes to accommodate current and expected RHNA and to allow for mixed use development that would combine

multifamily residential uses with commercial. Three members of the public attended the first of these meetings. The Planning Commission and the community members expressed support for these changes. No members from the community attended the last three meetings.

Additional community input was obtained for this Housing Element through Planning Commission and City Council public hearings regarding its November 2013 approval and subsequent 2015 amendment.

7. Sources of Information

A number of data sources were utilized to create the Chino Hills Housing Element. These resources include:

- City of Chino Hills General Plan
- City of Chino Hills Community Development Department Building Division permit records, January 2008 through January 2013
- City of Chino Hills Community Development Department Neighborhood Services Division activity records, January 2008 through January 2013
- City of Chino Hills Consolidated Plan 2008–2013
- City of Chino Hills Consolidated Annual Performance and Evaluation Report 2009–2010
- Southern California Association of Governments (SCAG) Regional Housing Needs Assessment (RHNA), October 2012
- Department of Finance Population and Housing data, January 2012
- 2000 and 2010 U.S. Census Report Summaries
- 2013 City of Chino Hills General Plan Update Land Use Inventory

Various other informational sources were referenced where appropriate. References to these informational sources are cited where they appear within the text.



B. Housing Needs Assessment

A successful strategy for improving housing conditions must be preceded by an assessment of the housing needs of the community and region. This section of the Housing Element reviews the major components of housing needs including trends in the City’s population, households, and the types of housing available. These changes reflect local and regional conditions. Consequently, the regional context is also presented.

The analysis that follows is broken down into four major subsections:

- Section A, Population Characteristics, analyzes the City of Chino Hills in terms of individual persons and attempts to identify any population trends that may affect future housing needs.
- Section B, Household Characteristics, analyzes Chino Hills in terms of households, or living groups, to see how past and expected household changes will affect housing needs.
- Section C, Housing Stock, analyzes the housing units in Chino Hills in terms of availability, affordability, and condition.
- Section D, Assisted Housing at Risk of Conversion, analyzes housing units that are currently restricted to low income housing use and are “at-risk” to converting to market rate units.

This assessment of the City’s housing needs is used as the basis for identifying appropriate policies and programs in this Element.

1. Population Characteristics

The City’s population characteristics are important factors affecting the types and extent of housing needs in the City. Population growth, age, race/ethnicity, and employment characteristics are discussed in this section.

a. Population Growth Trends

As shown in Table 3–2 below, the Southern California region, including San Bernardino County,

has been growing. Between 1990 and 2010, the combined populations of Riverside, San Bernardino, Los Angeles, and Orange counties grew by 3,191,175 persons or 23.02%. During this same period, the population in San Bernardino County increased by 616,830 persons, or 43.49%.

Table 3-2 – Regional Population Growth by County, 1990-2010

County	Population			Change 1990-2010	
	1990	2000	2010	# of Persons	% Increase
Los Angeles	8,863,052	9,519,338	9,818,605	955,553	10.78%
Orange	2,410,668	2,846,289	3,010,232	599,564	24.87%
Riverside	1,170,413	1,545,387	2,189,641	1,019,228	87.08%
San Bernardino	1,418,380	1,709,434	2,035,210	616,830	43.49%
Totals	13,862,513	15,620,448	17,053,688	3,191,175	23.02%

Source: 1990, 2000, 2010 Census Reports

In comparison to surrounding jurisdictions, the City has experienced phenomenal growth since its incorporation. The General Plan reported that in 1980 the City had a population of 12,889, and by 1993, two years after incorporation, the population had grown to 48,041 persons. Since that 1993 count, the City’s population has increased another 39.02% to 66,787 persons, according to the 2000 Census. As the City reaches build-out, its population growth has slowed substantially. According to the 2010 Census, the City’s population was 74,799, a 12.0% increase over the 2000 Census count.

Table 3–3 below compares the growth in the City to neighboring jurisdictions during the period from 2000 through the year 2010. During that period, the City’s population grew 12.02%, while surrounding jurisdictions grew between 0% and 16%.

Table 3-3 – Population Trends: Chino Hills and Surrounding Areas, 2000 and 2010

Jurisdiction	2000 [a]	2010 [b]	% Increase
Brea	35,410	39,282	10.9%
Chino	67,168	77,983	16.1%
Chino Hills	66,787	74,796	12.0%
Diamond Bar	56,287	55,544	-1.3%
Pomona	149,473	149,058	-0.3%

Source: [a] 2000 U.S. Census
[b] 2010 U.S. Census



b. Age Characteristics

The age structure of a population is an important factor in evaluating housing needs and projecting the direction of future housing development. For example, if a city is experiencing an outmigration of young adults (ages 25–34), there may be a shortage of first-time homebuyer opportunities, or if a City has a substantial elderly population, specialized senior citizen housing may be needed.

Table 3–4 illustrates the age distribution of the City’s residents from the 2000 and 2010 Census reports. Chino Hills is a maturing community, as evidenced by the increase in median age from 32.3 years in 2000 to 36.6 years 2010. In comparison, the County also had a 2000 median age of 30.3 years, but a 2000 median age of 31.7 years, below that for the City. The median age for the City, as well as the state and the country, is expected to continue to increase as the Baby Boom generation ages¹⁷. In terms of housing, the aging of the population may increase the number of senior-aged households, which typically require smaller, more affordable housing options.

Table 3-4 – Age Characteristics: City of Chino Hills, 2000 and 2010

Age Range	2000 [a]		2010 [b]	
	# of Persons	% of Population	# of Persons	% of Population
0-4	5,836	9%	4,355	5.8%
5-14	12,689	19%	11,664	15.6%
15-19	5,171	8%	6,582	8.8%
20-24	3,178	5%	4,835	6.5%
25-34	9,737	15%	8,281	11%
35-44	14,037	21%	11,926	15.9%
45-54	9,575	14%	13,498	18.0%
55-64	3,736	6%	8,390	11.3%
65+	2,828	4%	5,265	7.1%
Total	66,787	100%	74,796	100%
Median Age	32.3		36.6	
County of San Bernardino Median Age	30.3		31.7	

Source: [a] 2000 U.S. Census
[b] 2010 U.S. Census

¹⁷ The Baby Boom is defined as the generation of people born between 1946 and 1964, during the post-World War II period when there was a marked increase in the national birth rate.

c. Race/Ethnicity Characteristics

The racial and ethnic make-up of a population affects housing needs. This is due to the unique household characteristics of different groups, and household size in particular. Table 3–5 summarizes race/ethnicity for the City based on 2000 and 2010 Census data. As illustrated in Table 3–5, the majority of the City’s residents are White. The most notable shift in population is the increase in Asian/Pacific Islander population which has increased from 22% in 2000 to 33% in 2010.

Table 3-5 – Race/Ethnic Composition: City of Chino Hills, 2000 and 2010

Race and Ethnicity	2000 [a]		2010 [b]	
	Persons	% of Population	Persons	% of Population
White	37,656	56%	41,076	54%
Asian/Pacific Islander	14,829	22%	24,997	33%
Black	3,697	6%	3,986	5%
American Indian/ Eskimo/Aleut	375	1%	816	1%
Other	10,230	15%	7,839	11%
Hispanic or Latino (any race)	17,151	26%	21,802	29%

Source: [a] 2000 U.S. Census
[b] 2010 U.S. Census

d. Employment

The City’s General Plan designates several hundred acres for commercial and business park development along the SR–71 Freeway corridor. The designation of suitable land for commercial and business park development complies with the City’s goal of providing a full range of retail shopping, service, and employment opportunities for its residents while maintaining its high-quality residential environment.

Most of the existing employment in the City is service related. The U.S. Census Bureau 2006 Sector Summary by ZIP Code tallied employment in the 91709 ZIP code, which includes all of Chino Hills. According to the 2006 Census tally, there were 927 business establishments totaling 7,055 employees in the 91709 ZIP code. (Refer to Table 3–6 below.)

A general measure of the balance of a community’s employment opportunities with the needs of its residents is a “jobs/housing ratio.” A balanced community would have a match between employ-



ment and housing opportunities so that most of its residents could choose to work in the community.

Table 3-6 – Business by Industrial Sector: City of Chino Hills 91709 ZIP Code, 2006

Industrial Sector	Number of Establishments
Total	927
Forestry, fishing, hunting, and agriculture	2
Construction	92
Manufacturing	11
Wholesale trade	81
Retail trade	114
Transportation and warehousing	20
Information	14
Finance and insurance	59
Real estate and rental and leasing	57
Professional, scientific and technical services	138
Admin, support, waste management, remediation services	3
Educational services	54
Health care and social assistance	12
Arts, entertainment and recreation	90
Accommodation and food services	17
Other services (except public administration)	90
Unclassified establishments	68

Source: The U.S. Census Bureau 2006 Sector Summary by Zip Code

The “jobs/housing ratio” concept is promulgated by the Southern California Association of Governments (SCAG) in response to the requirements of the Federal Clean Air Act as a means of addressing serious air quality and transportation issues. The concept of balancing the “jobs/housing ratio” is viewed favorably in that if people can live and work within the same community, the Southern California region as a whole will benefit from reduced traffic congestion and improved air quality.

As defined by SCAG, a balanced subregion or community is one having an employment to housing ratio of 1.2 jobs per dwelling unit. Based on a 2007 estimate of 8,769 jobs¹⁸ in the City and a 2007 population of 78,668, the jobs/housing ratio for the City would be 0.111 jobs per dwelling unit. This indicates that the City is “jobs poor” and “housing rich,” and that most of the

¹⁸ American Fact Finder, 2007 employment/business data; http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ECN_2007_US_00A1; accessed February 2013.

City’s residents commute outside the City to work. According to the 2010 Census, 56,674 persons (75.8% of the City’s population over the age of 16 years) work outside the home. Of these workers, 93.8% commute by vehicle to work, with a median travel time to work of 36.4 minutes.

Adherence to jobs/housing balance ratios in accordance with the Federal Clean Air Act and SCAG policies represents a constraint on the expansion of housing opportunities within the City. Because the City is “jobs poor,” opportunities to convert commercial or business parklands to residential uses are not feasible.

2. Household Characteristics

Information on household characteristics is an important indicator of housing needs in a community. Income and affordability are best measured at the household level, as are the special housing needs of certain groups such as large families and female-headed households. As an example, if a community has a substantial number of young family households whose incomes, combined with local housing costs, preclude the option of home purchase, the City may wish to initiate a homebuyer assistance program or participate or publicize the programs that are available elsewhere.

The Bureau of the Census defines a “household” as “all persons who occupy a housing unit, which may include families, singles, or other.” Boarders are included as part of the primary household by the Census. Families are households related through marriage or blood, and a single household refers to individuals living alone. “Other” households reflect unrelated individuals living together (roommates). Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households.

As shown in Table 3–7, there are a total of 22,941 households in the City according to the 2010 Census. As illustrated in the table, families represent the City’s predominant household type, comprising 84% of the City’s 2010 households, a 1% decline from the 2000 Census in which 85% of the City’s households were families. This family



orientation has been a major contributor to the City’s popularity and related population growth. The City’s trend toward family housing is expected to shift slightly as the population ages and the need for smaller housing increases in response to a growing senior and young adult population.

Table 3-7- Household Type: City of Chino Hills, 2000 and 2010

Household Type	2000 [a]		2010 [b]	
	No. of Households	% of Total	No. of Households	% of Total
Families	17,075	85%	19,321	84%
Singles	2,120	11%	2,713	12%
Other	844	4%	906	4%
Total	20,039	100%	22,940	100%

Source: [a] 2000 Census estimated to the City’s boundaries;
[b] 2010 Census estimated to the City’s boundaries.

Single-person households represent the second largest household group in the City, comprising 12% of all 2010 households, a 1% increase from the 2000 Census in which 11% of the City’s households were single persons. “Other” households reflect unrelated individuals living together (roommates) and comprise 4% of the City’s households in the 2010 and 2000 Census counts.

a. Household Size

Household size is an important indicator of population trends as well as overcrowding in individual housing units. A city’s average household size will increase over time if there is a trend toward larger families.

Average household size in Chino Hills was 3.25 persons per occupied unit in 2010, decreasing from 3.33 persons per household in 2000. (Refer to Table 3–8.) In contrast, the average household size for the County of San Bernardino has increased to 3.26 persons in 2010 from 3.15 persons in 2000.

Table 3-8 – Household Size: City of Chino Hills and County of San Bernardino, 2000 and 2010

Jurisdiction	2000 [a]	2010 [b]
Chino Hills	3.33	3.25
San Bernardino County	3.15	3.26

Source: [a] 2000 Census estimated to the City’s boundaries;
[b] 2010 Census estimated to the City’s boundaries.

b. Overcrowding

Overcrowding is another indicator of housing affordability. Unit overcrowding is caused by the combined effect of low earning and high housing costs in a community, and reflects the inability of households to buy or rent housing that provides reasonable privacy for their residents. The Census defines overcrowded households as units with greater than 1.01 persons per room, excluding bathrooms, hallways, and porches.

According to the 2010 Census, the incidence of overcrowding in Chino Hills was minimal, with 2.9% of the City’s households defined as overcrowded, compared to 8.8% for the County. “Severely” overcrowded households (greater than 1.5 persons per room) comprised only 0.8% of the City’s total 2010 households, compared to 2.3% for the County. Of these overcrowded households, 624 are below the poverty level, with 415 or 66.5% being owner households and 209 or 33.5% being renter households.

c. Household Income

An important factor with respect to housing affordability is household income. While upper income households have more discretionary income to spend on housing, low and moderate-income households are more limited in the range of housing they can afford.

Chino Hills Median Income

The City has a substantially higher income than the County, and notably higher than surrounding communities. According to the 2010 Census, median household income in the City was \$101,905. In comparison, the median income of the County of San Bernardino was \$55,853. In surrounding jurisdictions, median income varied: Brea \$81,278; Chino \$73,400; and Diamond Bar \$90,153. (Refer to Table 3–9 below.)

According to the most recent edition of the “Inland Empire Quarterly Economic Report” (October 2007) published by the San Bernardino Associated Governments, the City’s median income has risen to \$100,394. Chino Hills has the second highest



median income of cities located in the Inland Empire.

Table 3-9 – Median Household Income: City of Chino Hills and Surrounding Cities and County, 2010 Census

Jurisdiction	Median Income
Brea	\$81,278
Chino	\$73,400
Chino Hills	\$101,905
Diamond Bar	\$90,153
County of San Bernardino	\$55,853

Table 3-10 below shows percentages of Chino Hills and San Bernardino County households by income range. These income figures suggest that the City does not have great disparities in income, with 86% of the community identified by HUD’s Comprehensive Housing Affordability Strategy (CHAS) 2004 data as above moderate income. The County has a greater dispersion of income, with 59% listed as above moderate income. This conclusion is further supported by the poverty status information for the City. The 2010 Census further indicates that 3.6% of the City’s households live below the poverty level. This percentage is relatively low when compared to the County of San Bernardino, in which 12.7% of households live below the poverty level.

Table 3-10 – Households by Income Level: Chino Hills and San Bernardino County

Income Group	Total Households	Percent	Total Households	Percent
Extreme Low (0-30%)	743	4%	63,429	12%
Low (31-50%)	623	3%	61,521	12%
Moderate (51-80%)	1,473	7%	90,485	17%
Above Moderate (80%+)	17,135	86%	312,892	59%
Totals	19,974	100%	528,327	100%

Source: CHAS Databook, 2004

State Income Categories

According to data from the California Department of Housing and Community Development (HCD), the year 2012 median income for a four-person

household in San Bernardino County is \$63,000¹⁹. The U.S. Department of Housing and Urban Development (HUD) in conjunction with HCD has developed the following income categories that are broadly based on their percentage of County median income.

- Extremely Low Income – generally 30% or less of the County median
- Very Low Income – generally between 31% and 50% of the County median
- Low Income – generally between 51% and 80% of the County median
- Median Income – generally between 81% and 100% of the County median
- Moderate Income – generally between 101% and 120% of the County median
- Upper Income – greater than 120% of the County median

These income ranges are used to determine eligibility for various subsidized housing programs. The 2012 income limits for these categories by household size are presented in Table 3-11 below.

Table 3-11 – Median Incomes and Income Limits Adjusted by Household Size: San Bernardino Area, 2012

Income Category	Maximum Income by Household Size			
	1 Person Household	2 Person Household	3 Person Household	4 Person Household
Extremely Low Income	\$14,100	\$16,100	\$18,100	\$20,100
Very Low Income	\$23,450	\$26,800	\$30,150	\$33,500
Lower Income	\$37,550	\$42,900	\$48,250	\$53,600
Median Income	\$44,300	\$50,650	\$56,950	\$63,300
Moderate Income	\$53,100	\$60,750	\$68,350	\$75,950

Note: Income limits for extremely, very low and lower income levels are set by HUD based on historical income information; median and moderate income levels are set by HCD based on mathematical averages of County income.

Source: HCD February 1, 2012.

d. Special Needs Groups

Certain segments of the population may have more difficulty finding decent, affordable housing due to special circumstances. These “special

¹⁹ Correspondence from Glen A. Campora, Assistant Deputy Director, Division of Housing Policy Development, California Department of Community Development, dated February 1, 2012.



needs” groups include the elderly, large families, disabled persons, female-headed households, farmworkers, and the homeless. Under state law, the housing needs of each group are required to be addressed in the Housing Element. This information is summarized in Table 3-12.

Table 3-12 – Special Needs Group: City of Chino Hills

Needs Group	Number of Households/ Persons	Total % of All City Households/ Persons
Elderly (65 +) (Households) ^[a]	5,265	7.0%
Large Households (Overcrowding) ^[a]	1,316	6.5%
Disabled (Persons) ^[b]	7,016	10.5%
Female-Headed Households ^[a]	2,381	10.4%
Female-Headed Households (With Children) ^[a]	1,136	5.0%
Farmworkers (Persons) ^[a]	212	0.6%
Homeless (Persons) ^[c]	63	0

Sources: [a] 2010 Census; [b] 2000 Census; [c] 2007 San Bernardino County Homeless Census Survey Comprehensive Report.

The identified special needs groups are defined below:

Elderly

The special needs of many elderly households result from their limited, fixed incomes, physical disabilities, and dependence needs. According to the 2010 Census, 7.0% of the City’s households contain elderly members aged 65 or older, and 3.9% of all City elderly live with incomes below the poverty level. This is a decrease from 2000 Census information, which indicated that 4.9% of the City’s elderly households lived below the poverty level. According to the 2010 Census, 1,944 elderly households were below the poverty level, of which 1,584 or 81% owned their homes and 360 or 19% rented their homes. Low-income elderly owner households typically need assistance with home maintenance and housing support services (such as in-home care, utility and property tax bill payments); and low-income elderly renter households typically need assistance with housing affordability and housing support services.

As discussed above, the median age for the City, as well as the state and the country, is expected

to continue to increase. In terms of housing, senior-aged households typically require smaller, more affordable housing options and/or assistance with home maintenance. To address the housing needs of the City’s elderly population, the Housing Element establishes policies and programs to assist seniors with housing rehabilitation programs for owner households, affordable housing for renter households, and housing support services for all senior households.

Large Households

A large household is identified in state housing law as a “group with special housing needs based on the generally limited availability of adequately sized, affordable housing units.” Large households are defined as those with five or more members. According to the City of Chino Hills Consolidated Plan for Fiscal Years 2008–2013 based on 2000 Census information, 20% of all the households in the City were large households. Of these large households, 89% were owner households. While most of the City’s housing stock contains three or more bedrooms (77%), nearly all are owner occupied units (92%); leaving limited availability for large renter families.

The substantial number of large family households is reflective of the City’s large percentage of family households. While large families traditionally experience housing needs related to their lower incomes, large family households in the City are expected to be predominantly upper income and adequately housed in the City’s larger single-family homes. This information is supported by the overcrowding information presented in Section [B.1.b](#) above, which indicates that only 6.5% of the City’s households are overcrowded, compared with 14.6% countywide. However for the 10% of large households that are renter households, housing affordability and the availability of rental units with 3 or more bedrooms could be a concern.

Section F.3 (page [3-49](#)) of this Element identifies available housing programs that encourage development of rental multi-family units. Specifically, the Low Income Housing Tax Credit (LIHTC) Program provides for federal tax credits



for private developers and investors who agree to set aside all or a portion of their units for low income households and the elderly for no less than 15 years. The City will remain informed about this program and will make the benefits of this program known to developers and investors upon inquiry, potentially for multi-family projects that cater to larger families.

Disabled

Physical and mental disabilities can hinder access to housing units of conventional design as well as limit the ability of the disabled individuals to earn an adequate income. The proportion of physically disabled individuals is increasing nationwide due to overall increased longevity and lower fatality rates. Mental disabilities include those disabled by a psychiatric illness or injury, including schizophrenia, Alzheimer’s disease, AIDS-related infections, and conditions related to brain trauma. According to the 2000 Census, 7,016 persons (10.5% of the City population) are disabled. Of these disabled persons, 1,068 or 15.2% of the disabled persons are aged 65 years and older.

Pursuant to Chapter 507, Statutes of 2010 (SB 812), an analysis of housing needs for persons with developmental disabilities is required as part of the housing element process. A “development disability” is defined as a disability that originates before an individual becomes 18 years old, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual. In San Bernardino County, the Inland Regional Center (IRC) is a community based agency that supplies services and support to developmentally disabled persons and their families in the region, including Chino Hills. According to the IRC, the agency currently serves the following numbers of the City’s residents, listed by age group.

Age 0-14	Age 15-22	Age 23-54	Age 55-65	Age 65+	Total
10,143	5,069	9,201	1,167	444	26,024

Housing opportunities for the disabled can be addressed through the provision of affordable, barrier-free housing, including group and

supportive housing situations. This Housing Element sets forth policies to implement State standards for the provision of disabled accessible units in new developments. Other policies and programs of the Housing Element provide for rehabilitation assistance to enable disabled renters and homeowners to modify their dwelling units to improve accessibility.

Female-Headed Household

Single-parent households require special consideration and assistance because of their greater need for day care, health care, and other facilities. Female-headed households with children in particular tend to have lower incomes, thus limiting housing availability for this group. According to the 2010 Census, Chino Hills has estimated 2,361 female-headed households (10.4% of all households). Of these female-headed households, 1,136 (5.0% of all households) live with children under the age of 18 years, 14.5% of which live under the poverty level.

An issue affecting all family households, especially those headed by females, is finding quality, affordable childcare. Many households find this a severe constraint, and in the case of single-parent households, the parent becomes unable to work. As a result, the parent cannot provide basic necessities, such as food and housing to his or her children.

Although female-headed households in Chino Hills represent a smaller special needs group than elderly and disabled persons, the Housing Element provides for the needs of this group through policies that promote continued use of existing affordability programs, such as rent subsidies. Housing opportunities for female-headed households with children are addressed through policies for the provision of affordable childcare, and for the location of family housing sites in close proximity to commercial uses.

Farmworkers

The special housing needs of many agricultural workers stem from their low wages and the insecure nature of their employment. Estimates of



the “farmworker” population in the City are extrapolated from individuals who categorize their employment as “Agriculture, Forestry, Fishing and Hunting, and Mining” in the 2010 Census. Based on this grouping, the 2010 estimate for the City’s “farmworker” population is 212, or 0.6% of the City’s total population.

Historically, the City was not an agrarian community, although cattle grazing did and continues to occur in the undeveloped hillside areas. Existing agricultural production is limited to 36.2 acres of undeveloped Business Park zoned land, and 35.8 acres within the Boys Republic site, which is used primarily to feed their on-site cattle. Consequently, very few farmworkers are expected to reside in the City. The 212 workers noted in the Census count likely include oilfield workers, horticulturists, and animal husbandry workers.

Homeless

During the past decades, homelessness has become an increasingly reported problem throughout the state. Factors contributing to the rise in homelessness included the general lack of housing affordable to low and very low income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill.

According to the 2007 San Bernardino County Homeless Census Survey Comprehensive Report, there are currently 3,530 homeless persons in the County. Currently, several facilities and agencies serve the needs of the homeless in the vicinity of Chino Hills. These include the Frazee Center and the Salvation Army located in the City of San Bernardino, and Inland Empire Temporary Homes located in Loma Linda. Other nearby facilities serving the homeless are the Chino Neighborhood House and the Chino Aletheian Foundation in the City of Chino. These facilities provide emergency food and clothing to very-low income persons, including the homeless. Isaiah’s Rock, a nonprofit organization located in downtown Chino, also offers food, clothing, and shelter for persons and families in need.

For the past two years, the City has allocated portions of its Community Development Block Grant (CDBG) funds to support the House of Ruth, a national service that works with local shelters to provide housing and support services to homeless women and children. The Housing Element calls for the City to continue these efforts and to coordinate with existing social service providers from surrounding communities to address the needs of the area’s homeless population.

3. Housing Characteristics

A housing unit is defined as a house, an apartment, or a single room, occupied as a separate living quarters or, if vacant, intended for occupancy as a separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and that have direct access from the outside of the building or through a common hall. A community’s housing stock is the compilation of all its housing units.

a. Housing Growth

The City experienced rapid residential growth since its incorporation in 1993. The City’s 1993 housing stock of 16,286 units had increased by 25% to 20,389 units by 2000, and by 16% to 23,617 by 2010, for an overall increase of 45% since its 1993 incorporation. As depicted in Table 3–13, Chino Hills housing unit growth has been significantly greater than San Bernardino County and surrounding jurisdictions.

Table 3-13 - Housing Trends: Chino Hills and Surrounding Areas, 1993, 2000 and 2010

Jurisdiction	Number of Housing Units			% Increase		
	1993 [a]	2000 [c]	2010 [d]	1993-2000	2000-2010	1993-2010
Brea	12,815	13,255	14,785	3%	12%	15%
Chino	16,640	17,665	21,797	6%	23%	31%
Chino Hills	16,286 [b]	20,389	23,617	25%	16%	45%
Diamond Bar	17,813	18,043	18,455	1%	2%	4%
Pomona	38,948	39,330	40,685	1%	3%	4%
San Bernardino Co.	572,379	610,317	699,637	7%	15%	22%

Source: [a] California Dept. of Finance, Estimate for January 1993.
 [b] City of Chino Hills General Plan, July 1992.
 [c] 2000 Census.
 [d] 2010 Census.



b. Housing Type, Tenure, and Vacancy

Housing Type

Table 3-14 describes the City’s housing types as described by the 2000 Census and the 2013 City of Chino Hills Land Use Inventory. The majority of the City housing stock is single family, which increased 8% between 2000 and 2013. Multifamily units increased by 114% between 2000 and 2013, while mobile homes remained largely unchanged. The increase in the share of multifamily units will help meet the City’s need for affordable rental housing.

Table 3-14 – Housing Unit Mix: City of Chino Hills, 2000 and 2013

Housing Type	# of Housing Units		Percent Change
	2000 ^[a]	2013 ^[b]	2000- 2013
Single Family (Attached and Detached)	17,864	19,230	8%
Multi-Family	1,840	3,930	114%
Mobile Homes	633	633	0%
Total Units	20,337	23,793	17%

Source: [a] 2000 Census
 [b] City Community Development Department Land Use Inventory, 2013

Housing Tenure

According to the 2010 Census, the City had a high rate of owner-occupied housing (81.6% owners and 18.4% renters) (refer to Table 3-15 below). In comparison, the County's housing stock comprises approximately 62.7% ownership units and 37.3% rentals.

For Extremely Low income households in Chino Hills, the rate of owner-occupied housing is lower than the City average: 472 or 63% of all Extremely Low income households own their own homes; and the balance 286 or 37% of all Extremely Low income households rent their homes.

Table 3-15 – Tenure of Occupied Housing Units: City of Chino Hills

Housing Type	Number of Units	% Total Occupied Units
Owner-occupied	18,181	81.6%
Renter-occupied	4,099	18.4%
Total occupied units	22,280	100%

Source: 2010 Census

Housing Vacancy

According to the 2010 Census, approximately 2.9% of the City’s housing stock is vacant. Of the owner-occupied housing stock, 1% is vacant, and of the rental housing stock, 5.4% is vacant. A certain level of vacancies in the housing market is desirable. Vacancies help ensure sufficient choice among different units, moderate housing costs, and provide an incentive for unit upkeep and repair. A 1.5% to 2% vacancy rate for owner occupied homes and a 4% to 5% vacancy rate for rentals are considered optimal. The vacancy rates in the City are close to these optimal thresholds.

c. Age and Condition of Housing Stock

Most homes begin to exhibit signs of decay when they approach 30 years of age. Common repairs needed include new roofs, wall plaster, and stucco. Homes 30 years or over with deferred maintenance require more substantial repairs, such as new siding, plumbing, or multiple repairs to the roof, walls, etc. According to the 2010 Census, only 18% of the City’s housing stock is over 30 years old. The majority of the housing units built prior to 1970 (40+ years old) are located in Los Serranos and the Sleepy Hollow area of Carbon Canyon. (Refer to [Figure 3-2](#), – Target Neighborhoods.)

The Neighborhood Services Division of the City Community Services Department conducts periodic windshield inventories of the older areas, specifically Los Serranos and Sleepy Hollow, to evaluate structural condition and code violations. Though there have been dramatic improvements in the neighborhoods due to recent code enforcement efforts such as Neighborhood Clean-Up and Take Back the Neighborhood, a substantial number of violations remain. According to the City Consolidated Plan (2008-2013), roughly 30% (or 1,652 of the 5,507 developed residential lots in Los Serranos) continue to have code violations. The City has volunteer graffiti abatement teams and a hotline for code enforcement issues, and also operates a Home Improvement Program to help address these issues.

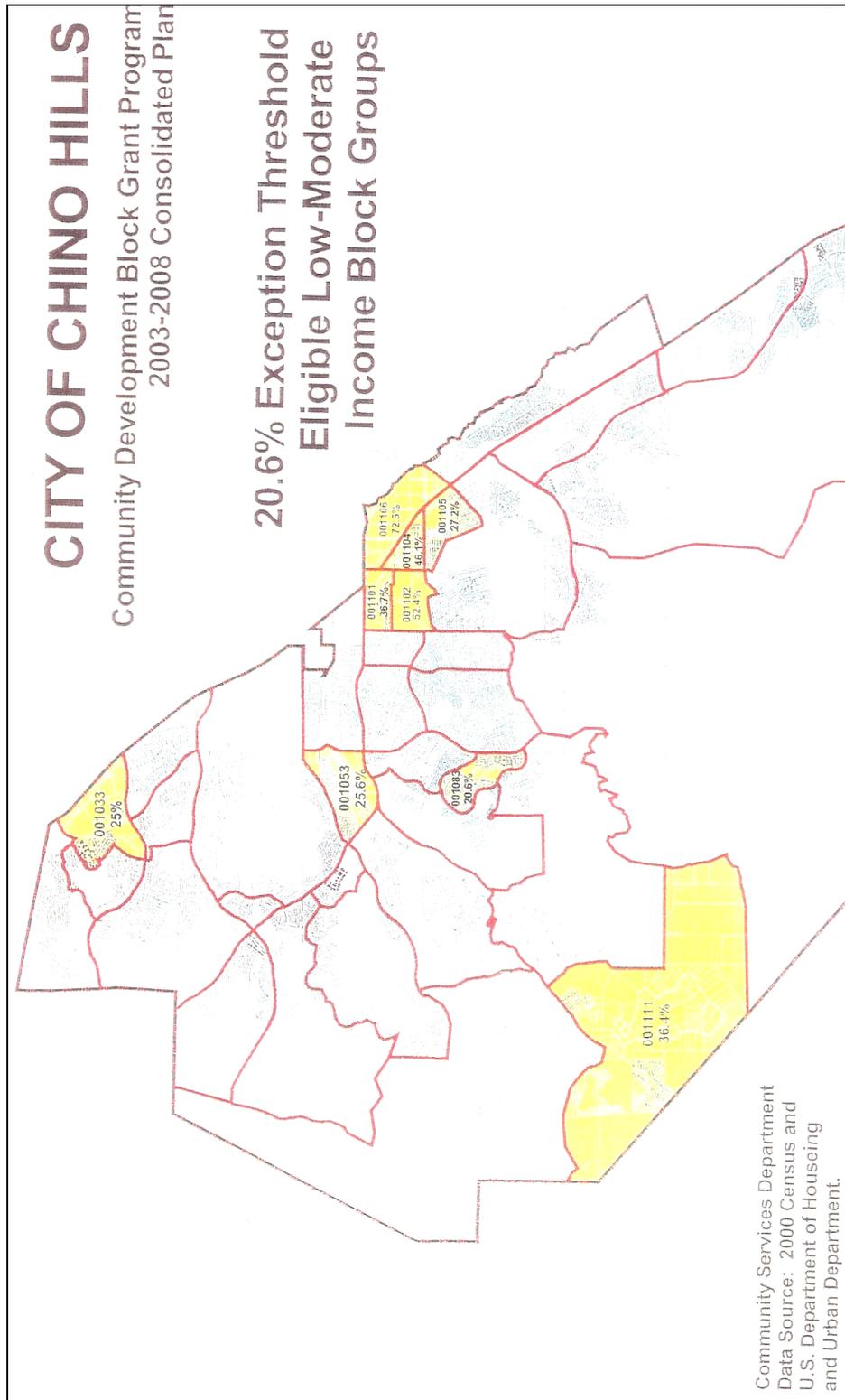


Figure 3-3 – Target Neighborhoods



To help maintain these older neighborhoods, the Neighborhood Services Division has designated these neighborhoods as target areas. The City applies portions of its CDBG allocation to these target areas, focusing on neighborhood clean-up and infrastructure improvement programs. These efforts include home improvement grants and installation of curb/gutter and sidewalk in the Los Serranos neighborhood.

The City also has an active code enforcement program in the Los Serranos and Sleepy Hollow neighborhoods. Through its Consolidated Plan, the City sets a goal of continuing these efforts by correcting 1,000 code violations and assisting 5 housing rehabilitations each year.

d. Housing Costs

Ownership Housing

The value of homes varies substantially within the City, depending on the age, size, and location of the home. According to the 2010 Census, homes in Chino Hills had an estimated overall median value of \$536,000. As shown in Table 3-16, in for-sale housing prices the City ranks third highest compared to surrounding communities, slightly lower than Brea and Diamond Bar, but substantially higher than Chino, Pomona, and the County as a whole.

Table 3-16- Housing Sale Prices: Chino Hills and Surrounding Areas, 2010

Jurisdiction	Median Price Home
Brea	\$567,200
Chino	\$378,900
Chino Hills	\$536,000
Diamond Bar	\$548,000
Pomona	\$311,300
County of San Bernardino	\$278,400

Source: 2010 Census

A current review of sale prices for existing single-family detached homes in the City indicates that average home prices range from \$150,000 for homes over 30 years old and less than 1,200 square feet or 1-bedroom condominiums, to \$490,000 for newer homes of over 5,000 square

feet in hillside areas and on large lots.²⁰ Sale prices for single-family attached homes in the City range from \$219,000 for 1-bedroom townhomes to \$380,000 for 3-bedroom townhomes.

Rental Housing

The rental housing market in the City is primarily apartments, with some privately owned condominiums and single-family homes offered for rent. According to the 2010 Census, the median monthly rent in Chino Hills is \$1,771.

As indicated in Table 3-17, the median rent in the City ranks highest compared to surrounding communities. This could indicate that the demand for rental housing in the City is greater than the supply, and that there is a need for more multi-family for-rent residential development in the City.

Table 3-17 - Monthly Rent Prices: Chino Hills and Surrounding Areas, 2010

Jurisdiction	Median Monthly Rent
Brea	\$1,395
Chino	\$1,261
Chino Hills	\$1,771
Diamond Bar	\$1,737
Pomona	\$1,087
County of San Bernardino	\$1,092

Housing Affordability

Federal and state guidelines suggest that lower income households should not spend more than 30% of their gross income on housing. According to the 2010 Census, of the households in the City owning their home, 48.1% paid more than 30% of their income for housing. Of the City’s renter households, 57.7% paid more than 30% of their income for housing.

As noted in [Table 3-9](#) – Median Household Income: City of Chino Hills and Surrounding Cities and County, 2010 Census (page [3-10](#)), Chino Hills’ median household income is higher than that for surrounding communities. Households with higher incomes typically can pay a larger percentage of their income toward housing without being financially burdened. For lower

²⁰ chinohillsrealty.com ; accessed February 22, 2013.



income households, a high housing-cost-to-income percentage means less money for necessities and a potential financial burden. Among the City’s lower income households, 82% (or 681 of the 826 lower income renter households surveyed) and 71% (1,432 of 2,025 lower income owner households surveyed) paid more than 30% of their income on housing (2000 Census). This data suggests a substantial need for affordable housing for the City’s renter and owner households.

Table 3–18 estimates the maximum housing costs affordable to Extremely Low, Very Low, Low, and Moderate Income households based on HCD–established income criteria. In the case of rent, the 30% assumes utilities are included in the monthly rental cost. Utilities may include water, sewer, trash pickup, electric, gas, and phone, and may add \$100 to \$200 to the monthly cost of a rental unit.

In the case of purchase, the 30% includes payment on principal and interest, and an assumed 1.30% allocation for taxes and homeowner insurance. In actuality, taxes and insurance may exceed the assumed 1.30% in newer areas subject to assessments, Mello–Roos districts, or high fire

hazard. A 20% down payment and a 5.75% interest rate are assumed, reflecting 2008 market conditions.

As indicated in Table 3–18 maximum housing costs affordable to an Extremely Low Income 4–person household are \$98,400 to purchase a home and \$400 per month to rent a home. For a Very Low Income 4–person household, the maximum affordable housing costs are \$182,040 to purchase a home and \$800 per month to rent a home. For a Low Income 4–person household, the maximum affordable housing costs are \$262,236 to purchase a home and \$1,150 per month to rent a home. For a Median Income 4–person household, the maximum affordable housing costs are \$305,040 to purchase a home and \$1,350 per month to rent a home. For a Moderate Income 4–person household, the maximum affordable housing costs are \$366,048 to purchase a home and \$1,660 per month to rent a home.

During the past decade, housing costs in the City as well as Southern California have dropped, but are now beginning to rise. As presented above, the cost to purchase a home in the City currently ranges from about \$150,000 to over \$4,900,000.

Table 3-18 – Affordable Housing Prices and Rents by Income Group: County of San Bernardino, 2012

	1 Person Household	2 Person Household	3 Person Household	4 Person Household
Extremely Low Income (per month)	\$1,167	\$1,333	\$1,500	\$1,667
Maximum Home Purchase Price	\$68,880	\$78,720	\$88,560	\$98,400
Maximum Home Rental Rate	\$250	\$300	\$350	\$400
Very Low Income (per month)	\$1,942	\$2,467	\$2,775	\$3,083
Maximum Home Purchase Price	\$114,636	\$145,632	\$163,836	\$182,040
Maximum Home Rental Rate	\$483	\$640	\$733	\$800
Low Income (per month)	\$3,108	\$3,554	\$3,996	\$4,442
Maximum Home Purchase Price	\$183,516	\$209,838	\$235,914	\$262,236
Maximum Home Rental Rate	\$833	\$966	\$1,050	\$1,150
Median Income (per month)	\$3,617	\$4,133	\$4,650	\$5,167
Maximum Home Purchase Price	\$213,528	\$244,032	\$274,536	\$305,040
Maximum Home Rental Rate	\$985	\$1,140	\$1,255	\$1,350
Moderate Income (per month)	\$4,342	\$4,958	\$5,583	\$6,200
Maximum Home Purchase Price	\$256,332	\$292,740	\$329,640	\$366,048
Maximum Home Rental Rate	\$1,203	\$1,358	\$1,475	\$1,660

Source: Incomes per month derived from HCD, reference Table 3-10 above.

Notes: Rental affordability based on 30% of income, plus \$100-200 per month for utilities. (Moderate income can spend up to 35% of income toward housing costs.) Home purchase based on monthly payment of 30% of income, with 1.50% allocation for taxes, homeowner insurance and utilities; and 20% down payment and a 4.25% interest rate.



Households in the Extremely Low income category, as presented in Table 3-18, cannot afford to purchase a home in the City. This situation is unlikely to improve without governmental assistance. Very Low income households with 3 or more members and Low, Median and Moderate income households could afford the smaller, older homes or condominiums that sell in the \$163,000 to \$300,000 to \$360,000 range.

With a median monthly rent of \$1,771, about half of the City’s rental market is generally outside the reach of all Extremely Low, Very Low, Low, Median, and Moderate income households.

4. Assisted Housing at Risk of Conversion

State law requires the City to identify, analyze, and propose programs to preserve housing units that are currently deed restricted to low income housing use and will possibly be lost as low-income housing as these deed restrictions expire. This section identifies those units in Chino Hills, analyzes their potential to convert to non-low income housing uses, and analyzes the costs to preserve and/or replace those units. Goals, policies, and programs to preserve these units are presented later in this Housing Element.

Consistent with state requirements, the assisted housing analysis includes the following components:

- An inventory of restricted low income housing projects in the City and their potential for conversion;
- An analysis of the costs of preserving and/or replacing the units “at risk” and a comparison of these costs;
- An analysis of the organizational and financial resources available for preserving and/or replacing the units “at risk”;
- Quantified objectives for the number of “at risk” units to be preserved; and
- Programs for preserving the “at risk” units.

a. Inventory of At Risk Housing

This section identifies the low income rental housing units in the City that are “at risk” of converting to market rate housing uses during the current planning period.

The inventory of assisted units included a review of all multifamily rental units assisted under federal, state, and/or local programs, including HUD programs, state and local bond programs, and local in-lieu fees, inclusionary, density bonus, or direct assistance programs. (Reference Table 3-19 below.)

Table 3-19 – Checklist to Confirm Lack of “At Risk” Units, City of Chino Hills

Jurisdiction	Date
City of Chino Hills	May 22, 2008
1. HUD Programs <ul style="list-style-type: none"> - Section 8 Lower-Income Rental Assistance project-based programs: <ul style="list-style-type: none"> - New Construction; Substantial or Moderate Rehabilitation; Property Disposition - Loan Management Set-Aside - Section 101 Rent Supplements; Section 213 Cooperative Housing Insurance; Section 221 (d)(3) Below-Market Interest Rate Mortgage Insurance Program; Section 236 Interest Reduction Payment Program - Section 202 Direct Loans for Elderly or Handicapped <input checked="" type="checkbox"/> There are no such units for our jurisdiction listed in the Inventory of Federally Subsidized Rental Units At Risk of Conversion, 1990 or subsequent updated information made available by HPD. 	
2. Community Development Block Grant program (CDBG) <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Jurisdiction has not used CDBG funds for multi-family rental units 	
3. Redevelopment programs <ul style="list-style-type: none"> <input checked="" type="checkbox"/> The City does not have a Redevelopment Agency or Redevelopment Area within its jurisdiction. 	
4. FmHA Section 515 Rural Rental Housing Loans <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Jurisdiction has not been located in a qualifying rural FmHA area 	
5. State and local multi-family revenue bond programs <ul style="list-style-type: none"> <input checked="" type="checkbox"/> HCD indicated that mortgage revenue bonds for 88 affordable units were in place at the Village Crossing at Chino Hills Apartment project. The Village Crossing at Chino Hills Apartments converted to market rate in 2010. Local in-lieu fee programs or inclusionary programs. 	
6. Developments which obtained a density bonus and direct government assistance pursuant to Government Code Section 65916 <ul style="list-style-type: none"> <input checked="" type="checkbox"/> At this time, no density bonuses have been granted resulting in a commitment for affordable units. 	

Pursuant to Government Code Section 85583(A)(8)



The inventory also covers all units that are eligible to change to non-low income housing units due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions. The inventory was compiled by interviews with City and County staff, HUD, and review of the Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion (California Housing Partnership Corporation), and The Use of Housing Revenue Bond Proceeds – 1990, (California Debt Advisory Commission).

Description of At-Risk Projects

Village Crossing at Chino Hills, formerly known as the Woodview Apartments, is a 440-unit apartment project that previously had low-income restrictions on 20% or 88 units, 43 of which were 1-bedroom units and 45 of which were 2-bedroom units. Of the 88 affordable units, 45 were set aside for households whose income do not exceed 60% of median income, and the remainder 43 units were set aside for households whose income does not exceed 80% of median income. In 2010, the Village Crossing at Chino Hills Apartments became eligible for conversion and converted to market rate housing.

The primary economic incentive to convert low-income units to market rate is the ability to charge higher rents. Currently, at Village Crossing at Chino Hills, market rate studio units rent at \$1,195 to \$1,335; 1-bedroom units rent at \$1,285 to \$1,395; and 2-bedroom units rent at \$1,345 to \$1,845.²¹ Previously, the rent-restricted 1-bedroom units in Village Crossing at Chino Hills rented at \$739 for households at 60% of the County median, and \$986 for households at 80% of the County median; and rent-restricted 2-bedroom units rent at \$924 for households at 60% of the County median, and \$1,333 for households at 80% of the County median.

²¹ <http://www.villagecrossingatchinohills.com/2/Apartments-for-Rent-in-Chino-Hills-California/>; accessed February 22, 2013.

b. Cost Analysis

The Village Crossing at Chino Hills Apartment affordable rental units had lost their low-income use restrictions prior to the time frame of this Chino Hills Housing Element. Because the City did not have the financial resources to preserve the units, this analysis focuses on replacement.

Replacement Costs

This section analyzes the cost of constructing new low-income housing units to replace the 88 Village Crossing at Chino Hills. Possible developers include non-profit organizations and private development companies.

The cost of developing new housing depends upon a variety of factors such as density, size of the units (i.e., number of bedrooms), location and related land costs, and type of construction. In general, land and construction costs in Southern California are quite high. The costs provided in Table 3-20 below estimates the cost of constructing an 88-unit multifamily project with a density of 30 dwelling units per acre, consistent with the HCD default “affordable” density for metropolitan areas. This density assumes subterranean parking and a 3-story building. While the estimate is not specifically tailored to the cost of replacing units at Village Crossing at Chino Hills, it provides an “order of magnitude” reference for estimating these costs.

Table 3-20 – Multiple Family Unit Replacement Costs

Cost Category	Per Unit Cost Range
Land Costs*	\$100,000/du
Construction Costs	\$238,353/du
Other (e.g., Financing, Architectural)	\$25,467/du
Total per Unit	\$363,820 /du

Note: Square foot construction costs estimated at \$138 for single-family and \$187.72 for multifamily unit. Soft costs estimated at 12% per single family and 27% per multifamily unit.

*Land cost estimated at \$247,747 per single-family and \$100,000 per multifamily unit, based on recent single-family comparables and multifamily appraisals.

As indicated in Table 3-20, the average cost per new multifamily unit is \$250,250, translating to \$22,022,000 to replace the 88 units at Village Crossing at Chino Hills. Obtaining the funds and



the land for such replacement is beyond the City's current reach.

c. Financial and Administrative (Organizational) Resources

Because the City does not have a Redevelopment Agency and consequently does not accumulate housing set-aside funds pursuant to Community Redevelopment Law, the City must look to outside financial sources for potential acquisition, subsidy, or replacement of "at risk" units. Administrative resources must also be exercised.

Financial Resources

Due to the high costs of developing and preserving housing and limitations on the amount and uses of funds, a variety of funding sources may be required. At this time, the City is not planning to apply for Proposition 1C funds.

- **CDBG Funds.** Through the Community Development Block Grant (CDBG) program, HUD provides funds to local governments for funding a wide range of community development activities. As of 2000, Chino Hills became an entitlement city, participating directly with HUD in the CDBG program. In fiscal year 2003/2004, the City received CDBG funds in the amount of approximately \$517,000. In each subsequent year, the City's share of CDBG funds has dropped. In fiscal year 2011/2012, the City's share of these funds was \$379,991, and in fiscal year 2012/13, these funds were \$302,086. The City uses these funds for a variety of improvements in its target neighborhoods, specifically Los Serranos and Sleepy Hollow. These funds are also used for city-wide programs, including housing improvement programs, barrier removals, fair housing mediation, and temporary shelters and support services for the homeless.
- **Multiple Family Mortgage Revenue Bonds.** Multiple Family Mortgage Revenue Bonds, as discussed above, are used to finance construction and mortgage loans, as well as capital improvements for multifamily

housing. Federal law requires 20% of the units in an assisted project to be reserved for lower income households whose income does not exceed 80% of the median household income for the County.

Additional state requirements regarding housing set-aside units are imposed on the project. Funding for this program is administered by the California Debt Limit allocation committee and has been extended indefinitely.

- **General Revenues.** The City does not currently fund housing programs out of general revenue funds. The City's General Fund also covers staff time dedicated to coordinating and administering assistance to the County housing programs.
- **Affordable Housing In-Lieu Fee Program.** The City's newly adopted Affordable Housing In-Lieu Fee Program, requiring an in-lieu fee in the amount of \$1 per square foot of livable space for each residential dwelling unit, not to exceed \$3,500 for a new single-family residential unit and not to exceed \$1,000 for a new multi-family residential unit, is expected to generate in-lieu fees that could be used to provide and maintain affordable housing. To date, the City has raised approximately \$330,000 of in-lieu funds. In the previous planning period, these monies have been directed toward the planned Habitat for Humanity Very Low income for-sale house. The City is currently developing a plan for the future use of these funds.

Administrative Resources

An alternative to providing subsidies to existing owners to keep units available as low income housing is for public or non-profit agencies to acquire or construct housing units to replace "at risk" units lost to conversion. Also the City can use its administrative staff to facilitate affordable housing preservation and development.

- **Support and Assistance to Local Nonprofits.** In the wake of state and federal housing program cuts, nonprofits



have stepped in to become a major producer and manager of affordable housing. Nonprofit ownership ensures the future availability of purchased units as low-income housing. Several nonprofit agencies in Southern California have expressed interests in purchasing and or managing “at risk” or replacement units in San Bernardino County. The City continues to support and assist local nonprofit housing organizations. Moreover, if the owners of the at-risk housing projects are interested in selling to nonprofit organizations, the City will work with the project owner(s) and nonprofit(s) to maximize the possibility of purchase.

- **Development Fee Deferment.** The City offers deferment of processing fees to multifamily residential developers that are willing to provide 10% of their units at rents affordable to low and moderate income households for a period of 15 years. Under this program, the City offers deferral of impact fees due at issuance of building permit to issuance of certificate of occupancy.
- **Housing Coordinator.** The City has a housing coordinator function within its staff. The housing coordinator role is divided between the City Community Services and Community Development Departments. Housing coordinator tasks include acting as a resource providing the community with information regarding the Affordable Housing Program; fair housing; state and county housing funding programs, including Section 8 renter assistance, Mortgage and Down-payment Assistance Programs for low and moderate income homeowners. Other housing coordinator tasks include acting as a clearinghouse for developer-assisted housing programs, including multifamily revenue bond financing, density bonuses and fee waivers/deferments, low income housing tax credit, and other state and federal low interest financing programs.

d. Quantified Objectives

With limited financial resources available, the City commits to identifying sufficient sites for the development of multifamily housing at densities above 30 dwelling units per acre.

C. Constraints on Housing Production

A variety of factors add to the cost of housing in the City and constrain the provision of affordable units. These include market, governmental, and infrastructure constraints. In Chino Hills, unique geologic conditions and environmental resources present additional constraints to development.

1. Market Constraints

The high cost of renting or buying housing is the primary ongoing constraint to providing adequate housing in the City. High construction costs, labor costs, land costs, and market financing constraints all contribute to limit the availability of affordable housing.

a. Construction Costs

The single largest cost associated with building a new house is the cost of building materials, comprising between 40% and 50% of the sales price of a home. According to construction industry indicators, overall construction costs rose over 30% during the past decade, with rising energy costs a significant contributor. Typical residential construction costs range from approximately \$150 to \$200 per square foot.²²

Lower housing costs can be achieved with the following factors: a) reduction in amenities and quality of building materials (above a minimum acceptability for health, safety, and adequate performance); b) availability of skilled construction crews who will work for less than union wages; and c) use of manufactured housing

²² 2008 RS Means Building Construction Cost Data, 66th Edition.



(including both mobile home and modular housing).

An additional factor related to construction costs is the number of units built at the same time. As the number of units increases, construction costs over the entire development are generally reduced based on economies of scale. This reduction in costs is of particular benefit when density bonuses are utilized for the provision of affordable housing.

b. Land Costs

In Chino Hills, residential land costs vary depending on the cost of grading and infrastructure associated with proposed development on the site. According to City surveys of local developers (March 2008), single-family zoned land ranges from \$30 to \$50 per square foot, and multifamily zoned land is about \$60 per square foot.

c. Financing

Home mortgage interest rates have been at historic lows during the past 10 years. Coming out of the mortgage crises of 2008, qualifying for a home loan has become more difficult. Although 30-year fixed rate mortgages are still available at below 5%, the income and down payment requirements can be more stringent. Interest rates and mortgage loan requirements are determined by national policies and economic conditions. There is little that local governments can do to affect these rates or the terms of loan programs

2. Governmental Constraints

Housing affordability is affected by factors in the private and public sectors. Actions by the City can have an impact on the price and availability of housing in the City. Land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the

overall quality of housing may have the unintended consequence of serving as a constraint to housing development.

As indicated below, the City utilizes its resources, including zoning, variances, and development impact fees, to limit government constraints to affordable housing.

a. Land Use Controls

Residential Development Standard

The Chino Hills Development Code was adopted in 1994 and amended through February 2008. Chapter 16.10 (Residential Districts) of the Development Code was amended in December 1998 to prohibit single-family development in the medium and high density residential zones. This amendment was undertaken to protect the City's multifamily sites from a growing trend by developers to construct single-family homes on medium and high density zoned properties.

As amended, the Development Code provides for a full range of residential types and densities as follows.

- Agricultural/Ranches (0.2 du/acre)
- Rural Residential (2 du/acre)
- Low Density Residential (6 du/acre)
- Medium Density Residential (12 du/acre)
- High Density Residential (25 du/acre)
- Very High Density Residential (35 du/acre)

Residential development standards applicable to these zones are outlined in Table 3-21.

Residential Care Facilities – Elderly

The City Development Code permits residential care facilities for the elderly in every residential zone as well as the Institutional – Private zone and as a conditional use permit in the Neighborhood Commercial and Office Commercial zones.



Table 3-21 – Development Standards: City of Chino Hills Development Code

Characteristic of Lot, Location, and Height	Districts					
	Agriculture/Ranches (RA)	Rural Residential (RR)	Low Density Residential (RS)	Medium Density Residential (RM-1)	High Density Residential (RM-2)	Very High Density Residential (RM-3)
Maximum Height	35 ft.	35 ft.	35 ft.	35 ft.	42 ft.	42 ft.
Minimum Lot Size	5.0 acres	20,000 sq. ft.	7,200 sq. ft. 6,000 sq. ft. with PD	10,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.
Maximum Lot Coverage (Building)	N/A	N/A	40%	55%	60%	60%
Minimum Lot Dimensions (Width/Depth)	150 ft./200 ft.	130 ft./150 ft.	50 ft. min., 60 ft. avg. / 100 ft.	50 ft. min., 60 ft. avg. / 100 ft.	50 ft. min., 60 ft. avg. / 100 ft.	50 ft. min., 60 ft. avg. / 100 ft.
Front Yard Setback	25 ft.	25 ft.	20 ft. min., 22 ft. avg.	25 ft.	25 ft.	20 ft.
Side Yard Setback	Collector or Larger Street: 25 ft. Local: 15 ft. Other: 20 ft.	Collector or Larger Street: 25 ft. Local: 15 ft. Other: 20 ft.	Collector or Larger Street: 25 ft. Local Street: 15 ft. All other: 7 ft. on any side, 20 ft. aggregate w/PD 5 ft. minimum, 15 ft. aggregate	Collector or Larger Street: 25 ft. Local Street: 20 ft. Other: 10 ft.	Collector or Larger Street: 25 ft. Local Street: 20 ft. Other: 10 ft.	Collector or Larger Street: 25 ft. Local Street: 20 ft. Other: 10 ft.
Rear Yard Setback	25 ft.	25 ft.	15 ft.	15 ft.	10 ft.	10 ft.

Group Homes, Residential Care Facilities, Transitional and Supportive Housing

The City Development Code allows group homes for six or fewer persons in the RA, RR, and RS zones through a site plan approval process. Group, transitional and supportive housing for more than six persons is also permitted through the site plan approval process.

The City Development Code does not contain a definition of “family.” Regarding group homes and residential care facilities, the City complies with state law, which preempts local zoning controls over residential care facilities. If a licensed facility serves six or fewer persons, state law considers this the same as a residential use. Occupancy of these structures is limited only by building code requirements. Applications for group homes, regardless of the size, are processed through the site plan approval process. The cost and timing for processing these applications is equal to or less than other San Bernardino area cities and consequently is not considered a constraint to group home development.

The City Development Code does not regulate concentrations of group homes or contain specific site planning criteria for group homes. Any group home would be regulated by the zoning district in which it locates. Parking reductions are permitted, subject to Development Code Section 16.72.020, Proposed Actions Subject to Minor Variance Application, which are subject to staff-level, Director of Community Development, approval.

There are no City requirements for on-site services for residential care with six or fewer persons. Regarding business licenses, the City follows *California Health and Safety Code* §1566.2 for residential facilities with six or fewer persons. The code says that those facilities shall not be subject to any business taxes, local registration fees, use permits, fees, or other fees. A group home with six or more persons is licensed as a Social Services Center; it would be exempt from paying a business tax because it is coded as Social Assistance.

The City Development Code allows transitional and supportive housing of more than six persons



in the RM-1, RM-2, RM-3 zones subject to the same process as traditional housing.

Emergency Shelter

According to the City Development Code, “emergency shelter” means a facility that provides immediate and short-term housing and supplemental services to homeless persons or families. Supplemental services may include food, counseling, and access to other social programs.

The City’s zoning code was amended in March 2013 to classify emergency shelters as a permitted use in the Business Park zone. This amendment complies with Senate Bill 2, effective January 2008, *California Government Code* §65583, and the City’s 2006–2014 adopted Housing Element.

There are currently 38.83 acres of undeveloped land zoned BP that could be available for emergency shelters. This land is located southeast of Chino Hills Parkway and Monte Vista Avenue, and comprises two parcels (APNs 1025–492–01 and 1021–591–08). Assuming that there are 63 homeless persons in the City, as estimated by the 2007 San Bernardino County Homeless Census Survey Comprehensive Report, and an emergency shelter size of 150 square feet per person, the amount of land required to serve the City’s emergency shelter need is approximately 10,000 square feet or .23 acre. There will be adequate sites within the BP zone to accommodate the City’s existing and projected need for emergency shelters. These sites are located near residentially zoned properties, existing mobile homes, major arterial streets, and commercial services.

Transitional and Supportive Housing

Transitional housing must be considered residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zone. For example, if the transitional housing is a multifamily use proposed in a multifamily zone, the zoning should treat the transitional unit the same as other multifamily uses proposed in the zone.

To conform to recent changes in state law, specifically *California Government Code* §65583 (SB2), the City amended its zoning to define Transitional and Supportive housing consistent with the definitions in *California Health and Safety Code* §50675.2 and §50675.14, and to ensure that transitional and supportive housing is treated as a residential use subject to the same permitting requirement of similar uses in the same zone. The City completed this amendment in June 2014.

Single-Room Occupancy Units (SROs)

There are three hotels in the City, all of which are under 10 years old. Because of the relative newness of these hotels, it is unlikely that they would be available for transition to an SRO. Although the City does not have the appropriate building stock to accommodate SRO development, the City is committed to satisfying HCD’s interpretation of Assembly Bill No. 2634. Consequently, the City has amended its Zoning Code to allow SROs in the BP zone subject to a Conditional Use Permit. Development standards that specify the parameters for review and approval of SRO applications were completed and adopted by the City Council in March 2013. Some of the 36.2 acres of undeveloped BP zoned land that would be available for emergency shelter housing would also be available for SRO development.

Density Bonuses, Second Units

The City Development Code allows density bonuses and second units and dependent housing consistent with state law. As part of its pre-application process, the City offers density bonuses to all multifamily developers. There are two multifamily developments within the City that have accepted density bonuses in exchange for affordable units: The Heights and Country Club Villas approved in 2002 and constructed in 2004, and the Heights, formerly Sterling Downs, a 124-unit multifamily development of which 25 units must rent to households in the moderate or below income category. In exchange for the affordability requirement, the development was granted a 25%



density bonus. Country Club Villas, approved in 2006, is a 70-unit multifamily development of which 14 units must rent to households in the moderate or below income category. In exchange for the affordability requirement, the development was granted a 25% density bonus. For both developments, the affordability requirement is in place for 20 years.

Manufactured Homes

Manufactured homes offer additional affordable housing opportunities to City residents. Manufactured housing units are permitted by right in any residential district comparable to a single-family dwelling.

Parking Standards

The City's parking requirements are similar to those used by many jurisdictions. For duplexes, multifamily condominiums, townhomes, and similar multifamily developments in RM-1, RM-2, and RM-3 zoning districts, the City Parking Code requires a 2-car garage or carport for each unit. For an apartment in the RM-1, RM-2, and RM-3 zoning districts, the City Parking Code requires 2 spaces per unit, with 1 space required to be covered.

To assist multifamily development, the City has a history of approving variances that allowed a 27% reduction in the project parking requirement. The City has provided variances to the Mission Apartments, the Sterling Downs – Acacia Apartments, and the Strathaven Assisted Living Facility and Oakmont Senior Housing, all of which were developed during the previous planning period.

Measure U

In November 1999 the community of Chino Hills voted in favor of Measure U (promulgated as City Ordinance No. 123), an initiative that requires voters to consider any residential development proposing to increase density over that currently permitted in the General Plan or the Zoning Map for

the site. Approval by a majority of City voters must be obtained before the proposal can be considered by the City Planning Commission or the City Council. Exceptions to Measure U include increases in residential density as necessary to meet the City's minimum mandated Housing Element requirements as set forth in *California Government Code* §65580, et seq., as amended from time to time, including, without limitation, the City's share of regional housing needs.

Affordable Housing In-Lieu Fee Program

In March 2006 the City adopted a Development Code Amendment that created a new Chapter 11 entitled "Affordable Housing In-Lieu Fee Program." This program requires new residential developers to pay an inclusionary housing fee in the amount of \$1 per square foot of livable space for each residential dwelling unit, not to exceed \$3,500 for a new single-family residential unit and not to exceed \$1,000 for a new multifamily residential unit. Since its adoption, the City has collected about \$330,000 in in-lieu funds. The City is currently exploring potential affordable housing programs for in-lieu fee funding. Previously, in-lieu fees were directed toward a Habitat for Humanity Very Low income for-sale house.

b. Residential Development Fees

The City updates its development and planning fees schedule annually to reflect adjustments in development costs. City development impact fees for single-family and multifamily residential development are summarized in Table 3-22. These fees have been established by the City to ensure protection of the public health, safety, and welfare, and have remained largely unchanged from the last planning period. In addition, the Chino Valley Unified School District collects school impact fees pursuant to State law (SBA 1287).



Table 3-22 – Residential (Single-Family and Multifamily) Development and Planning Fees: City of Chino Hills

Fee Name	Timing	Fee Rate	Application
Final Review Map – Tract Map	Recordation	\$8000	Tract or Parcel Map
– Parcel Map	Recordation	\$2500	
Monumentation – 20 lots or less	Recordation	\$150/lot	Tract or Parcel Map
– 20+ lots	Recordation	\$3000 + \$120/lot	
Traffic Facilities Impact Fee	Building Permit	\$221	Dwelling unit
Water Facilities Impact Fee	Building Permit	\$5358	Per 1" meter
Sewer Facilities Impact Fees	Building Permit	\$446	Dwelling Unit
Storm Drain Facilities Impact Fee	Building Permit	\$1218	Dwelling unit
General City Facilities Impact Fee	Building Permit	\$1791	Dwelling unit
Existing Facilities Impact Fee	Building Permit	\$8771	Dwelling unit
Parks/Rec Quimby Fee	Building Permit	\$2422	Dwelling unit
	Recordation	\$867	
Special Tax "A"	Building Permit	\$3,560	Dwelling unit
Inland Empire Utilities Agency Fee	Building Permit	\$4,450	Dwelling unit
Improvement Plan Review – roads, drainage, water & sewer	Plan Check	\$2000	Dwelling unit
		\$4000	Parcel Map
		\$4000	Tract Map
Inspection of Public Improvements Encroachment Fees	Construction	\$26	Dwelling unit
Water fees	Advance Deposit	\$100	Per 1" meter
		\$80	
Affordable Housing In-Lieu – Multi-Family Residence	Building Permit	\$1/sq.ft. (not to exceed 1,000 per unit)	Dwelling unit
Affordable Housing In-Lieu – Single Family Residence	Building Permit	\$1/sq.ft. (not to exceed 3,500 per unit)	Dwelling unit
Building Permit Authorization – Single Lot	Building Permit	2,000/Cost Recovery/TDA	Dwelling unit
Building Permit Authorization – Commercial & Multi-Family	Building Permit	5,000/Cost Recovery/TDA	Project
Building Permit Authorization – Tract Development	Building Permit	2,000/Cost Recovery/TDA (plus \$50.00 Per Lot – Flat Fee)	Project / Dwelling unit
Design Review – Custom Home	Entitlement	2,950 for Single Lot	Dwelling unit
Design Review – Tract	Entitlement	5,300/Cost Recovery/TDA	Project
Environmental Impact Report	Entitlement	19,000/Cost Recovery/TDA	Project
Site Plan Review	Entitlement	8,200/Cost Recovery/TDA	Project
Soils & Geology Review (Single-Family Lot)	Building Permit	2,500/Cost Recovery/TDA	Dwelling unit
Soils & Geology Review (Tract)	Building Permit	5,000/Cost Recovery/TDA	Project
Tentative Parcel Map	Entitlement	5,300/Cost Recovery/TDA	Project
Tentative Tract Map	Entitlement	16,000 + 80/Lot/Cost Recovery/TDA	Project
Tentative Tract Map Extension	Entitlement	5,000/Cost Recovery/TDA	Project



c. Local Processing and Permit Procedures

The evaluation and review process required by City procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately manifested in the unit's selling price. The City's goal is to expedite processing of all residential development applications.

General Plan Amendment and Development Code Amendment Processing

Applications for amendments to the City General Plan and Development Code, inclusive of Specific Plans and Planned Development Plans, are reviewed as discretionary actions. To ensure their quick and efficient processing, these applications are first forwarded to the City Planning Review Committee (PRC), comprising City departments, and representatives of the Fire Authority and the School District. At the PRC, major issues are identified and addressed. The Director of Community Development then forwards a recommendation to the Planning Commission. The Planning Commission holds a public hearing, reviews the application, and forwards its recommendation to the City Council. The City Council is the approving body for all General Plan and Development Code amendments. It is the City's goal to process these actions within six months after a complete application is received.

Tentative Tract and Parcel Map Processing

The City follows a straightforward procedure for processing tentative tract and parcel maps. All subdivisions go through a two-step review process. First, the PRC reviews the tentative map, and the Director of Community Development forwards a recommendation to the Planning Commission. Second, the Planning Commission holds a public hearing, reviews the application, and takes action on the project approval. The Commission is the approving body for all residential subdivisions. It is the City's goal to process tentative tract maps within six months after a complete application is received, and

parcel maps within three months after a complete application is received.

Site Plan Approval Processing

The City has established in Section 16.76 of the Development Code site plan and design review procedures for projects that vary from typical residential development. The site plan approval process applies to a variety of residential projects, including multifamily developments, residential care facilities for the elderly, senior housing developments, second units on single-family lots, dependent housing, mobile home parks, group homes, emergency shelters, and transitional housing. This process involves review through the City Planning Review Committee (PRC), comprising City departments, and representatives of the Fire Authority and the School District, with a recommendation by the Director of Community Development, and it is then forwarded to the Planning Commission for review and approval.

Approval of a site plan review is based on the following findings: 1) that the proposed uses are consistent with the General Plan; 2) that the nature, condition, and development of adjacent uses, buildings, and structures have been considered, and that the use will not adversely affect or be materially detrimental to these adjacent uses, buildings, or structures; 3) that the site for the proposed use is of adequate size and shape to accommodate the use and buildings proposed; 4) that the proposed use complies with all applicable development standards of the zoning district; and 5) that the proposed use observes the spirit and intent of this development code. The City's goal is to process these projects within three months of receiving a completed application.

Site Development Permit Processing

For residential projects requiring administrative review only, including manufactured (or mobile) homes placed on single-family lots and new single-family homes, the City has established in the Development Code a Site Development Permit process. These projects are reviewed by City staff and approved by the Director of Community Development. The City's goal is to process these



projects within 30 days of receiving a completed application.

Typical Processing Times

The typical processing times for development applications are outlined in Table 3–23, and typical processing procedures are outlined in Table 3–24.

Table 3-23 – Typical Timelines for Permit Procedures

Type of Approval or Permit	Typical Processing Time Following Complete Application
Site Development Permit	30 days
Design Review Permit	60 days
Conditional Use Permit	90 to 120 days, depending on environmental requirements
Zone Change	120 to 180 days, depending on environmental requirements
General Plan Amendment	120 to 180 days, depending on environmental requirements
Site Plan Review	60 to 120 days, depending on environmental requirements
Tract Maps	120 to 180 days, depending on environmental requirements
Parcel Maps	90 days
Initial Environmental Study	30 days
Environmental Impact Report	180 to 260 days, depending on technical studies required

Source: City of Chino Hills Community Development Department

As shown in Table 3–24, a typical custom single-family house is reviewed through the City Design Review process. This process requires Community

Development Department review, and approval through the Planning Commission. Review is based on compliance with City Development Code provisions and general neighborhood compatibility. This process typically takes 60 to 90 days depending on the applicant’s timeliness in submitting a complete application.

A subdivision for single-family development requires a Tentative Tract Map and Site Plan Review. The Engineering Department reviews site engineering, grading, and infrastructure. The Community Development Department reviews environmental impacts, Development and Building Code compliance, and neighborhood compatibility. This process typically takes 120 to 300 days depending on the environmental issues and the applicant’s timeliness in submitting a complete application.

Multifamily housing, regardless of the size, goes through the Site Plan Review process. The Engineering Department reviews site engineering, grading, and infrastructure. The Community Development Department reviews environmental impacts, Development and Building Code compliance, and neighborhood compatibility. This process typically takes 120 to 180 days depending on the environmental issues and the applicant’s timeliness in submitting a complete application.

Table 3-24 – Typical Processing Procedures by Project Type

	Single Family Unit	Subdivision	Multi-family < 20 units	Multi-family > 20 units	
Typical Approval Requirements	Receive application for Design Review	Receive application for Tentative Tract Map and Site Plan Review	Receive application for Site Plan Review	Receive application for Site Plan Review	
	Provide staff comments within 30 days	Provide staff comments within 30 days	Provide staff comments within 30 days	Provide staff comments within 30 days	
	Planning Commission within 30 days of complete submittal	Initial environmental review within 30 days of complete submittal	Initial environmental review within 30 days of complete submittal	Initial environmental review within 30 days of complete submittal	Initial environmental review within 30 days of complete submittal
		Environmental Review within 30-120 days depending on level of project impact	Environmental Review within 30-120 days depending on level of project impact	Environmental Review within 30-120 days depending on level of project impact	Environmental Review within 30-120 days depending on level of project impact
	Planning Commission	Planning Commission	Planning Commission	Planning Commission	
Estimated Total Processing Time	60-90 days depending on applicant’s timeliness in completing application	120-300 days depending on applicant’s timeliness in completing application and type of environmental review required	120-180 days depending on applicant’s timeliness in completing application and type of environmental review required	120-180 days depending on applicant’s timeliness in completing application and type of environmental review required	



Fees as a Percentage of Development Costs

The typical proportion of fees to total development costs for single-family and multi-family units are outlined in Table 3–25.

Table 3-25 – Portion of Fee in Overall Development Cost for Typical Residential Development

Development Cost for a Typical Unit	Single-Family	Multifamily
Total estimated fees per unit	\$32,203	\$25,416
Typical estimated cost of development per unit	\$743,630	\$363,820
Estimated proportion of fee cost to overall development cost per unit	4%	7%

Notes: Square foot construction costs estimated at \$138 for single-family and \$187.72 per multifamily unit. Soft costs estimated at 12% per single-family and 27% per multifamily unit. Land cost estimated at \$247,747 per single-family and \$100,000 per multifamily unit, based on recent single-family comparables and multifamily appraisals.

3. Infrastructure Constraints

Passage of Proposition 13 and other statewide initiatives has limited the ability of cities to charge fees for residential services. As a result, cities throughout California have been forced to require land developers to pay the cost of on-site and off-site improvements necessary to serve their projects. Some level of site improvement is required for virtually all new residential development in the City. This can vary from minor leveling of a building pad and installation of water and sewer lines to major grading of the site and the installation of new access roads and utility mains. Site improvements may also include curb, gutter, and sidewalk installation and underground utility installation.

An extensive infrastructure system is already in place in the developed portions of the City. Water and sewer lines are relatively new and in good condition in the majority of the City, and can accommodate additional development proposed under the General Plan. Based on new fire standards, some areas (Los Serranos and Sleepy Hollow) have inadequate water pressure, and the City is in the process of upgrading these lines as new residential development occurs. In addition, Carbon Canyon has been unable to accommodate the sewage flow from any new development with

parcels under five acres. A new sewer lift station is currently planned by the City. Cost of this lift station will be borne by the new development it will serve.

The City sets fees for development permit processing based on the average or actual cost of processing the permit. Table 3–22 (page 3–26 above) identifies standard development impact and planning fees charged by the City. City residential road standards for local streets require a 50-foot right of way for private roads and a 60-foot right of way for public roads. These road standards are designed to address health and safety issues, access issues, and separation of vehicle and pedestrian traffic in higher density areas; and to promote orderly development. These road standards are typical for cities within the region. The City Development Code establishes water conservation standards for residential landscaping, but does not set minimum standards. Because City standards for roads, water, sewer, and landscaping are set consistent with neighboring cities and at levels necessary to ensure public safety, City site improvement requirements are not considered a constraint to affordable housing.

All new development projects in the City are required to comply with the National Pollution Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for San Bernardino County. The City has incorporated these requirements into the following programs: development planning; development construction; illicit connection/discharge detection and elimination program; industrial/commercial inspection; and public information. Minimum water quality protection requirements exist for development construction projects. Unless exempted, all development construction projects will be required to implement best management practices (BMPs) necessary to reduce pollutants to the Maximum Extent Practicable (MEP) to meet the minimum water quality protection requirements. Construction activities include clearing, grading, excavation, road construction, structure construction, or structure demolition that result in soil disturbance.



4. Geologic and Other Environmental Constraints

The City’s landscape comprises a system of canyons, streams, floodplains, ridges, and hillsides. The most prominent knolls and ridges reach elevations of 1,600 to 1,700 feet above sea level. Most of the hillsides contain slopes in excess of 25%. These hillside areas are underlain by bedrock of the Puente Formation. The rocks of this formation are folded and dip between 10 and 20 degrees horizontal. Locally, beds of Puente Formation dip as steep as 45 to 60 degrees. The folded nature of these rocks combined with the steepness of the terrain makes Chino Hills one of the most landslide-prone areas in Southern California.

Chino Valley Independent Fire District designates most of the hillside and canyon areas as potential fire hazard areas. In these areas, the Fire District requires extensive fuel modification zones and increased building separations to reduce fire hazards.

Areas of environmental sensitivity are found throughout the City, but most notably in the canyon and hillside areas. These areas contain coastal sage scrub habitat. Federally and state listed endangered and threatened species have been cited in numerous areas of the City. The California Department of Fish and Wildlife and the U.S. Department of Fish and Wildlife are currently working on a habitat conservation plan that will comprise much of the City.

Chino Hills State Park, situated in the southern portion of the City, requires a transitional buffer zone between urbanized areas and the Park.

These geologic and environmental constraints result in lower housing yields. The available development sites in the City are mostly located in the hillside and canyon areas. Development of a hillside site is more costly and proceeds slowly compared to development in more level areas of the City and surrounding communities.

5. Constraints to Housing for Persons with Disabilities

Constraints to the development, maintenance, and improvement of housing for persons with disabilities impact housing production and availability. Recent changes to state law, including *California Government Code* §65583(a)(4) and §65583(c)(3), address the provision of accessible housing for disabled persons. These changes require that the Housing Element include an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees, and other exactions required of developers, and local processing and permit procedures. These changes also require that the Housing Element address methods for removing governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities.

The City endeavors to accommodate disabled access and to comply with the recent changes to state law. On September 23, 2008, the City Council approved a Development Code amendment adding Chapter 16.47, Reasonable Accommodations in Housing Development for Disabled or Handicapped Individuals. The procedures have been implemented, and disabled residents can now apply for it.

The ordinance allows individuals to apply to the City for exemptions from City housing related land use, zoning, or building laws, rules, policies, practices, and/or procedures to reasonably accommodate their disability. The City Director of Community Development is empowered to review and act on the applications. The ordinance requires that the Director issue a written determination within 30 days of the date of receipt of a completed application and may 1) grant the accommodation request, 2) grant the accommodation request subject to specified nondiscriminatory conditions, 3) deny the



request, or 4) refer the matter to the Planning Commission, which shall render a decision on the application in the same manner as it considers an appeal.

Other City efforts to accommodate the disabled include the fitting of arterial streets with curb cuts, disabled access signal controls, and seeing-impaired crossing signals. The City has adopted the California Building Code, including all provisions related to facilitating disabled access. These provisions are strictly enforced by the City Building Official. Further, according to the City Zoning Ordinance, ramps and platforms necessary to accommodate disabled access are permitted to intrude into required setbacks. If added allowances are needed to accommodate disabled access, these are processed as a Reasonable Accommodation application reviewed by the City Community Development Director.

As discussed in Section C.2.a (page [3-22](#) above), the City Development Code allows ample opportunity for the development of residential care facilities.

This Housing Element sets forth policies to implement state standards for the provision of disabled accessible units in new developments. Other policies and programs of the Housing Element provide for rehabilitation assistance to enable disabled renters and homeowners to modify their dwelling units to improve accessibility. The City checks all new and renovated buildings for compliance with the American Disabilities Act (ADA). The City also looks for opportunity to provide ADA accessibility (e.g., providing ramps) through CDBG grants and capital improvement programs. City policies and practices do not constrain housing opportunities for people with disabilities.

D. Housing Assessment Summary

Housing Element law requires cities to meet local and regional housing needs. The City's local housing needs are discussed in Section B, Housing Needs Assessment and Section C,

Constraints on Housing Production above, and summarized below. The City's regional housing needs are established by the Southern California Association of Governments (SCAG), and are summarized below.

The Housing Plan presented in Section F (beginning on page [3-44](#) below) will establish specific policies and programs to address these identified housing needs.

1. Local Housing Assessment

Local housing needs, as discussed in Section B, Housing Needs Assessment (beginning on page [3-6](#)), have been identified based on Census data, City Code Enforcement data, and information obtained from the San Bernardino County Housing Authority. Based on this information, areas of local housing needs in the City include:

- Housing availability and affordability for elderly households
- For-sale housing affordability for Extremely Low Income households
- Rental housing affordability for Extremely Low, Very Low, Low, and Median Income households
- Housing rehabilitation in the Los Serranos and Sleepy Hollow neighborhoods
- Replacement of the 88 affordable Village Crossing at Chino Hills Apartments by designating appropriate high-density residential sites
- Infrastructure costs particularly in target neighborhoods
- Reduction in achievable housing densities due to environmental constraints.

2. Regional Housing Assessment

State law requires jurisdictions to provide for their share of regional housing needs. As part of the Regional Housing Needs Assessment (RHNA), the Southern California Association of Governments (SCAG) determines the housing growth needs by income category for cities within its jurisdiction, which includes the City. RHNA determinations for the City during this planning



period are presented in Table 3–26. As illustrated in the table, the City is required to provide opportunity for the construction of 862 new dwelling units during this planning period. Of these new units, 108 should be affordable to Extremely Low income, 109 to Very Low income, 148 to Low income, 164 to Moderate income and 333 to Above Moderate income households.

Table 3-26 – RHNA New Housing Construction Needs by Income Group

Income Category	Housing Unit Construction Need by Income Group		Percent of Need by Income Group
	Current Planning Period (2014-2021)	Annual Need (2014-2021)	
Extremely Low*	108	14	12.53%
Very Low	109	14	12.65%
Low	148	19	17.17%
Moderate	164	21	19.03%
Above Moderate	333	42	38.63%
Total Housing Unit Construction Need	862	108	100%

*The City's Very Low Income allocation of 217 units is split between Extremely Low and Very Low Income.

Source: SCAG Adopted Regional Housing Needs Determinations (October 2012)

State Affordable Housing Methodology

HCD, pursuant to AB 2348 and recent amendments to Housing Element law, established a new default methodology to determine the affordability of a housing site or a housing development. In a metropolitan city like Chino Hills, the amendments require that a site be zoned to permit at least 30 dwelling units per acre to qualify as a housing site potentially affordable to households in the Extremely Low, Very Low, or Low Income ranges. Alternately, a city can present market information or provide subsidies to demonstrate the affordability of a housing site or new development.

E. Housing Opportunities

This section of the Housing Element evaluates the potential additional residential development that

could occur in the City pursuant to the General Plan and zoning, including new housing units approved and/or constructed during this planning period. Opportunities for energy conservation in residential development are reviewed. This section also identifies the financial resources available to support the provision of affordable housing in the community.

1. New Housing and Available Housing Sites

With the recent downturn in the residential market and the City reaching build-out, housing entitlement and construction in the City have slowed considerably during the past two years. This section discusses the residential entitlement and construction that have occurred during this planning period, as well as expected future residential development.

a. New Housing Permitted/Constructed During Planning Period

Table 3–27 lists the residential units that are currently entitled and expected to develop by 2021. Figure 3–3 shows the location of the project sites that are listed in Table 3–27.

Single-Family Development

Between January 2014 through December 2021, 619 single-family dwelling units are expected to develop. All single-family units are expected to be market rate, affordable to the Above Moderate income.

Townhome, Condominium, and Apartment Development

Multifamily units consist of townhomes, condominiums, and apartments. By 2021, an estimated 1,879 future multifamily units will develop.

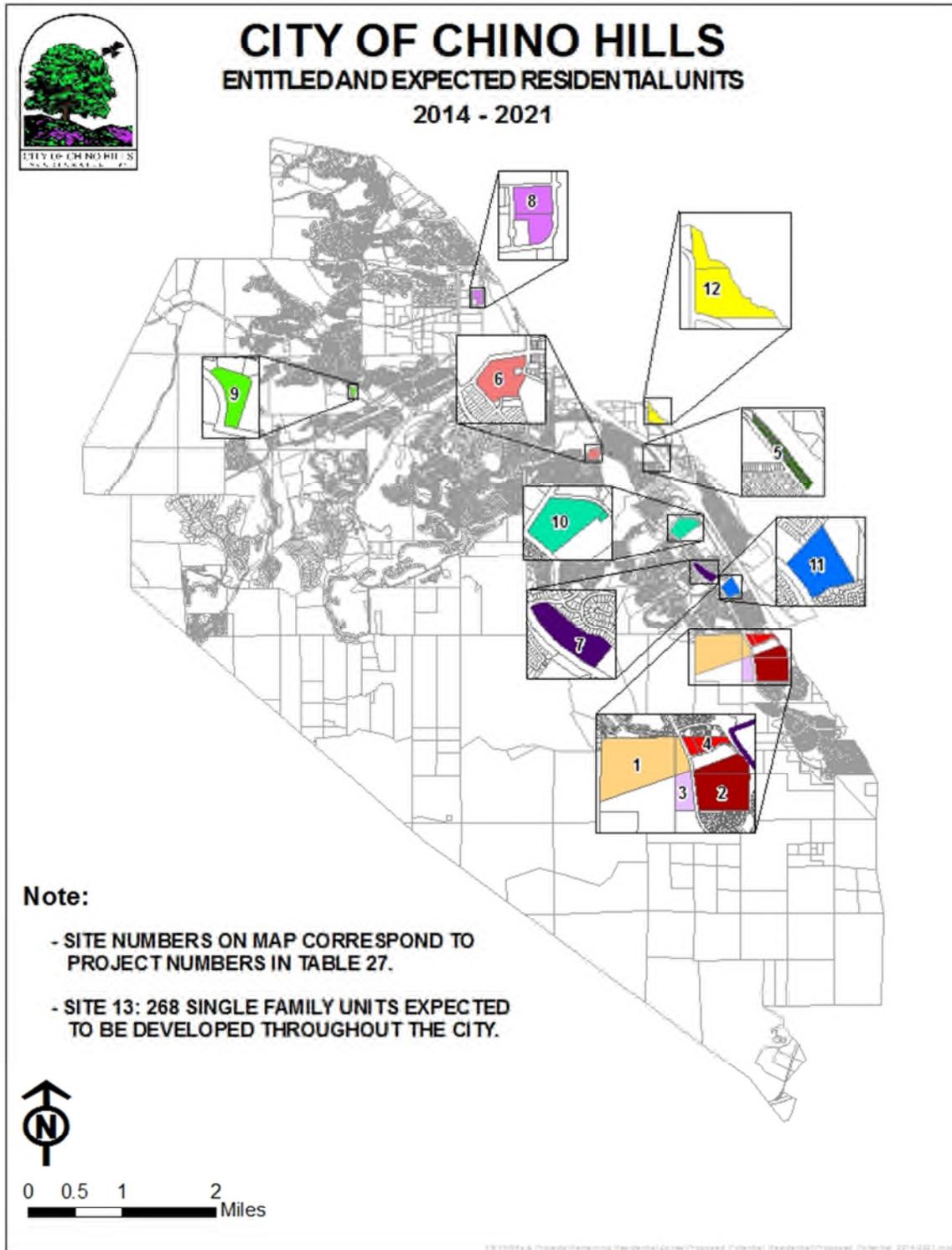


Figure 3-4 -Entitled and Expected to Residential Units (2014-2021)



Table 3-27 – Entitled, Proposed, Potential Residential Units: City of Chino Hills, 2014-2021

Project Name	# of Units Proposed or Entitled	Site Size (Acres)	Density (DU/Acre)	General Plan	Zoning	Income Category
1. Vila Borba ^[a]	183	83	2.2	Low Density	R-S	Above Mod
2. Vila Borba ^[a]	149	62.9	2.4	Low Density	R-S	Above Mod
3. Vila Borba ^[a]	19	10.9	1.7	Low Density	R-S	Above Mod
4. Vila Borba ^[b]	163	17.5	9.3	Medium Density	RM-2	Moderate
5. Country Club Villas ^[a]	70	4.7	14.9	Medium Density	RM-1	Moderate
6. Lago Los Serranos ^[a]	95	8.1	11.8	Medium Density	RM-1	Moderate
7. Villagio Apartments ^[a]	286	15.1	19.0	High Density	RM-2	Moderate
8. Shoppes Residential ^[a]	235	5.0	47.0	Very High Density	SP 04-01	Affordable
9. Windmill Creek Condos ^[a]	29	2.6	11.1	Medium Density	RM-1	Moderate
10. Higgins Brick Mixed Us ^[b]	324	22.8	14.2	Mixed Use	MU	Moderate
11. Overton Moore VHD ^[a]	331	16.53	20 gross	Very High Density	RM-3	Affordable
12. Fairfield Ranch Commons ^[a]	346	14.8	23.5	Very High Density	RM-3	Affordable
13. Other SFD Development ^[c]	268	Various	0.1-3.0	Various	Various	Above Mod
Total Units	2,498					
Total Above Moderate	619					
Total Moderate	967					
Total Affordable	912					

Notes:

[a] Currently entitled

[b] Entitlement in process

[c] Other single-family units expected to develop during planning period (10% of all potential single-family units)

Zoning for the potential multifamily sites includes RM-1, RM-2, RM-3, Specific Plan and Mixed Use. The RM-1 zone permits a density of up to 12 dwelling units per acre, the RM-2 zone of up to 25 dwelling units per acre, the RM-3 permits of up to 35 dwelling units per acre, the Mixed Use of up to 50 dwelling units per acre, and the Shoppes Specific Plan of 46 dwelling units per acre. The affordability of these units is expected to vary depending on type, size, location, and amenities associated with the units.

With a current median monthly rent of \$1,771, about half of the City’s rental market is generally outside the reach of all Extremely Low, Very Low, Low, Median, and Moderate income households. Because of the very high residential densities approved at the Overton Moore, Fairfield Ranch Commons and Shoppes, these units are expected

to develop at rates affordable to Lower income households.

b. Affordable Housing Availability during Planning Period

Without federal, state, or local subsidy, the City has used available resources to encourage affordable housing development. The City has worked with residential developers to modify parking and other development standards, increase density, and enter into development agreements to expand affordable housing opportunities. In addition, the City has conducted an extensive land inventory to identify sites appropriate for rezoning to residential or to a higher density of residential. The City’s accomplishments in providing affordable housing are summarized below.



Rezones to Accommodate Prior (4th Cycle 2006–2014) RHNA Allocation

To accommodate the City's 4th cycle shortfall of capacity of 415 Lower Income units, the City included a program to rezone sites (Adequate Sites Program, Table 33, page 80 of the 2006–2014 Housing Element). Specifically, the program committed to “rezone at least 70 acres of vacant land by January 2013 at a density allowing up to 35 units per acre with a minimum required density of 20 units per acre.” Sites recently rezoned include Overton Moore, Fairfield Ranch Commons, and the Tres Hermanos “A” site. As required pursuant to *California Government Code* §§65583.2(h) and (i), rezoned sites are required to allow multifamily uses by right, without a conditional use permit, a planned development permit, or other discretionary action. These rezones have been completed as follows.

- Overton Moore – A General Plan Land Use Map and Zoning Map Amendment to change the designation for the 16.5–gross-acre site from Commercial to Very High Density was approved by the City Council in February 2014. The site will provide 331 Very High Density units, and is proceeding to development.
- Tres Hermanos “A” – A General Plan and Zoning Map update was approved by the City Council in February 2015 to allow for conversion of a portion of the Tres Hermanos “A” site from Commercial to Very High Density. The site is projected to accommodate 103 units.
- Fairfield Ranch Commons – A General Plan and Zoning Map amendment was approved by the City Council in April 2014, changing 14.75 acres from Business Park to Very High Density, providing 346 multifamily rental units. Proposed gross density is 23 units per acre.

The rezoning of these sites will allow for up to 35 units per acre; and pursuant to *California Government Code* §65583, these sites will require minimum densities of 20 dwelling units per acre and will allow multifamily by right without a conditional use permit, planned unit development, or other discretionary action.

Therefore, as detailed in Table 3–28, below, upon completion of the proposed rezones the City will have sufficient capacity to accommodate the identified shortfall from the 4th Cycle 2006–2014 planning period and the current 5th cycle need for lower-income households.

c. Comparison of New Housing and Available Sites with RHNA

As indicated in Table 3–27 above, 3,192 new dwelling units are expected to develop and/or are on properties expected to be rezoned to a higher residential density during the planning period. Of these units, 2,498 are allocated to this planning period.

Table 3–28 identifies the 2,498 allocated units, which include 619 Above Moderate Income units, 967 Moderate Income units, and 1,015 Lower Income or Affordable units. The allocated Above Moderate Income units include single-family units entitled or likely to develop during this planning period. The Moderate Income units include townhomes, condominiums, and apartments entitled or expected to be entitled during this planning period. The Lower Income units include the Very High Density zoned properties that satisfy the established default density of 30 dwelling units per acre. Table 3–28 compares the allocated units to the City's RHNA obligation for the current planning period. The City will meet or exceed its RHNA obligation in each income category.



Table 3-28– Comparison of Allocated Housing Units by RHNA by Income Group (2014-2021 Planning Period)

Project Name	# of Units Proposed or Entitled	Actual Density (DU/Acre)	Income Category
Vila Borba	183	2.2	Above Mod
Vila Borba	149	2.4	Above Mod
Vila Borba	19	1.7	Above Mod
Other SFD Development	268	0.1-3.0	Above Mod
Vila Borba	163	17.4	Moderate
Country Club Villas	70	14.9	Moderate
Lago Los Serranos	95	11.8	Moderate
Villagio Apartments	286	19	Moderate
Windmill Creek Condos	29	11.1	Moderate
Higgins Brick Mixed Use	324	14.8	Moderate
Shoppes Residential	235	47	Affordable
Overton Moore VHD	331	20 gross	Affordable
Fairfield Ranch Commons	346	23 gross	Affordable
Total Units	2,498		
	City of Chino Hills	RHNA	Difference
Above Moderate	619	333	286
Moderate	967	164	803
Low	461	148	313
Very Low	226	109	117
Extremely Low	225	108	117
Subtotal Affordable	912	365	547
Total	2,498	862	1,636

2. Availability of Public Services and Facilities

Public facilities are generally available to facilitate development in the already developed portions of the City. Water and sewer lines are relatively new and in good condition in the majority of the City, and can accommodate additional development proposed under the General Plan. Each of the available multifamily residential sites listed on Table 3–28 is relatively unconstrained by environmental features and has infrastructure already on-site or adjacent to the site.

3. Removal of Governmental Constraints

As discussed under Section [E.1](#) above, the City Development Code provides ample opportunity for residential development of varying types and densities. The City has processed and approved 3 General Plan Amendments during the past 2 years, resulting in 780 additional Very High Residential designated units, bringing the currently available number of Affordable units

available in the City to 1,015. Each General Plan Amendment was processed consistent with Measure U. Current City land use and development processes, therefore, are not considered a constraint to housing development.

4. Opportunities for Energy Conservation

Under current law, this Chino Hills Housing Element must include analysis of opportunities for energy conservation with respect to residential development. *California Government Code* §65583(a)(7). The Legislature in 1974 created the California Energy Commission to deal with the issue of energy conservation. The Commission in 1977 adopted conservation standards for new buildings. The Legislature directed the Commission to periodically improve the standards to account for state-of-the-art energy efficient building design. The Commission has adopted revised energy standards for new residential buildings. The revised energy conservation standards for new residential buildings have been placed in Title 24 of the *California Administrative Code*. The new standards apply to all new residential buildings (and additions to residential buildings) except hotels, motels, and buildings with four or more habitable stories. The regulations specify energy saving designs for walls, ceilings, and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards, and the use of non-depleting energy sources, such as solar energy or wind power.

In relation to new residential development, and especially affordable housing, construction of an energy efficient building adds to the original production costs of ownership and rental housing. Over time, however, the housing with energy conservation features should have reduced occupancy costs because the consumption of fuel and electricity is decreased. This means the monthly housing costs may be equal to or less than what they otherwise would have been if no energy conservation devices were incorporated into the new residential buildings. Reduced energy consumption in new residential structures is one way of achieving affordable housing costs when



those costs are measured in monthly carrying costs as contrasted to original sales price or production costs.

The Chino Hills Conservation Element contains the following policies to promote energy conservation.

- Encourage innovative site planning and building designs that minimize energy consumption by taking advantage of sun and shade patterns, prevailing winds, landscaping, and building materials.
- Encourage new development and existing structures to install energy saving features beyond those required under state Title 24 energy regulations.

Strategies the City can undertake to implement these policies include:

- Locating the structure on the northern portion of the sunniest area on the site.
- Designing the structure to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather conditions.
- Locating indoor areas of maximum usage along the south face of the building and placing corridors, closets, laundry rooms, power core, and garages along the north face to the building to serve as a buffer between heated spaces and the colder north face.
- Making the main entrance a small, enclosed space that creates an air lock between the building and its exterior; orienting the entrance away from prevailing winds; or using a windbreak to reduce the wind velocity against the entrance.
- Locating window openings to the south and keeping east, west, and north windows small, recessed, and double-glazed.

These and other potential energy efficient opportunities are evaluated and promoted by the City during the site plan review process. City policies

and practices do not constrain energy conservation.

The City follows the latest state legislation regarding energy efficiency and sustainable development, including AB 32 and SB 375. To ensure compliance with this legislation, the City has recently completed a comprehensive General Plan update. Sustainable goals, policies, and implementation measures are incorporated within the update, including a new Mixed Use designation. The update reports on the City's expanded transit along school and shopping routes, and sets policies to explore continued opportunities for transit expansion. Other programs recently adopted by the City include energy retrofits for existing residential structures, Green Building standards for new development, and Green outreach programs to educate the community about energy conservation and energy efficient programs and products.

5. Financial Resources

Funding for affordable housing is a complex process because of the number of programs, eligibility requirements, and interrelationship between agencies. The City's Affordable Housing Program identifies the following agencies at the federal, state, and local level involved with providing programs for affordable housing.

a. Agencies That Provide Affordable Housing Programs

U.S. Department of Housing and Urban Development (HUD)

By working closely with other federal agencies and branches, as well as with local governments, faith-based and community organizations, and the private sector, HUD provides a coordinated and comprehensive response to America's housing and community development needs. The majority of HUD funds are used toward assisting individuals through public housing agencies, non-profit housing organizations, and mortgage lenders (e.g., FHA loans).



California Department of Housing and Community Development (HCD)

HCD is the principal state department responsible for coordinating federal–state relationships in housing and community development. HCD administers more than 20 programs that award loans and grants for the construction, acquisition, rehabilitation, and preservation of affordable rental and ownership housing, homeless shelters, and transitional housing. Please note that, with rare exceptions, these loans and grants are not made to individuals, but to local public agencies, and nonprofit and for–profit housing developers. In many cases these agencies then provide funds to individual end users.

HCD is the primary agency overseeing programs funded by Proposition 46 and Proposition 1C. Proposition 46 was approved in November 2002, which authorized \$2.1 billion in state bonds that included creating a trust fund to provide clean and safe housing for low–income senior citizens, emergency shelters for homeless families with children, housing with social services for homeless and mentally ill, repairs/accessibility improvements to apartments for families and handicapped citizens, military veteran home–ownership assistance, and security improve–ments/repairs to existing emergency shelters. The last of the Proposition 46 funds were scheduled to be awarded by mid–2007.

Proposition 1C was approved in November 2006. Proposition 1C authorized an additional \$2.85 billion in state bonds to continue Proposition 46 funded programs and to begin new programs to improve infrastructure to support housing.

California Housing Finance Agency (CalHFA)

CalHFA supports the needs of renters and first–time homebuyers by providing financing and programs that create safe, decent, and affordable housing opportunities for individuals within specified income ranges. CalHFA is chartered as the state’s affordable housing bank to make below–market–rate loans through the sale of tax–exempt bonds.

California Tax Credit Allocation Committee (TCAC)

TCAC administers two low income housing tax credit programs: a federal program, and a state program. Both programs were authorized to encourage private investment in affordable rental housing for households meeting certain income requirements.

Housing Authority of the County of San Bernardino (HACSB)

HACSB’s primary focus is the acquisition of property to provide affordable, decent, safe, and sanitary public housing for low and moderate income families including the elderly and handicapped persons. HACSB currently owns or manages 2,548 units. The majority of the units (1,680) were developed with HUD funding and continue to receive an operating subsidy from HUD. The balance was developed through a variety of partnerships with the State of California, cities throughout the County, and other non–profit agencies. HACSB also administers the Section 8 Assisted Housing Program, which is the federally funded program that provides rental assistance in the form of a Section 8 Housing Choice Voucher to very low income families, senior citizens, disabled, and other individuals for the purpose of securing decent, affordable housing.

The County of San Bernardino Department of Community Development and Housing (CDH)

CDH administers a wide range of programs, many of which are funded through HUD and Community Development Block Grant (CDBG) funds to support local government and community organizations through capital–improvement projects, public services, and housing and economic development. The primary purpose of CDH is to expand the supply of decent, safe, sanitary, and affordable housing.

In addition to in–lieu fees that could be collected through the City Affordable Housing In–Lieu Fee Program, a variety of other potential funding



sources are available to support affordable housing in the City, including the following:

b. Affordable Housing Programs and Available Funding

Table 3–29 describes housing funding programs that are available to City residents.

Table 3–30 describes programs that are available to Agencies and Non–Profit Organizations to provide housing within the City.

1. HOME Funds

The Home Investment Partnership (HOME) Program is a federal program, created as a result of the National Housing Affordability Act of 1990. Under HOME, HUD awards funds to localities on the basis of a formula that takes into account tightness of the local housing market, inadequate housing, poverty, and housing production costs. Localities must match HOME funds with 25% of funds from non–federal sources.

HOME funding is provided to jurisdictions to assist either rental housing or home ownership through acquisition, construction, reconstruction, and/or rehabilitation of affordable housing. Also possible is tenant–based rental assistance, property acquisition, site improvements, and other expenses related to the provision of affordable housing and for projects that serve a group identified as having a special need related to housing.

2. Community Development Block Grant Program (CDBG)

Through the federal CDBG program, HUD provides funds to local governments for funding a range of community development activities. CDBG grants are awarded to the City on a formula basis for housing activities, including acquisition,

rehabilitation, home buyer assistance, economic development, homeless services, and public services. CDBG funds are subject to certain restrictions and cannot be used for new construction of housing. CDBG grants benefit primarily persons/households with incomes not exceeding 80% of the County Median Family Income.

3. Section 108 Program

Section 108 is the loan guarantee provision of the CDBG program. This provision provides communities with a source of financing for a variety of housing and economic development activities. All rules and requirements of the CDBG program apply, and therefore, all projects and activities must principally benefit low and moderate income persons, aid in the elimination or prevention of blight, or meet urgent needs of the community.

Monies received per the Section 108 loan guarantee program are limited to not more than 5 times the applicant’s most recently approved CDBG amount, less prior Section 108 commitments. Activities eligible for these funds include: economic development activities eligible under CDBG; acquisition of real property; rehabilitation of publicly owned property; housing rehabilitation eligible under CDBG; construction, reconstruction or installation of public facilities; related relocation, clearance or installation of public facilities; payment of interest on the guaranteed loan and issuance costs of public offerings; debt service reserves; and public works and site improvements.

Section 108 loans are secured and repaid by pledges of future and current CDBG funds. Additional security requirements may also be imposed on a case–by–case basis.



Table 3-29 – Affordable Housing Programs Available Directly to City Residents: City of Chino Hills

Program	Description
U.S. Department of Housing and Urban Development (HUD)	
FHA Loans	Provides mortgage insurance on loans made by FHA approved lenders. FHA insures mortgages on single-family, multifamily, and manufactured homes.
California Housing Finance Agency (Cal HFA)	
California Homebuyer's Downpayment Assistance Program	Designed to provide a deferred payment, simple interest rate may be used for downpayment or closing costs.
CalHFA Housing Assistance Program	Designed to provide up to 3% of the downpayment assistance needs of eligible homebuyers purchasing a home.
HomeChoice Program	Joint Fannie Mae/California HomeChoice Coalition/CalHFA program designed to meet the homeownership needs of low and moderate income first-time homebuyers who have disabilities or have family members with disabilities living with them.
County of San Bernardino Department of Community Development and Housing (CDH)	
The Single Family Home Improvement Loan Program	Serves homeowners earning 80% or less than the area median income level established by HUD who have occupied their home for a minimum of 1 year. The program provides home rehabilitation loans at or below market rates (3% in 2014) for a variety of home repairs.
The Homeownership Assistance Program	Serves households earning 35% to 80% of the area median income level established by HUD. This program provides single-family home ownership opportunities through funding closing costs, downpayments, and gap financing (the difference between the market value of the property and the sale price that is affordable to the purchaser). Assistance is provided under a deferred loan (Silent Second), secured by a Deed of Trust.
The American Dream Downpayment Initiative Program	Provides financial assistance to eligible households for the purchase of a home. Assistance is in the form of downpayment and closing costs.
Housing Authority of the County of San Bernardino (HACSB)	
Section 8 Assisted Housing	This federally funded program provides rental assistance in the form of a Section 8 Housing Choice Voucher to very low income families, senior citizens, disabled, handicapped, and other individuals.
Home Ownership Preparation and Education Program	Provides a voucher subsidy to meet monthly home ownership expenses and educational programs to improve the opportunity for homeownership.



Table 3-30 – Housing Programs Available to Agencies and Non-Profit Organizations: City of Chino Hills

Program	Description
U.S. Department of Housing and Urban Development (HUD)	
HOME	Provides grants to localities that are used in partnership with nonprofit groups to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people. Association with the HOME Consortium to fund a variety of housing activities including those that build, buy, and/or rehabilitate affordable housing for rent or ownership.
HUD 202 Program	Provides federal capital advances and project rental assistance to private nonprofit corporations to develop new housing or substantially rehabilitate housing to serve low-income elderly people.
Community Development Block Grant Program (CDGB)	<p>The CDBG entitlement program allocates annual grants to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low and moderate-income persons.</p> <p>The City received \$379,991 in fiscal year 2011/12 and \$302,086 in fiscal year 2012/13. In fiscal year 2011/12, these funds were used to assist 95 renters with fair housing disputes, of which 11 were extremely low-income, 15 were very low-income, 34 were low-income, and 33 were moderate-income. These funds were used to provide literacy assistance to 81 illiterate and/or special needs persons. Through these funds, the House of Ruth assisted 152 victims of domestic violence with emergency shelter and counseling. These funds also went to the Legal Aid Society of San Bernardino, which assisted 13 residents, 9 of which were extremely low-income and 4 were low-income. The Old Timers Foundation received these funds and assisted 125 residents with meals and home maintenance. Within the Los Serranos neighborhood, these funds went toward constructing 20,858 linear feet of storm drains, 84,270 square feet of sidewalks, 14,946 linear feet of curbs and gutters, 8,427 linear feet of streets, 12,402 square feet of driveways, 73 catch basins, and 10 storm drains.</p>
California Department of Housing and Community Development (HCD)	
Multiple Family Housing Program	For new construction, rehabilitation, or acquisition and preservation of permanent or transitional rental housing. Assistance is through deferred payment loans. This program is available for-profit and nonprofit corporations, limited equity housing cooperatives, individuals, and limited partnerships.
Home Investment Partnerships Program	For rehabilitation, new construction, and acquisition and rehabilitation of multifamily housing projects that benefit lower-income renters. This program is funded through HUD. To be eligible, the applicant shall be a city, a county, or a nonprofit corporation that has been certified as a Community Housing Development Corporation.
Predevelopment Loan Program	Provides short-term predevelopment loans (1 to 2 years) for required expenses during the process of securing long-term financing for affordable housing projects. This program is available to nonprofit corporations, cooperative housing corporations, and limited partnerships or limited liability companies where all the general partners are nonprofit mutual or public benefit corporations.
Building Equity and Growth in Neighborhoods	Promotes partnerships between localities and housing developers to reduce the cost and increase the supply of new homeownership opportunities for low and moderate income households. The City's role is to offer specific forms of regulatory relief and development, which reduce the per-unit cost of the housing. The developer's role is to commit to make units affordable for low and moderate income households. This program may be used for multifamily or single-family projects.
Cal Home Program	Provides grants to local public agencies and nonprofit developers to assist individual households with deferred-payment loans and direct forgivable loans to assist development projects involving multiple ownership units, including single-family subdivisions.



Program	Description
California Housing Finance Agency (Cal HFA)	
Self-Help Builder Assistance Program	Provides a source of financing to nonprofit 501(c)(3) corporations for site acquisition, site development, and/or home construction.
Permanent Financing Program	Provides permanent loans for new multifamily construction, acquisition, and rehabilitation of existing multifamily housing projects.
Tax-Exempt Bridge Financing Program	Offers tax-exempt bridge loans for projects receiving 4% tax credits at an amount necessary to ensure the award of tax credits.
Predevelopment Finance Program	Provides low-cost funding to cover the predevelopment costs associated with affordable rental projects that will have permanent CalHFA financing.
Residual Gap Loan	Provides low-cost funds to cover the financing gap associated with the high cost of constructing affordable rental projects.
California Tax Credit Allocation Committee (TCAC)	
Rental 4% and 9% Tax Credits	Tax-exempt housing revenue bonds assist developers of multifamily rental housing units to acquire land and construct new units or purchase and rehabilitate existing units. The tax-exempt bonds lower the interest rate paid by the developers. The developers in turn produce market rate and affordable rental housing for low and very low income households by reducing rental rates to these individuals and families.
County of San Bernardino Department of Community Development and Housing (CDH)	
Multiple Family Residential Rental Housing Revenue Bond Program	Assists developers of multifamily rental units in increasing the supply of affordable rental units available to qualified households. This Program can be used for new construction, acquisition, and/or rehabilitation of multi-family housing developments. A specified number of units are required to remain affordable to eligible, low income households for a specified number of years after the initial financing is provided.



4. Section 8 Rental Assistance Payments/ Housing Certificates

The federal Section 8 program provides rental assistance to low- and moderate-income families, elderly, and disabled persons who spend more than 50% of their monthly income on rent. The subsidy represents the difference between the excess of 50% of the recipient's monthly income and the federally approved fair market rents (FMR). In general, the FMR for an area is the amount that would be needed to rent privately owned, decent, safe, and sanitary rental housing. Section 8 assistance is available in the following forms.

- **Section 8 Existing Housing Certificate Program.** Under the certificate program, the landowner enters into a contract with the San Bernardino County Housing Authority, which establishes limits for the rent that will be subsidized for the very low income unit to the Fair Market Rent. Eligible tenants must pay the highest of either 30% of adjusted income, 10% of gross income, or the portion of welfare assistance designated for housing. Housing subsidized through this program must meet standards of safety and sanitation established by HUD.
- **Section 8 Existing Housing Voucher Program.** This program is similar to the Certificate Program; however, rent for the units is not restricted. The tenant instead must pay the difference between the Fair Market Rent standard and the actual rent.

The San Bernardino County Housing Authority manages eight Section 8 units in the City.

5. Section 202/811 Housing for Elderly or Handicapped Housing

Under this federally administered program, direct loans are made to eligible, private, nonprofit organizations and consumer operative sponsors to finance development of rental or cooperative housing facilities for occupancy by elderly or handicapped persons. The interest rates on such loans are determined annually. Section 8 funds

are made available for all of the Section 202 units for the elderly. Rental assistance for 100% of the units for handicapped persons has also recently been made available. Section 811 can be used to develop group homes, independent living facilities, and intermediate care facilities.

Private, nonprofit sponsors may qualify for Section 202 no interest capital financing loans. Households of one or more persons, the head of which is at least 62 years old or is a qualified non-elderly handicapped person between the ages of 18 and 62, are eligible to live in these units. There are currently no Section 202 projects in the City. The City should encourage nonprofit sponsors to make application for HUD Section 202 allocations for construction of rental housing for seniors and the handicapped, and take all actions necessary to expedite processing and approval of such projects.

6. California Housing Finance Agency (CHFA)

CHFA is a State of California administered program that provides below market interest rate mortgage capital through the sale of tax-exempt notes and bonds. CHFA sells tax-exempt Mortgage Revenue Bonds to provide below market rate financing through approved private lenders to first-time homebuyers for the purchase of new or existing homes. The program operates through participating lenders who originate loans for CHFA purchase.

CHFA assists nonprofit housing development corporations that acquire land, provide building plans, and package loans for self-help housing. Under the supervision of nonprofit corporations, families provide the majority of the construction labor. CHFA makes commitments to self-help corporations for low-interest mortgages and provides credit enhancements to lenders who provide construction financing and preferential interest rates.

CHFA also operates a Multiple Family Rental Housing Mortgage Loan Program. This program finances the construction or substantial rehabilitation of projects containing 20 or more units. Twenty percent of the units in a project



must be set aside for low income tenants at affordable rents for the greater of 15 years or as long as the mortgage is outstanding.

A new program of CHFA is the HELP Program. This program provides low interest loan assistance to local governments to assist in the provision of affordable housing. Terms of the low interest loans are 3% simple interest per annum for up to 10 years, with a maximum loan amount of \$2,000,000 per project.

7. Low Income Housing Tax Credit (LIHTC) Program

This state program provides for federal tax credits for private developers and investors that agree to set aside all or a portion of their units for low income households and the elderly for no less than 15 years. A minimum of 20% of the units must be made available to families whose income is less than 50% of the County median income or 40% of the units must be made available to families whose income is up to 80% of the median.

Developers and investors must apply for an allocation of housing units from the State Allocation Committee, administered by the Tax Credit Allocation Committee. While the program is beneficial in adding low income housing units to the local housing stock, the statewide allocations are limited under this program, and the application process is expensive for the developer. In addition, single-resident and elderly rental projects are not competitive based on the state's selection criteria. The City will remain informed about this program and will make the benefits of this program known to developers and investors upon inquiry, potentially for multifamily projects that cater to larger families.

8. Multiple family Mortgage Revenue Bonds

Multiple family Mortgage Revenue Bonds, as discussed above, are used to finance construction and mortgage loans, as well as capital improvements for multifamily housing. Federal law requires 20% of the units in an assisted project to be reserved for lower income households whose income does not exceed 80% of the median

household income for the County. Additional state requirements regarding housing set-aside units are imposed on the project. Funding for this program is administered by the California Debt Limit allocation committee and has been extended indefinitely.

9. Housing Action Resource Trust

Housing Action Resource Trust (HART) is a California 501(c)(3) nonprofit housing development corporation that provides assistance to prospective homebuyers, including pre-purchase education and counseling, assistance in obtaining first mortgage financing, training in home repairs, and down payment assistance in the form of a grant to first time low and moderate income homebuyers.

10. Senior Home Repair Program

This program is administered through the County of San Bernardino and is available for residents of San Bernardino County and cooperating cities. The purpose of the program is to provide eligible senior homeowners with a one-time grant in the form of labor and material to correct code violations and/or health and safety problems.

F. Housing Plan

Sections 3.B to 3.E establish the housing needs, opportunities, and constraints in the City. The Housing Plan evaluates the accomplishments of the last adopted Housing Element (2006–2014), and presents the City's 2014–2021 Housing Plan. The Plan sets forth the goals, policies, and programs to address the City's identified housing needs.

1. Review of 2006–2014 Housing Element

California Housing Element law requires communities to assess the achievements under adopted housing programs as part of their Housing Element Update. These results should be quantified where possible, but may be qualitative where necessary. These results need to be compared with what was projected or planned in the previous Housing Element. Where significant



shortfalls exist between what was planned or what was achieved, the reasons for such difference must be discussed.

a. Progress toward Implementing the 2006-2014 Housing Element Programs

The 2006–2014 Chino Hills Housing Element established programs to address the following primary housing goals.

- Conserving and improving existing affordable housing

- Providing adequate housing sites
- Assisting in development of affordable housing
- Providing housing services

b. Progress toward Meeting 2006-2014 Housing Element RHNA Objectives

Table 3–31 summarizes how the RHNA objectives were met. The City met the objectives in each income category and exceeded the objectives in the Low and Above Moderate income categories.

Table 3-31– 2006-2014 Housing Element RHNA Objectives and Units Constructed during 2006-Current

Income Category	RHNA Housing Unit Construction Need by Income Group	Number of New Dwelling Units Constructed or on Sites Available during this Planning Period	Difference between Number of Dwelling Units Provided and RHNA Construction Needs
Extremely Low Income	131	131 (Portion of the Shoppes II site, Overton Moore, Habitat for Humanity house)	0
Very Low Income	131	131 (Portion of the Shoppes II site, Overton Moore, Habitat for Humanity house)	0
Low Income	180	196 (Portion of the Shoppes II site, Overton Moore, Habitat for Humanity house)	16
Moderate Income	205	205 (Windmill Creek and Villagio and portions of Country Club Villas and Celamonte)	0
Above Moderate Income	393	684 (Single family constructed and portions of Country Club Villas and Celamonte)	291
Total	1,040	1,347	307

c. Summary of Other 2006-2014 Housing Element Accomplishments

The Chino Hills 2006–2014 Element also called out specific housing rehabilitation and conservation objectives. The objectives included the rehabilitation of the 5,025 housing units found to have building code violations; and conservation of the City’s existing 633 mobile homes and 88 Village Crossings at Chino Hills (formerly Woodview) Apartments at-risk of converting to market rate uses. With the exception of the conversion of the Village Crossing units to market rate, these rehabilitation and conservation objectives by undertaking the following activities, which were articulated in the 2006–2014 Element.

- Continued operation of a Community Services Department and Neighborhood Services Division to assist with senior

services, and child care and recreation, neighborhood improvement and code enforcement. (General Fund)

- Continued implementation of a Condominium Conversion Ordinance regulating conversion of rental housing to condominiums (no rental housing converted to condominiums)
- Removal of architectural barriers in City parks (General Fund)
- Water pressure improvements in Western Hills Mobile Home Park (General Fund)
- Miscellaneous street, curb, and sidewalk repairs in the Los Serranos target neighborhood (CDBG funds)
- Sleepy Hollow road maintenance and repair (General Fund)



- Sleepy Hollow Community Center (General Fund)
- Through code enforcement and neighborhood improvement programs, ensure dwelling units are maintained (General Fund)
- Operation of the “SAAVY – Seniors Assisted by Visiting Volunteers and Youth” program that provides services to seniors so that they can stay in the community and continue to live independently

In addition to these accomplishments, the City’s accomplishments in meeting the goals of its 2006–2014 Housing Element included:

- Assistance for 10 Low Income households under the Home Improvement Program, which provides grants of up to \$5,000 for minor home improvements and to increase disabled access
- Assistance for 95 persons with fair housing complaints and landlord/tenant disputes
- Financial support of about \$5,000 per year to the House of Ruth, a national service that works with local shelters to provide housing and support services to homeless women and children
- Adoption of a General Plan Land Use Map and Zoning Map Amendment to change the designation of the 16.5–gross–acre property (Overton Moore site) from Commercial to Very High Density Residential
- Adoption of a new Mixed Use General Plan land use and zoning designation that permits a mix of very high density housing and commercial uses
- Adoption of a General Plan Update that redesignated the Tres Hermanos “A” site from Commercial to Very High Density Residential and a portion to Mixed Use that will allow for mixed use with a multi–family residential density component.

Table 3–32 summarizes the City’s accomplishments in meeting its 2006–2014 Housing Element program implementation objectives.

d. Follow-Up Actions Needed Following 2006-2014 Housing Element Accomplishments

As the City reaches build–out, very undeveloped sites remain. The City will continue to look for opportunities for sites that may redevelop and may be suitable for 30+ dwelling units per acre.

2. Goals and Policies of the 2014–2021 Housing Element Update

The following goals, policies, and actions support the City of Chino Hills Housing Plan and its efforts to address issues identified through the housing needs assessment, including:

- Provision of a broad range of housing types to meet the needs of existing and future residents
- Maintenance and preservation of the existing housing stock
- Development of housing that is sensitive to environmental issues
- Provision of housing–related services for special needs groups, specifically elderly households
- Promote equal housing opportunity.

Goal H–1: Provide a Range of Housing Types While Maintaining the City’s Overall Low Density Character

- Policy H–1.1: Provide a variety of residential opportunities in the City, including large lot estates, low density single–family homes, medium density townhomes, and high density condominiums and apartments.
- Action H–1.1.1: Continue to review the City Land Use Plan and available vacant and underutilized sites to identify appropriate sites for housing at varying densities.
- Action H–1.1.2: Avoid concentration of higher density housing in any single portion of the City.
- Action H–1.1.3: Encourage multifamily projects of high quality design.



Table 3-32 – Accomplishments of the 2006-2014 Housing Element: Program Implementation Objectives

Housing Program	Program Action	Accomplishments
Housing Rehabilitation Program	Assist in publicizing County rehabilitation program to achieve improvement to older units citywide.	Implemented: the City awarded 10 home improvement grants.
Code Enforcement	Expand program to inform property owners of available rehabilitation assistance to correct code violations Continue to focus efforts in Los Serranos and Sleepy Hollow.	Handled complaints and brought units into compliance.
Mobile home Park Program	Ensure adequate notice of pending mobile home conversions and meet with park tenants if the project becomes at-risk for conversion.	All 633 of the City’s mobile home park units have been maintained.
Development Code revisions	Continue to monitor development trends and respond to opportunities for enhancing affordable housing through Development Code amendments.	Drafting General Plan and Development Code revisions to allow more high density residential units.
SB2 Compliance	Development Code Amendments to satisfy SB2 requirements.	Completed in March 2013 Development Code Amendments to permit: emergency shelters by right in the Business Park zone; single-room occupancy units by conditional use permit in the Business Park zone; supportive and transitional housing in residential zones.
Reasonable Accommodation Procedures	Develop and adopt specific reasonable accommodation procedures to provide exception in zoning and land use for persons with disabilities and amend zoning to permit residential care facilities for 6 or fewer persons consistent with state law.	Adopted 2008.
Homeless Services	Assist the House of Ruth, a national service that works with local shelters to provide housing and support services to homeless women and children.	Provision of financial support, averaging about \$4,000 per year to the House of Ruth.
Fair Housing	Provide informational brochures at the public counter and library, and place advertisements in local periodicals.	Continue to provide fair housing services.



Policy H-1.2: Facilitate the development of affordable housing by offering developers incentives such as density bonuses and flexibility in zoning and development standards, as established by state law.

Policy H-1.3: Require compatible design to minimize the impact of new residential development on existing residences.

Policy H-1.4: Provide for new housing sites to satisfy requirements of state housing law and consistent with Measure U.

Policy H-1.5: Facilitate the development of senior housing with support services.

Policy H-1.6: Partner non-profit organizations and affordable housing builders with for-profit developers.

Goal H-2: Maintain and Enhance the Quality of Existing Residential Neighborhoods

Policy H-2.1: Continue to pursue existing County and State financing programs to augment rehabilitation efforts in the City's target neighborhoods, Los Serranos and Sleepy Hollow.

Policy H-2.2: Continue to conserve mobile home parks which are economically and physically sound, and provide tenants with information regarding available assistance for upgrading.

Policy H-2.3: Continue to utilize the City's code enforcement program to bring substandard units into compliance with City codes and to improve overall housing conditions in Chino Hills.

Policy H-2.4: Establish programs to reduce development fee obligations for new residential construction and rehabilitation in the City's target neighborhoods.

Goal H-3: Ensure that New Housing is Sensitive to the Natural Environment

Policy H-3.1: Provide for clustering of housing to preserve environmentally sensitive areas and open space corridors.

Policy H-3.2: Evaluate residential proposals within hillside areas in terms of potential impacts to landform and viewsheds. Hillside residential

development should be limited to very low density.

Policy H-3.3: Encourage the use of energy conservation devices and passive design concepts which make use of the natural climate to increase energy efficiency and reduce housing costs.

Goal H-4: Provide Support Services to Meet the Housing Needs of the City's Residents

Policy H-4.1: Provide reference and referral services for seniors and disabled persons, such as in-home care and counseling for housing-related issues, to allow seniors and disabled persons to remain independent in the community.

Policy H-4.2: Continue to work with existing area social service providers in addressing the needs of the area homeless population.

Policy H-4.3: Coordinate with County and other regional homeless service providers to support surveys of homeless populations and homeless services.

Policy H-4.4: Address the long- and short-term needs of identified special housing needs groups through coordination with public and non-profit groups that provide emergency shelter and transitional housing support for City residents.

Goal H-5: Promote and Encourage Housing Opportunities for All Economic Segments of the Community, Regardless of Age, Sex, Ethnic Background, Physical Condition or Family Size

Policy H- 5.1: Remove regulatory constraints that impede equal opportunity to housing in the City.

Policy H-5.2: Increase community education and awareness of the scope and benefits of affordable housing to the economic vitality of the City.

Policy H-5.3: Encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and in the sale or rental of housing.

Policy H-5.4: Resolve and reduce housing related complaints based on discrimination.



3. Housing Implementation Programs

According to §65583 of the *California Government Code*, a city’s housing programs must address the following major directives.

- Conserving and improving the condition of the existing stock of affordable housing.
- Providing adequate sites to achieve a variety and diversity of housing.

- Assisting in the development of affordable housing.
- Removing governmental constraints.
- Providing housing related services, including the promoting of equal housing opportunity.

As shown in Table 3–33, each of these major directives is addressed through the City Housing Element Goals.

Table 3-33 – California Government Code Major Areas and City Housing Goals

California Government Code Major Directives	City Housing Element Goals
<ul style="list-style-type: none"> • Conserving and improving the condition of the existing stock of affordable housing. • Providing adequate sites to achieve a variety and diversity of housing. • Assisting in the development of affordable housing. 	Goal 2: Maintain and enhance the quality of existing residential neighborhoods.
	Goal 3: Ensure that new housing is sensitive to the natural environment.
	Goal 1: Provide a range of housing types while maintaining the City's overall low density character.
	Goal 1: Provide a range of housing types while maintaining the City's overall low density character.
	Goal 5: Promote and encourage housing opportunities for all economic segments of the community, regardless of age, sex, ethnic background, physical condition, or family size.
	Goal 1: Provide a range of housing types while maintaining the City's overall low density character.
	Goal 2: Maintain and enhance the quality of existing residential neighborhoods.
	Goal 4: Provide support services to meet the housing needs of the City's residents, specifically elderly households and other special needs groups.
	Goal 5: Promote and encourage housing opportunities for all economic segments of the community, regardless of age, sex, ethnic background, physical condition, or family size.
	<ul style="list-style-type: none"> • Removing governmental constraints.
<ul style="list-style-type: none"> • Providing housing related services, including the promoting of equal housing opportunity. 	

The Housing Program Implementation table (Table 3–34) outlines the implementation measures that the City proposes to undertake to satisfy both the State directives and achieve the Housing Element’s goals and policies. The implementation measures are organized according to the State specified major directives and their corresponding City Housing Element goal(s). Each measure is identified by program objective, action, funding source, responsible agency, and time frame for implementation.

Primary funding sources currently used by the City of Chino Hills for implementing its housing

programs are Community Development Department budgets, multi-family revenue bonds, and Federal HUD funds administered through the CDBG and Section 8 programs. Other potential financial resources available to the City for the preservation, improvement, and development of housing include direct CDBG entitlement, HOME funds, Mortgage Revenue Bond funds, Low Income Housing Tax Credits, CHFA first-time homebuyer funds, and Federal Home Loan Bank Affordable Housing funds.



Table 3-34 – Housing Program Implementation: 2014-2021 Planning Period

Implementation Measure	Program Objective	Program Action	Funding Source	Responsible Agency	Time Frame
State Directive: Provision of adequate housing sites					
Goal 1: Provide a range of housing types while maintaining the city's overall low density character					
Adequate Sites Program: Comprehensive review of the Land Use Element of the General Plan for the 2014-2021 planning period	Identify appropriate sites for very high density residential development, including mixed use developments, permitting densities of at least 30 to 35 dwelling units per acre.	Review Land Use Element and available vacant sites, including the Overton Moore and Tres Hermanos “A” sites, and underutilized commercial sites, and recommend to the City Council as appropriate.	Department Budget	Community Development Department	Amended General Plan Land Use and Zoning Maps to designate the Fairfield Ranch Commons site for Very High Density Residential development in April 2015; and Tres Hermanos “A” site to Very High Density Residential accommodating 103 units and 29 acres to Mixed Use accommodating 591 multi-family units, adopted February 2015. Pursuant to <i>California Government Code</i> §65583, these sites will require minimum densities of 20 dwelling units per acre and will allow multi-family by right without a conditional use permit, planned unit development or other discretionary action. The City will report on the implementation status of these actions through the Annual Progress Report required to be submitted to the California Department of Housing & Community Development April 1 of each year pursuant to <i>California Government Code</i> §65400.
Development Code	Explore opportunities for preserving and expanding supply of land for high density and senior housing.	Continue to monitor development trends and respond to opportunities for enhancing affordable housing through Development Code amendments, such as offering incentives to developers including but not limited to density bonus incentives and concessions, flexibility in development standards, expedited processing and support of funding applications as appropriate and necessary to encourage and facilitate the development of housing affordable to lower-income households.	Department Budget	Community Development Department	Shoppes Residential Site – City currently exploring development opportunities; Amended General Plan Land Use and Zoning Maps to designate the Fairfield Ranch Commons site for Very High Density Residential development in April 2015; and Tres Hermanos “A” site to Very High Density Residential accommodating 103 units and 29 acres to Mixed Use accommodating 591 multi-family units, adopted February 2015. Continue to work with developers and provide incentives on an ongoing basis.
Density Bonus	Comply with Density Bonus requirements	Update City density bonus ordinance pursuant to <i>Government Code</i> §65915	Department Budget	Community Development Department	January 2016.



Implementation Measure	Program Objective	Program Action	Funding Source	Responsible Agency	Time Frame
State Directive: Remove Governmental Constraints					
Goal 1: Provide a range of housing types while maintaining the city's overall low density character					
Goal 2: Maintain and enhance the quality of existing residential neighborhoods					
Expedited Project Review	Provide fast track permit processing for projects with an affordable component.	Assist developers and non-profit entities receive priority processing for affordable housing projects	Department Budget	Community Services and Community Development Departments	Ongoing.
State Directive: Conserving and Improving Existing Affordable Housing					
Goal 2: Maintain and enhance the quality of existing residential neighborhoods					
Goal 3: Ensure that new housing is sensitive to the natural environment					
Housing Rehabilitation Program	Provide rehabilitation assistance to ensure maintenance of the older housing stock.	Continue to publicize the County rehabilitation program to achieve improvement to older units citywide, and in the City's annual call for projects. Information to the public is available on the City Community Services Department website, in City utility bills, at City Hall and the library.	CDBG: HOME	Community Services Department	Ongoing. The City has raised the grant amount to \$5,000 to attract greater use of program by qualified residents.
Code Enforcement	Bring substandard units into compliance with City codes.	Continue to inform property owners of available rehabilitation assistance to correct code violations. Continue to focus efforts in Los Serranos and Sleepy Hollow.	CDBG, Department Budget	Community Services Department	Program Ongoing.
Mobile home Park Program	Preserve the City's mobile home parks.	Ensure adequate notice of pending Mobile home conversions and meet with park tenants if the project becomes at-risk to conversion.	Department Budget	Community Services Department	Ongoing. To date, all 633 of the City's mobile home park units have been maintained.
Sustainable Development	Promote sustainable residential development.	Continue to encourage clustering, infill development, maintenance of open space, transit development, residential and commercial linkages and energy efficiency in residential design.	Department Budget	Community Development Department	Ongoing; General Plan update adopted February 2015.



Implementation Measure	Program Objective	Program Action	Funding Source	Responsible Agency	Time Frame
Green Building	Develop green building programs.	Develop and adopt appropriate programs that encourage energy efficient residential development and maintenance, including potential energy retrofits for existing residential structures; Green Building standards for new development; and Green outreach programs to educate the community about energy conservation and energy efficient programs and products.	Department Budget	Community Development Department	Ongoing; Green Building Code adopted and updated in compliance with State requirements.
State Directive: Remove Governmental Constraints					
Goal 1: Provide a range of housing types while maintaining the city's overall low density character					
Goal 2: Maintain and enhance the quality of existing residential neighborhoods					
Expedited Project Review	Provide fast track permit processing for projects with an affordable component.	Assist developers and non-profit entities to receive financing and priority processing for affordable housing projects.	Department Budget	Community Services and Community Development Departments	Ongoing. Offered to multi-family housing developers as part of pre application process.
SB2 Compliance – Emergency Shelters	Comply with Government Code requirement for permitting emergency shelters.	The City will present to its Planning Commission and City Council an amendment to the BP zone to permit emergency shelters by right.	Department Budget	Community Development Department	Completed March 2013.
SB2 Compliance – Transitional and Supportive Housing	Comply with Government Code requirement for permitting transitional and supportive housing.	The City will present to its Planning Commission and City Council an amendment to define transitional and supportive housing consistent with definitions in <i>Health & Safety Code</i> §50675.2 and §50675.14. The zoning code will be amended to ensure both Transitional and Supportive Housing uses are treated as residential uses, subject to the same processing and permitting requirement of similar uses in the same zone without undue special regulatory requirements and will not be limited to one zone.	Department Budget	Community Development Department	Completed June 2014



Implementation Measure	Program Objective	Program Action	Funding Source	Responsible Agency	Time Frame
SB2 Compliance – SRO	Comply with <i>Government Code</i> requirement for permitting SROs.	The City will present to its Planning Commission and City Council an amendment to the BP zone to SRO development subject to a conditional use permit.	Department Budget	Community Development Department	Completed March 2013.
State Directive: Provide Housing Services					
Goal 4: Provide support services to meet the housing needs of the city's residents, specifically elderly households and other special needs groups					
Goal 5: Promote and encourage housing opportunities for all economic segments of the community, regardless of age, sex, ethnic background, physical condition or family size					
Services for the Elderly	Increase awareness of services available to senior households	Contact social service providers to pursue home-sharing and other programs.	Department Budget	Community Services Department	On-going. This information is available at through the Community Services Department and is regularly updated.
	Partner with the nonprofit organization Community Senior Services (CSS) by administering \$5,000 in CDBG funds to assist seniors in Chino Hills.	CSS provides a variety of programs to assist seniors ranging from transportation, companionship, volunteer options for seniors to get involved, as well as other programs.	CDBG	Community Services Department	On-going.
Support Services for the Homeless	Provide support services for the homeless.	Continue to work with existing area social service providers, such as the House of Ruth, in addressing the needs of the area homeless population. Coordinate with the San Bernardino County Office of Homeless Services to support surveys of homeless populations and homeless services.	Department Budget	Community Services Department	On-going. This information is available at through the Community Services Department and is regularly updated.
Barrier free Housing	Promote implementation of State standards for the provision of disabled accessible units in new developments.	Provide technical assistance to prospective homeowners, contractors and developers regarding barrier free housing for persons with disabilities including developmental disabilities.	Department Budget	Community Services Department	Ongoing. Construction of curb, gutter, and sidewalk and handicap ramps in Los Serranos neighborhood.
Child Care Services	Provide additional child care services.	Expand parks and recreation after school programs and evaluate approaches to foster private developers to provide childcare facilities.	Department Budget	Community Services Department	Ongoing
Fair Housing	Further fair housing practices in the community.	Continue to make information to the public available on the City Community Services Department website, in City utility bills, at City Hall and the library.	CDBG, Department Budget	Community Services Department	Ongoing. Currently has allocated about \$16,000 annually to Inland Fair Housing and Mediation Board (IFHMB) for fair housing mediation



4. Quantified Objectives

Through the housing programs outlined above, the City aims to obtain the quantified objectives pursuant to California housing law. Each jurisdiction is required to establish the minimum number of housing units that will be constructed, rehabilitated, and conserved over the Housing Element planning period. The quantified objectives for this Element, as presented in Table 3-35, are summarized by income classification for the planning period. For comparison, the table also presents the City’s RHNA objectives.

The quantified objectives of the fair share allocation of the Housing Needs Assessment are required to be part of the Housing Element, and the City will strive to achieve them. The City is committed to providing adequately zoned sites to accommodate its allocation, and to facilitate construction of affordable housing through all means available to the City. Actual construction of

these units will depend on the private development market as well as available public funding needed to close the present gap between affordability of housing resources and incomes.

In addition to new construction, the City expects to continue and expand its rehabilitation and conservation efforts as needed to meet the community’s low and moderate income housing needs, as described in this Housing Element. The City expects to achieve the rehabilitation of the five deteriorated housing units expected to have structural and non-structural deficiencies in the City’s Los Serranos and Sleepy Hollow target neighborhoods, as well as citywide correction of residential code violations (approximately 1,000 per year); and the conservation of the City’s existing 633 mobile homes. These goals are consistent with those of the previous planning period and Goal 2 and Objective 2.1 of this Housing Element.

Table 3-35 – Housing Element Quantified Objectives: City of Chino Hills, 2014-2012 Planning Period

Quantified Objective	New Construction [a]	Rehabilitation [b]	Conservation [c]	Total	RHNA New Housing Construction Needs
Extremely Low Income	225	1,007	79	1,311	108
Very Low Income	226	1,017	80	1,323	109
Low Income	461	1,380	109	1,875	148
Moderate Income	967	1,530	120	1,950	164
Above Moderate Income	619	3,106	245	3,970	333
Total	2,498	8,040	633	2,617	862

[a] Reference Table 3-28, above.

[b] Based on 1,000 code violation corrections and 5 rehabilitations per year for eight years, consistent with Consolidated Plan. Percent allocated to income group based on income percentages established by RHNA.

[c] Percent of mobile home units allocated to income group based on income percentages established by RHNA.

Conservation Element

City of Chino Hills
General Plan



Chapter 4. Conservation Element

The Conservation Element addresses the protection and management of the City of Chino Hills' (City) natural and cultural resources. These include scenic visual resources, trees, hillsides, biological resources, agricultural land, mineral resources, water, air quality, cultural resources, and energy conservation.

A. Purpose of This Element

The State of California requires all cities to include a general plan conservation element to address the conservation, development, and utilization of natural resources.

As required by §65302(d) of the *California Government Code*, this Conservation Element addresses the natural resources within the City, which include ridgelines, natural open space, native trees and vegetation, wildlife, soils, natural waterways, water supply, wastewater, minerals, and clean air. This Conservation Element also addresses the identification and protection of cultural resources within the City.

The Conservation Element works in concert with the Parks, Recreation and Open Space Element to address the comprehensive and long-range preservation and conservation of open space lands, consistent with §65302(e) of the *California Government Code*.

B. Connection to Community Vision

The Conservation Element supports the City's vision to preserve natural resources, promote energy conservation, and protect cultural resources. Toward this end, the Conservation Element focuses on implementing the following 7 of the City's 19 Vision Statements. (Numbers in

parenthesis reference numerical order of Vision Statements as presented in the Vision section of this General Plan.)

1. A Chino Hills that supports a sustainable balance of land uses, open spaces, and infrastructure. (V-5)
2. A Chino Hills that supports healthy living. (V-7)
3. A Chino Hills that plans for the maintenance of its open space resources. (V-8)
4. A Chino Hills that continues to provide for adequate public utilities. (V-13)
5. A Chino Hills that supports water and energy conservation. (V-14)
6. A Chino Hills that supports regional water quality mandates. (V-15)
7. A Chino Hills that supports regional targets for reductions in greenhouse gas emissions. (V-16)

C. Relationship to Other General Plan Elements

The Conservation Element identifies natural and cultural resources and methods to protect these resources. Many of the identified natural resources, such as ridgelines, biologically sensitive areas, and natural waterways, are protected as permanent open space. These protected natural areas are given an Open Space designation within the Land Use Plan of the Land Use Element. Provisions to preserve and maintain these areas are further articulated in the Parks, Recreation and Open Space Element.



D. Relationship to Other Local Regulatory Documents

Several City regulatory mechanisms are used to implement the General Plan Conservation Element on an ongoing basis:

1. **Chapter 13.08 of the Municipal Code – Water Conservation:** The City implements the California Water Code, establishing policies to conserve water supplies and to avoid or minimize the effects of any future water shortage.
2. **Chapter 13.16 of the Municipal Code – Storm Drain System:** The City prohibits all non-permitted discharges to the municipal storm drain system. This prohibition applies to the discharge to municipal storm drains from spills, dumping, or disposal of materials other than storm water. This regulation is intended to reduce pollutants in storm water discharges to the maximum extent practicable and to ensure compliance with National Pollutant Discharge Elimination System (NPDES) permits.
3. **Chapter 15.04.090 of the Municipal Code – Green Building Standards Code:** The City adopts the 2010 California Green Building Standards Code, which sets new mandates for new buildings including reductions in water consumption, diversion of construction waste, and provision of more energy efficient operational systems.
4. **Chapter 16.07 of the Municipal Code – Landscape and Water Conservation Guidelines:** The City establishes guidelines for the installation and maintenance of low-water-use landscaping.
5. **Chapter 16.08 of the Municipal Code – General Design Regulations:** The City implements regulations to protect and enhance the unique visual resources of Chino Hills. These visual resources include the community's hillside setting, diverse topographic forms, and scenic qualities.
6. **Chapter 16.30 of the Municipal Code – Scenic Overlay District:** The City establishes the scenic resources overlay district to provide development standards that will protect, preserve, and enhance Chino Hills' Important Visual Resources, including Exceptionally Prominent Ridgelines, Prominent Ridgelines, Prominent Knolls, and Associated Primary View Points.
7. **Chapter 16.50 of the Municipal Code – Grading Regulations:** The City preserves its hillside setting and diverse topographic forms through grading standards and guidelines that minimize impacts to the natural landform.
8. **California's Building Energy Efficiency Standards for Residential and Nonresidential Buildings:** The City implements the California Building Energy Efficiency Standards for Residential and Nonresidential Buildings were established in 1978 in response to a legislative mandate to reduce California's energy consumption

E. Conservation Element Issues

There are numerous natural and cultural resources within the City, the conservation of which could affect the community's environmental quality, aesthetics, and quality of life. The following section discusses the primary resources and conservation issues that shape the Chino Hills Conservation Plan and the goals, policies, and actions of this Conservation Element.

1. Natural Setting

The City's rural character is largely defined by its natural setting, which consists of natural open spaces, ridgelines, canyons, wildlife corridors, and existing woodlands and native and heritage trees. The Conservation Element updates policies intended to protect the natural setting.



2. Biological Resources

The City is home to a wide diversity of plant and animal species, often located in the canyons.

a. Vegetation Communities

Native and non-native vegetation occur within the 11 following vegetation communities:

1. Annual Grasslands
2. Diegan Coastal Sage Scrub
3. Coast Live Oak Woodland
4. Chaparral, Southern Willow Scrub
5. Walnut Woodland
6. Coast Live Oak Riparian Forest
7. Riverine
8. Coastal Sage Scrub/Chaparral Ecotone
9. Freshwater Emergent Wetland
10. Sycamore-Alder Riparian Woodland
11. Open Water

These native vegetation communities comprise approximately 58% of the City's incorporated boundaries, excluding Chino Hills State Park.

[Figure 4-1](#) – Chino Hills Vegetation Communities Map identifies the locations of the vegetation communities within the City. A brief description of each community is provided below:

(Percentages of vegetation communities within the City are City boundaries exclusive of Chino Hills State Park.) Descriptions for Open Water and Non-Native Areas are also provided. Of these communities, those that contain waterways, wetlands and riparian areas also function to recharge groundwater and manage storm water.

1. **Annual Grasslands.** Annual grassland is dominated by annual grasses that are primarily of Mediterranean origin. Approximately 37% of the City area consists of annual grassland. Dominant species found in this community include wild oat (*Avena fatua*), ripgut grass (*Bromus diandrus*), foxtail chess (*Bromus madritensis ssp. rubens*), foxtail barley (*Hordeum murinum ssp. leporinum*) wild

radish (*Raphanus sativus*), bull thistle (*Cirsium vulgare*), tocalote (*Centaurea melitensis*), and wild mustard (*Brassica nigra*).

2. **Diegan Coastal Sage Scrub.** Diegan coastal sage scrub consists of drought-deciduous, low, soft-leaved shrubs with herbaceous understory on gentle to steep slopes under 3,000 feet. Approximately 8% of the City area supports Diegan coastal sage scrub communities. Dominant species in this community include California sagebrush (*Artemisia californica*) and California buckwheat (*Eriogonum fasciculatum*). Other component species include laurel sumac (*Malosma laurina*), coast goldenbush (*Isocoma menziesii*), white sage (*Salvia apiana*), black sage (*Salvia mellifera*), deerweed (*Lotus scoparius*), and coyote brush (*Baccharis pilularis*). Diegan coastal sage scrub is designated by the California Department of Fish and Wildlife (CDFW) (formerly the California Department of Fish and Game) and the California Natural Diversity Database (CNDDDB) as "very threatened," which is defined as habitat occurring within 21 to 100 viable locations statewide and/or between 10,000 and 50,000 acres of habitat remaining.
3. **Coast Live Oak Woodland.** Coast live oak woodland is dominated by coast live oak (*Quercus agrifolia*) and exhibits a shrub layer that varies from sparse to moderately dense and may include toyon (*Heteromeles arbutifolia*), gooseberry (*Ribes spp.*), laurel sumac, and Mexican elderberry (*Sambucus nigra*). Approximately 4% of the City area supports coast live oak woodland communities. Coast live oak woodland and Southern California Coast Live Oak Riparian Forest are designated by CDFW and the CNDDDB as "occurring in more than 100 viable locations statewide and/or more than 50,000 acres of habitat remaining."

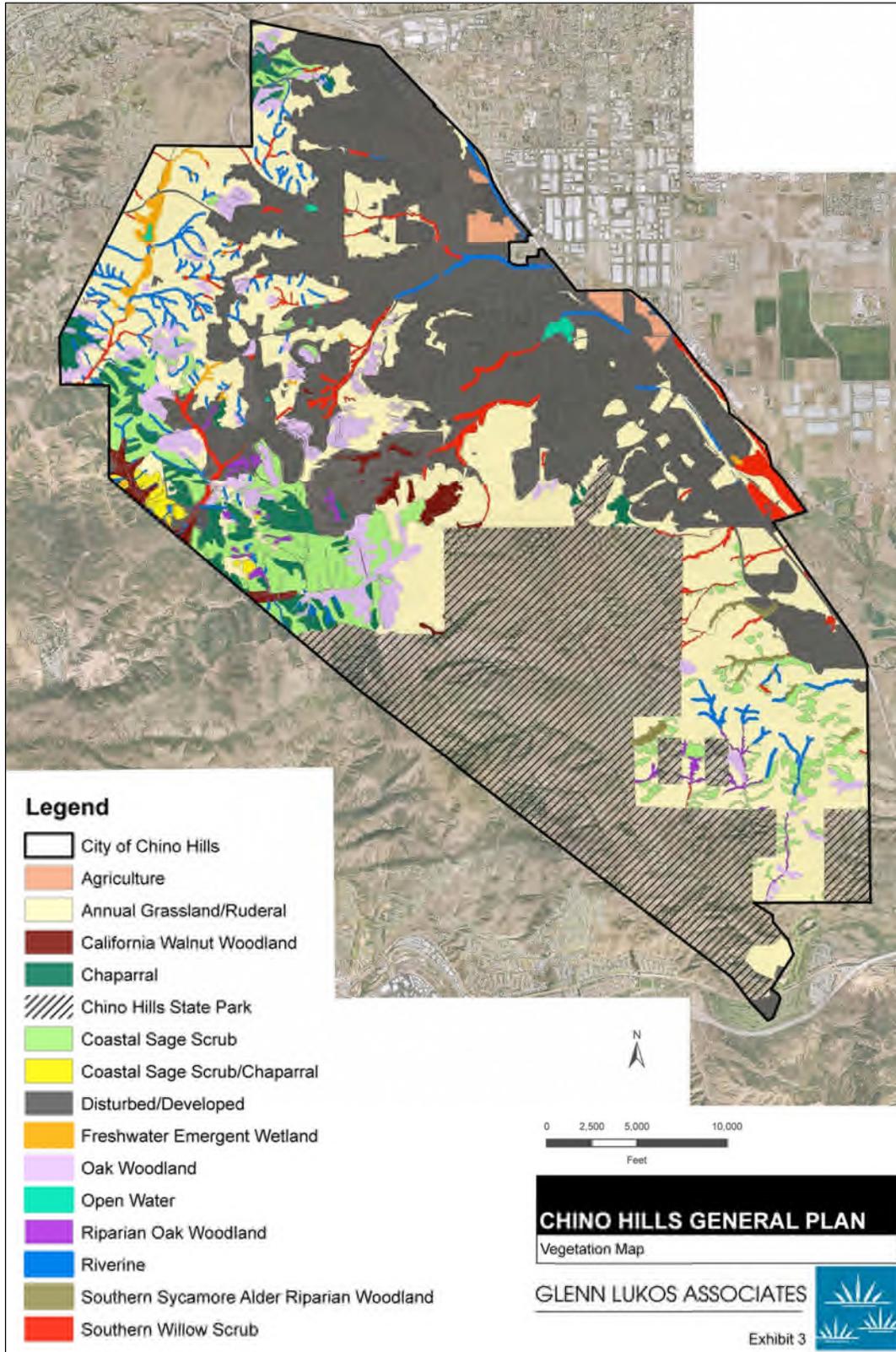


Figure 4-1 – Chino Hills Vegetation Communities Map



4. **Chaparral.** Chaparral communities consist of evergreen, broad-leafed or needle-leafed, sclerophyllous (hard-leafed), medium height to tall shrubs that form a dense cover on steep slopes. The herbaceous understory is often sparse to nonexistent, but there is often a substantial accumulation of leaf litter in mature chaparral stands. Approximately 3% of the City area supports chaparral communities. Dominant species within this community include black sage, laurel sumac, scrub oak (*Quercus berberidifolia*), lemonade berry (*Rhus integrifolia*), toyon, and Mexican elderberry.

5. **Southern Willow Scrub.** Southern willow scrub is characterized by dense, broad-leafed, winter-deciduous riparian thickets dominated by one or more willow species. The dominant species of this community is arroyo willow (*Salix lasiolepis*), black willow (*Salix gooddingii*), mule fat (*Baccharis salicifolia*), and stinging nettle (*Urtica dioica*). Approximately 2% of the City area supports southern willow scrub communities. Southern willow scrub communities are designated by the CDFW and the CNDDDB as “very threatened” and occur in 6 to 20 known locations and/or 2,000 to 10,000 acres of habitat remaining.

This habitat has some potential to support federally listed species including least Bell’s vireo (*Vireo bellii pusillus*) and southwestern willow flycatcher (*Empidonax traillii extimus*).

6. **California Walnut Woodland.** California walnut woodland is an open to occasionally closed-canopy woodland dominated by California black walnut (*Juglans californica*). The understory is sparse with scattered patches of annual grasses. This subassociation occurs on moist, fine-textured soils of valley slopes and bottoms. Approximately 1% of the City area supports California walnut woodland communities. Walnut woodlands communities are designated by the CDFW and the CNDDDB as “very threatened.”

7. **Southern California Coast Live Oak Riparian Forest.** Coast live oak riparian woodland is

dominated by coast live oak and possesses a poorly developed shrub layer that may include poison oak (*Toxicodendron diversilobium*), toyon, laurel sumac, and Mexican elderberry. Riparian oak woodland habitats were distinguished from upland oak woodland habitats based on their association with drainages as described above. Approximately 1% of the City area supports Southern California coast live oak riparian forest communities. Southern California coast live oak riparian forest is designated by the CDFW and the CNDDDB as “occurs in more than 100 viable locations statewide and/or more than 50,000 acres of habitat remaining.”



8. **Riverine.** This community consists of unvegetated ephemeral, intermittent, or perennial stream channels, and comprises 1% of the City area.

9. **Coastal Sage Scrub/Chaparral Ecotone.** Less than 1% of the City area consists of a mosaic of overlapping chaparral and coastal sage scrub communities.

10. **Freshwater Emergent Wetland.** Freshwater emergent wetland consists of freshwater marsh and freshwater seep communities. This habitat type is generally located within perennial or intermittent channel bottoms and is characterized by grass, forb, and emergent species such as southern cattail (*Typha domingensis*), bulrush (*Scirpus spp.*), Mexican rush (*Juncus mexicanus*), spike rush



(*Eleocharis spp.*), and rabbitsfoot grass (*Polypogon monspeliensis*). Less than 1% of the City area supports freshwater emergent wetland communities. Freshwater marsh is designated by the CDFW and the CNDDDB as “very threatened.”

11. Southern Sycamore–Alder Riparian Woodland.

Southern sycamore–alder riparian woodland is dominated by western sycamore (*Platanus racemosa*) and may support white alder (*Alnus rhombifolia*), California blackberry (*Rubus ursinus*), and poison oak in the understory. Less than 1% of the City area supports southern sycamore–alder riparian woodland communities. Southern sycamore–alder riparian woodland is designated by the CDFW and the CNDDDB as “occurs in more than 100 viable locations statewide and/or more than 50,000 acres of habitat remaining.”

12. Open Water. Less than 1% of the City area consists of open water.

13. Non–Native Areas. Developed areas of Chino Hills comprise approximately 41% of the City area. Most of the vegetation in the developed areas is non–native, ornamental plants.

Approximately 1% of the City area is currently used for agriculture.

b. Special-Status Animals

A number of special–status animal species inhabit the native plants communities within the City. Special–status animals include fish, birds, reptiles and mammals that are listed by the United States Fish and Wildlife Services (USFWS) and/or the CDFW as endangered, threatened, or a species of concern. Special status animals identified by the CNDDDB as occurring in the City are shown in [Figure 4–2 – CNDDDB Identified Special Status Species in Chino Hills](#). The special–status animal species that are known to or have potential to occur within the City are described below.

1. Fish

- a. **Santa Ana Sucker (*Catostomus santaanae*).** The Santa Ana sucker is federally listed as threatened and is a CDFW Species of Concern. This species requires clean, clear, and relatively cool streams of varying width and depth with appropriate substrates (e.g., a mix of sand, gravel, cobble, and boulder). Chino Creek may provide suitable habitat for this species.
- b. **Arroyo Chub (*Gila Orcutti*).** The arroyo chub is designated as a California Species of Concern. This species requires year–round flowing water with deep pools and muddy substrate. It was declared a Fish Species of Special Concern in California by the Department of Fish and Wildlife in 1995, and the department recommends protection and management of any remaining natural stream habitat in their range. Perennial streams within the City, including Chino Creek, provide suitable habitat for this species.

2. Birds

- a. **California gnatcatcher (*Poliioptila californica californica*).** The California gnatcatcher (CAGN) is federally listed as threatened and is a CDFW Species of Concern. This small songbird is a year–round, obligate resident of coastal sage scrub communities in Southern California and northwestern Baja California, Mexico. Coastal sage scrub communities dominated by California sagebrush, California buckwheat, white sage, and black sage are preferred by this species. Loss and fragmentation of suitable habitat due to expanding development have been major factors in the decline of this bird in Southern California.

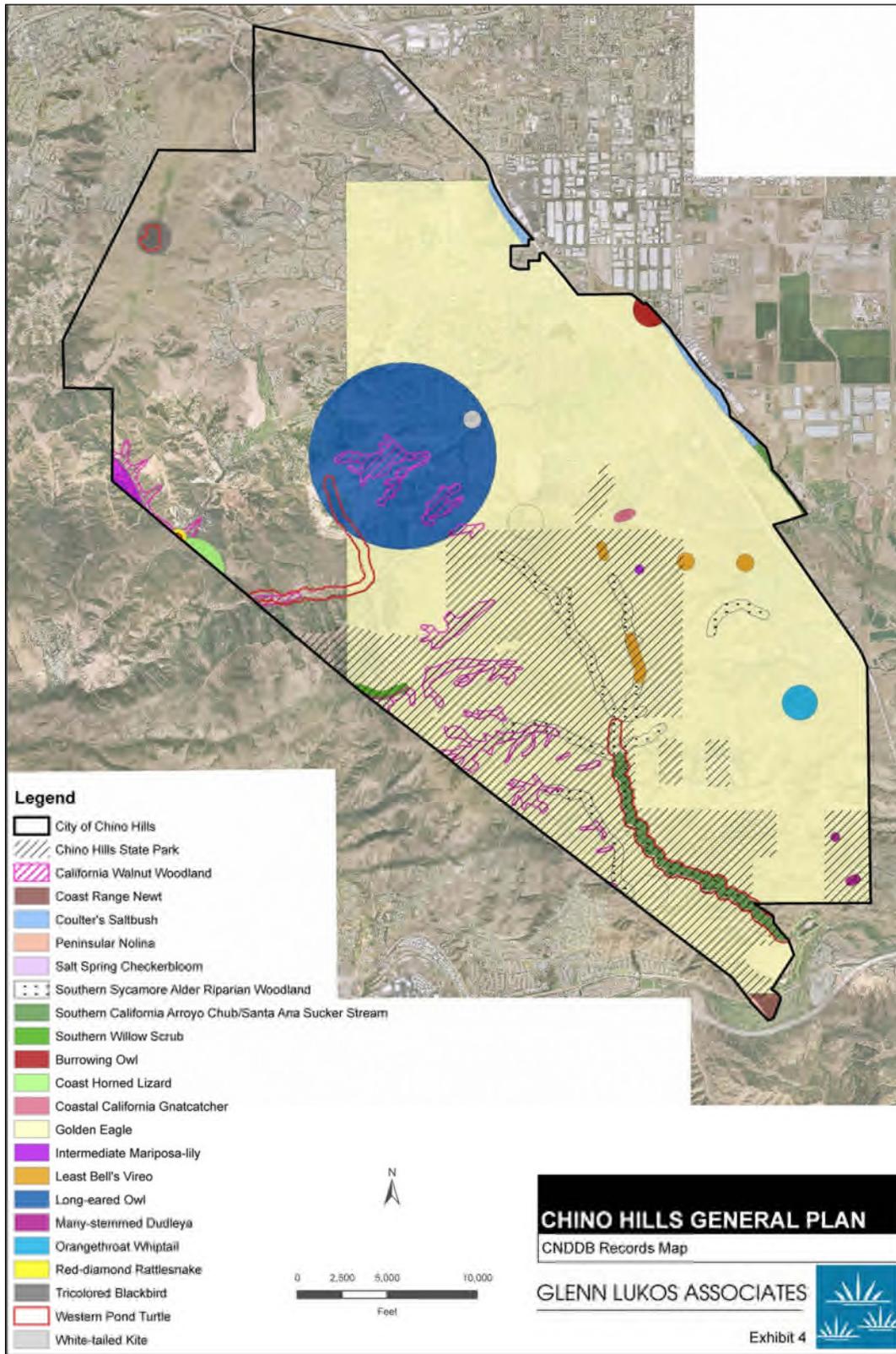


Figure 4-2 – CNDDB Identified Special Status Species in Chino Hills



- b. **Least Bell's Vireo (*Vireo belli pusillus*).** The least Bell's vireo (LBV) is a state and federally listed endangered species. This vireo nests and forages almost exclusively in riparian woodland habitats. Historically, the LBV was abundant in riparian habitats throughout the central valley, coastal Southern California, and in scattered oases and canyons in California deserts. Populations declined dramatically due to widespread destruction and degradation of riparian habitats and brood-parasitism by the brown-headed cowbird (*Molothrus ater*). The USFWS listed the LBV as an endangered species in 1986. During the last decade, the LBV has begun to exhibit a substantial recovery due in large measure to management, including trapping to remove brown-headed cowbirds from areas occupied by the vireo. Habitat restoration has also provided additional habitat areas for this species, contributing to its recovery.
- c. **Southwestern Willow Flycatcher (*Empidonax traillii extimus*).** The southwestern willow flycatcher (SWFL) is state and federally listed as endangered. The SWFL breeds in riparian habitats along rivers, streams, or other wetlands characterized by dense willows and shrubs in woodlands with standing water. SWFL currently occupies a small fraction of its former range. The decline has been attributed to widespread destruction and degradation of riparian habitats and brood-parasitism by the brown-headed cowbird. As a result, the SWFL was listed by CDFW as an endangered species in 1991, and was federally listed as endangered in 1995. Currently, fewer than 100 breeding pairs are known in Southern California.
- d. **Swainson's hawk (*Buteo swainsonii*).** The Swainson's hawk is state-listed as threatened. The Swainson's hawk is a rare visitor to this region and is not known to nest within the City. This species may forage in open grassland, scrub habitats, or agricultural areas.
- e. **Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*).** The western yellow-billed cuckoo is federally designated as a species of concern and state listed as endangered. The species requires broad tracts of mixed old growth riparian forests including a canopy of willow and cottonwood and a dense understory of blackberry, nettles, and wild grape.
- f. **Burrowing Owl (*Athene cunicularia*).** The western burrowing owl is a federal and state species of concern. A petition to list this species under the California Endangered Species Act (ESA) has been submitted to CDFW but was denied by the Fish and Game Commission. Fewer than 10,000 pairs of this owl occur in the state, with only the Imperial County population considered stable. The remaining populations within the state are considered declining. Burrowing owl habitat can be found in annual and perennial grasslands, deserts, and scrub characterized by generally flat areas with low-growing vegetation. This owl will occupy abandoned rodent burrows and man-made structures such as culverts, pipes, and debris piles.
- g. **Coastal Cactus Wren (*Campylorhynchus brunneicapillus couesi*).** The coastal cactus wren is a state species of concern. It resides in the coastal sage scrub and chaparral plant communities that include substantial cover of cacti (*Opuntia* sp.) In addition to cacti, characteristic shrubs in suitable habitat include California buckwheat, coastal sage brush, several sages, and scattered shrubs including lemonadeberry and laurel sumac. The Southern California coastal plain populations of cactus wren have continued to decline due to habitat loss and fragmentation.
- h. **Golden Eagle (*Aquila chrysaetos*).** The golden eagle is a state fully protected



species. This raptor occurs in rolling foothills, mountain areas, sage–juniper flats, and deserts. Nesting is primarily restricted to rugged, mountainous country. According to a 2001 report detailing Nesting Birds of Prey Monitoring results for Chino Hills State Park, up to four pairs of golden eagles are known to nest in the vicinity of Chino Hills State Park.

- i. **Grasshopper Sparrow (*Ammodramus savannarum*)**. The grasshopper sparrow is a state species of concern. During the breeding season in California, grasshopper sparrows occur on mesas and slopes in dense, dry, or well–drained grasslands, especially native grassland with a mix of grasses and forbs for foraging and nesting. They especially occur in grasslands composed of a variety of grasses and tall forbs with scattered shrubs for singing perches.
- j. **Loggerhead Shrike (*Lanius ludovicianus*)**. This species is a state species of concern, which forages over open ground within areas of short vegetation, pastures with fence rows, old orchards, mowed roadsides, cemeteries, golf courses, riparian areas, open woodland, agricultural fields, desert washes, desert scrub, grassland, broken chaparral, and beach with scattered shrubs.
- k. **Long–Eared Owl (*Asio otus*)**. The long–eared owl is designated as a state species of concern when nesting. Riparian habitat is required by the species, but it also uses live oak thickets and other dense stands of trees.
- l. **Northern Harrier (*Circus cyaneus*)**. The northern harrier is state species of concern. Characteristically, this hawk inhabits marshlands, both coastal salt water and freshwater, but often forages over grasslands and fields. It glides and flies low over open habitats searching for prey.
- m. **Tri–colored Blackbird (*Agelaius tricolor*)**. The tri–colored blackbird is currently a state species of concern. The decline of the tri–colored blackbird has been attributed to the loss of breeding and foraging habitat, as well as pollutants and predation by mesopredators (e.g., opossums, feral cats) and native birds (e.g., black–crowned night heron). The tri–colored blackbird was a Candidate Species for listing as state endangered, but subsequent statewide surveys indicated that population numbers were sufficiently large to preclude listing.
- n. **White–Tailed Kite (*Elanus leucurus*)**. The white–tailed kite is a state fully protected species. White–tailed kite foraging habitat includes grasslands, open shrub, agricultural areas, wetlands dominated by grasses, fence rows, and irrigation ditches (with residual vegetation) adjacent to grazed lands, riparian, oak woodlands, coastal sage scrub, and saltmarsh. White–tailed kite use trees with dense canopies for nesting including oaks and willows.
- o. **Yellow–Breasted Chat (*Icteria virens longicauda*)**. The yellow–breasted chat is designated as a state species of concern while nesting. Yellow–breasted chats in Southern California are primarily found in dense, relatively wide riparian woodlands and thickets of willows, vine tangles, and dense brush with well–developed under–stories. Nesting areas are associated with streams, swampy ground, and the borders of small ponds.
- p. **Yellow Warbler (*Dendroica petechia*)**. The yellow warbler, which is a state species of concern while nesting, is a migratory songbird that breeds in riparian habitats in Southern California. Suitable habitat typically consists of multi–layered riparian scrub or willow woodland corridors along flowing streams.



2. Amphibians

- a. **Coast Range California Newt (*Taricha torosa torosa*)**. The coast range California newt, a state species of concern, occurs in the Coast Ranges, the Transverse Ranges, and the Peninsular Ranges from central Mendocino County to San Diego County. It is commonly found in or near seasonal or permanent streams under cover of trees.
- b. **Western Spadefoot Toad (*Scaphiopus hammondi*)**. The western spadefoot toad is a federal and state species of concern. This toad occurs primarily in grassland or scrub habitats associated with temporary pools, which are essential for breeding and egg laying. Spadefoot toads also use riparian habitats with suitable pool resources for breeding, which must also be free of exotic pests.

3. Reptiles

- a. **Coast Horned Lizard (*Phrynosoma coronatum blainvillei*)**. The coast horned lizard is a state species of concern. This lizard inhabits coastal sage scrub and chaparral habitats associated with sandy, rocky, or shallow soils that support native harvester ants (*Pogonomyrmex* spp.).
- b. **Coast Patch–Nose Snake (*Salvadora hexalepis virgultea*)**. The coast patch–nose snake has been designated a state species of concern. This snake inhabits sandy flats and rocky open areas in coastal sage scrub and chaparral.
- c. **Orange–Throated Whiptail (*Cnemidophorus hyperythrus*)**. The orange–throated whiptail is a state species of concern. This lizard is known to occur in coastal sage scrub, chaparral, and valley–foothill hardwood habitats of San Bernardino, Riverside, Los Angeles, Orange, and San Diego counties. It prefers washes and other sandy areas with patches of brush and rocks.

- d. **Northern Red–Diamond Rattlesnake (*Crotalus ruber ruber*)**. The northern red–diamond rattlesnake has been designated a state species of concern. This snake inhabits chaparral, woodland, grassland, and desert areas from Morongo Valley west to the coast and south along the peninsula ranges to Baja California. The northern red–diamond rattlesnake occurs in rocky areas or dense vegetation and requires rodent burrows or cracks in rocks for cover.
- e. **Silvery Legless Lizard (*Anniella pulchra pulchra*)**. The silvery legless lizard is a state species of concern. This small secretive species lives and forages in leaf litter and under small debris within sandy washes, scrub habitats, and woodlands.
- f. **Southwestern Pond Turtle (*Emys marmorata pallida*)**. The southwestern pond turtle is designated as a state species of concern and inhabits slow moving permanent or intermittent streams, small ponds, small lakes, reservoirs, abandoned gravel pits, permanent and ephemeral shallow wetlands, stock ponds, and sewage treatment lagoons.
- g. **Two–Striped Garter Snake (*Thamnophis hammondi*)**. The two–striped garter snake is a state species of concern. This species requires year–round or near year–round water with riparian or emergent vegetation for shelter.

4. Mammals

- a. **American Badger (*Taxidea taxus*)**. The American badger is a state species of concern. Badgers mainly prey upon ground squirrels and pocket gophers and primarily inhabit grassland, scrub, and forest habitats with friable soils.
- b. **Big free–tailed bat (*Nyctinomops macrotis*)**. The big free–tailed bat is classified as a state species of concern.



The bats usually roost in rock crevices in high places, although sometimes they use man-made structures.

- c. **Mexican Long-Tongued Bat (*Choeronycteris Mexicana*)**. The Mexican long-tongued bat is classified as a state species of concern. The bats are generalists in their roosting requirements, using a variety of structures including mines, caves, and human structures.
- d. **Northwestern San Diego Pocket Mouse (*Chaetodipus fallax fallax*)**. The northwestern San Diego pocket mouse is a state species of concern that inhabits coastal sage scrub, sage scrub/ grassland ecotones, chaparral communities, and non-native grassland.
- e. **Pallid bat (*Antrozous pallidus*)**. The pallid bat is classified as a state species of concern. The bats are generalists in their roosting requirements, using a variety of structures including rock crevices, tree hollows, mines, caves, and human structures.
- f. **Pocketed free-tailed bat (*Nyctinomops femorosaccus*)**. The pocketed free-tailed bat is classified as a state species of concern. The bats are a crevice-dwelling species found in a variety of habitats, but usually associated with high cliffs and rugged rock outcrops where they roost during the day.
- g. **San Diego Desert Woodrat (*Neotoma lepida intermedia*)**. The San Diego desert woodrat is designated as a state species of concern. Desert woodrats are found in a variety of shrub and desert habitats, primarily associated with rock outcroppings, boulders, cacti, or areas of dense undergrowth. Woodrats often are associated with cholla cactus, prickly pear cactus, and other large cactus patches within coastal sage scrub communities. They also are found in rocky outcroppings

and boulder-covered hillsides in chaparral or oak woodlands.

- h. **Western mastiff bat (*Eumops perotis*)**. The western mastiff bat is a federal and state species of concern. The bats are a cliff-roosting species whose distribution is constrained to areas where significant rock features offer suitable roosting habitat, and major threats to the species are urban expansion and activities that disturb or destroy cliff habitat.
- i. **Western red bat (*Lasiurus blossevillii*)**. The western red bat is classified as a state species of concern. The bats are solitary and migratory, and rely heavily on intact sycamore and cottonwood riparian habitat for roosting and foraging.
- j. **Western Yellow Bat (*Lasiurus xanthinus*)**. The western yellow bat is classified as a state species of concern. The species roosts in leafy riparian vegetation such as sycamores or palms.
- k. **Yuma Myotis (*Myotis yumanensis*)**. Yuma myotis is classified as a state species of concern. The species roosts in large colonies in caves and mines, and under bridges.

c. Special-Status Plants

A number of special-status plant species have the potential to occur within the City. These species are described below.

- 1. **Braunton's Milk Vetch**. Braunton's milk vetch (*Astragalus brauntonii*) is a member of the pea family that is designated as a federal endangered species as well as a California Rare Plant Rank (CRPR) 1B.1 species. This perennial herb is known to occur in chaparral, coastal scrub, and valley and foothill grasslands below 640 meters (2,100 feet) MSL (mean sea level). Where it occurs, this species is most commonly found in recently burned/ disturbed areas. This species is known to bloom from January through August.



2. **Munz's Onion.** Munz's onion (*Allium munzii*) is a member of the onion family and is designated as federal endangered and state threatened as well as a CRPR 1B.1 species. This perennial bulbiferous herb is known to occur in chaparral, cismontane woodland, coastal scrub, pinyon and juniper woodland, and mesic valley and foothill grassland associated with clay soils from 297 to 1,070 meters (975 to 3,510 feet) MSL. Munz's onion is known to bloom from March through May.
3. **Nevin's Barberry.** Nevin's barberry (*Berberis nevinii*) is a member of the barberry family and is designated as a federal and state listed endangered species as well as a CRPR 1B.1 species. This perennial evergreen shrub is known to occur in chaparral, cismontane woodland, coastal scrub, and riparian scrub with gravelly substrates from 275 to 825 meters (900 to 2,705 feet) MSL. Nevin's barberry is known to bloom from March through June.
4. **San Fernando Valley Spineflower.** San Fernando Valley spineflower (*Chroisanthe parryi* var. *fernandina*) is a member of the buckwheat family that is designated as a CRPR 1B.1 species, but is not a state or federal listed species. This annual herb is known to occur in sandy coastal scrub and valley and foothill grassland from 150 to 1,220 meters (490 to 4,000 feet) MSL. This species is known to occur in Los Angeles, Orange, and Ventura counties and is known to bloom from April through July.
5. **Thread-Leaved Brodiaea.** Thread-leaved brodiaea (*Brodiaea filifolia*) is a member of the brodiaea family and is designated as a federally threatened and state endangered species as well as a CRPR 1B.1 species. This perennial herb is known to occur in chaparral, cismontane woodland, coastal scrub, playas, valley and foothill grasslands, and vernal pools with clay substrates from 25 to 1,219 meters (82 to 3,998 feet) MSL. Thread-leaved brodiaea is known to bloom from March through June.
6. **Allen's Pentachaeta.** Allen's pentachaeta (*Pentachaeta aurea* var. *allenii*) is a member of the sunflower family that is designated as a CRPR 1B.1 species, but is not a state or federal listed species. This annual herb is known to occur in openings of coastal scrub and valley and foothill grasslands from 75 to 520 meters (246 to 1,705 feet) MSL. Allen's pentachaeta is known to bloom from March through June.
7. **Brand's Star Phacelia.** Brand's star phacelia (*Phacelia stellaris*) is a member of the waterleaf family, and is designated as a CRPR 1B.1 species, but is not a federal or state listed species. This annual herb is known to occur in coastal dunes and coastal scrub below 400 meters (1,310 feet) MSL from Los Angeles County south to San Diego County, California. Brand's star phacelia is known to bloom from March through June.
8. **California Black Walnut.** California black walnut (*Juglans californica*) is a member of the walnut family that is designated as a CRPR 4.2 species, but is not state or federally listed. This perennial deciduous tree is known to occur in chaparral, cismontane woodland, and coastal scrub from 50 to 900 meters (165 to 2,952 feet) MSL. California black walnut is known to bloom from March through August.
9. **California Satintail.** California satintail (*Imperata brevifolia*) is a member of the grass family that is designated as a CRPR 2.1 species, but is not a state or federal listed species. This perennial herb is known to occur in chaparral, coastal scrub, Mojavean desert scrub, alkali meadows and seeps, and vernal pools below 500 meters (1,640 feet) MSL. California satintail is known to bloom from September through May.
10. **California Sawgrass.** California sawgrass (*Cladium californicum*) is a member of the sedge family that is designated as a CRPR 2.2 species, but is not a state or federal listed species. This perennial herb is known to occur in meadows and seeps and within freshwater and alkaline marshes and swamps



from 60 to 600 meters (200 to 1,968 feet) MSL. This species is known to bloom from June through September.

11. **Chaparral Nolina.** Chaparral nolina (*Nolina cismontana*) is a member of the butcher's broom family and is designated as a CRPR 1B.2 species, but is not a state or federal listed species. This perennial evergreen shrub is known to occur in chaparral and coastal scrub with sandstone or gabbro substrates from 140 to 1,275 meters (460 to 4,182 feet) MSL. Chaparral nolina is known to bloom from May through July.
12. **Chaparral Ragwort.** Chaparral ragwort (*Senecio aphanactis*) is a member of the sunflower family that is designated as a California Rare Plant Rank 2.2 species, but is not a state or federal listed species. This annual herb is known to occur in chaparral, cismontane woodland, and alkaline coastal scrub and flats from 15 to 800 meters (49 to 2,624 feet) MSL. Chaparral ragwort is known to bloom from January through April.
13. **Chaparral Sand Verbena.** Chaparral sand verbena (*Abronia villosa* var. *aurita*) is a member of the four o'clock family²³ that is designated as a CRPR 1B.1 species, but is not a state or federal listed species. This annual herb is known to occur in chaparral, coastal scrub, and desert dunes from 80 to 1,600 meters (262 to 5,248 feet) MSL. Chaparral sand verbena is known to bloom from January through September.
14. **Coulter's Saltbush.** Coulter's saltbush (*Atriplex coulteri*) is a member of the goosefoot family that is designated as a CRPR 1B.2 species, but is not a state or federal listed species. This perennial herb is known to occur in coastal bluff scrub, coastal dunes, coastal scrub, and foothill and valley grasslands with alkaline or clay soils from 3 to 460 meters (10 to 1509 feet) MSL.
- Coulter's saltbush is known to bloom from March through October.
15. **Davidson's Saltscale.** Davidson's saltscale (*Atriplex serenana* var. *davidsonii*) is a member of the goosefoot family that is designated as a CRPR 1B.2 species, but is not a state or federal listed species. This annual herb is known to occur in coastal bluff scrub and coastal scrub with alkaline soils from 10 to 200 meters (33 to 656 feet) MSL. Davidson's saltscale is known to bloom from April through October.
16. **Heart-Leaved Pitcher Sage.** Heart-leaved pitcher sage (*Lepechinia cardiophylla*) is a member of the mint family that is designated as a CRPR 1B.2 species, but is not a state or federal listed species. This perennial shrub is known to occur in chaparral, closed cone coniferous forest, and cismontane woodland from 520 to 1,370 meters (1,705 to 4,494 feet) MSL. Heart-leaved pitcher sage is known to bloom from April through July.
17. **Intermediate Mariposa Lily.** Intermediate mariposa lily (*Calochortus weedii* var. *intermedius*) is a member of the Lily family and is designated as a CRPR 1B.2 species, but is not a state or federal listed species. This species is known to occur in chaparral, coastal scrub, and valley and foothill grasslands. Intermediate mariposa lily is known to bloom from May through July.
18. **Long-Spined Spine Flower.** Long-spined spine flower (*Chorizanthe polygonoides* var. *longispina*) is a member of the buckwheat family and is designated as a CRPR 1B.2 species, but is not a state or federal listed species. This annual herb is known to occur in chaparral, coastal scrub, meadows and seeps, valley and foothill grasslands, and vernal pools from 30 to 1,530 meters (98 to 5,018 feet) MSL. Long-spined spine flower is known to bloom from April through July.
19. **Malibu Baccharis.** Malibu baccharis (*Baccharis malibuensis*) is a member of the sunflower family that is designated as a CRPR 1B.1

²³ The plant family is called "four-o'clock" because it opens in late afternoon.



species, but is not a state or federal listed species. This perennial shrub is known to occur in chaparral, cismontane woodland, coastal scrub, and riparian woodland from 150 to 305 meters (492 to 1,000 feet) MSL. Malibu baccharis is known to bloom in August.

20. **Many–Stemmed Dudleya.** Many–stemmed Dudleya (*Dudleya multicaulis*) is a member of the stonecrop family that is designated as a CRPR 1B.2 species, but is not a federal or state listed species. This perennial herb is known to occur in chaparral, coastal scrub, and valley and foothill grasslands and is often associated with clay soils. Many stemmed dudleya is known to bloom from April through July.
21. **Mesa Horkelia.** Mesa horkelia (*Horkelia cuneata* ssp. *puberula*) is a member of the rose family that is designated as a CRPR 1B.1 species, but is not a federal or state listed species. This perennial herb is known to occur in maritime chaparral, cismontane woodland, and coastal scrub, and is often associated with sandy or gravelly substrates. Mesa horkelia is known to bloom from February through July.
22. **Parry’s Spine Flower.** Parry’s spine flower (*Chorizanthe parryi* var. *parryi*) is a member of the buckwheat family and is designated as a CRPR 1B.1 species, but is not designated as a state or federal listed species. This annual herb is known to occur in chaparral, cismontane woodland, coastal scrub, and rocky or sandy openings in foothill valley and grasslands from 275 to 1,220 meters (900 to 4,001 feet) MSL. Parry’s spine flower is known to bloom from April through June.
23. **Plummer’s Mariposa Lily.** Plummer’s Mariposa Lily (*Calochortus plummerae*) is a member of the lily family that is designates as a CRPR 1B.2 species, but is not a federal or state listed species. This species is known to occur in chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, and valley and foothill grassland from 100 to 1,700 meters (328 to 5,575 feet) MSL. This species is known to bloom from May through July.
24. **Prostrate Vernal Pool Navarretia.** Prostrate Vernal Pool Navarretia (*Navarretia prostrata*) is a member of the phlox family that is designates as a CRPR 1B.1 species, but is not a federal or state listed species. This species is known to occur in coastal scrub, meadows and seeps, valley and foothill grassland with alkaline soils, and vernal pools from 15 to 700 meters (50 to 2,300 feet) MSL. This species is known to bloom from April through July.
25. **Robinson’s Peppergrass.** Robinson’s peppergrass (*Lepidium virginicum* var. *robinsonii*) is a member of the mustard family that is designated as a CRPR 1B.2 species, but is not a state or federal listed species. This annual herb is known to occur in chaparral and coastal scrub below 855 meters (2,805 feet) MSL. Robinson’s peppergrass is known to bloom from January through July.
26. **Round–Leaved Filaree.** Round–leaved filaree (*California macrophylla*) is a member of the geranium family that is designated as a CRPR 1B.1 species, but is not a state or federal listed species. This annual herb is known to occur on cismontane woodland, and valley and foothill grasslands with clay soils from 15 to 1,200 meters (50 to 3,936 feet) MSL. Round–leaved filaree is known to bloom from March through May.
27. **Salt Spring Checkerbloom.** Salt spring checkerbloom (*Sidalcea neomexicana*) is a member of the mallow family that is designated as a CRPR 2.2 species, but is not a state or federal listed species. This perennial herb is known to occur in chaparral, coastal scrub, lower montane coniferous forest, Mojavean desert scrub, and alkaline playas from 15 to 1,530 meters (50 to 5,020 feet) MSL. Salt spring checkerbloom is known to bloom from March through June.



28. **San Bernardino aster.** San Bernardino aster (*Symphotrichum defoliatum*) is a member of the sunflower family that is designated as a CRPR 1B.2 species, but is not a state or federal listed species. This rhizomatous herb is known to occur in cismontane woodland, coastal scrub, lower montane coniferous forest, meadows and seeps, marshes and swamps, and valley and foothill grassland near ditches, streams, and springs from 2 to 2,040 meters (6 to 6,690 feet) MSL. This species is known to bloom from July through November.
29. **Smooth Tarplant.** Smooth tarplant (*Centromadia pungens* subsp. *laevis*) is a member of the sunflower family that is designated as a CRPR 1B.1 species, but is not a state or federal listed species. This annual herb is known to occur in chenopod scrub, meadows and seeps, playas, riparian woodland, and saline valley and foothill grasslands below 640 meters (2,100 feet) MSL. Smooth tarplant is known to bloom from April through September.
30. **Southern Tarplant.** Southern tarplant (*Centromadia parryi* subsp. *australis*) is a member of the sunflower family and is designated as a CRPR 1B.1 species, but is not designated as a state or federal listed species. This annual herb is known to occur in marshes and swamps, valley and foothill grasslands, and vernal pools below 427 meters (1,400 feet) MSL. Southern tarplant is known to bloom from May through November.
31. **Vernal Barley.** Vernal barley (*Hordeum intercedens*) is a member of the grass family that is designated as a CRPR 3.2 species, but is not a federal or state listed species. This annual herb is known to occur in coastal dunes, coastal scrub and saline flats and depressions within valley and foothill grasslands, and vernal pools from 5 to 1,000 meters (16 to 3,280 feet) MSL from Fresno County south to Baja California. Vernal barley is known to bloom from March through June.
32. **White Rabbit Tobacco.** White rabbit tobacco (*Pseudognaphalium leucocephalum*) is a member of the sunflower family and is designated as a CRPR 2.2 species, but is not a federal or state listed species. This perennial herb is known to occur in chaparral, cismontane woodland, coastal scrub, and riparian woodlands with sandy or gravelly soils below 2,000 meters (6,890 feet) MSL. This species is known to bloom from July through December.

d. Watershed

The City's watershed comprises a system of streams, watercourses, and pools that run through the hills and usually lie at the bottom of canyons and drainage ravines.

Runoff from the City generally drains east and south, toward Chino Creek and Prado Flood Control Basin, and on to the Santa Ana River Basin. Canyons on the west side of the City, including Tonner Canyon, Carbon Canyon, Soquel Canyon, and Aliso Canyon, drain westward toward Los Angeles and Orange counties. With the exception of Tonner Canyon, which drains into the San Gabriel River watershed, the remaining canyons drain into the lower reaches of the Santa Ana River Basin. Urban runoff from the City can pollute the natural watersheds of the Santa Ana River and San Gabriel River Basins.

As authorized by the federal Clean Water Act, the NPDES permit process regulates the drainage of water from urban sources. NPDES permits specify the discharge limits for certain pollutants to ensure that local industries pre-treat the pollutants they discharge into treatment plants and that urban developments filter run-off before releasing it to storm drains.

Administration of the NPDES is the responsibility of the State Water Resources Control Board (SWRCB), which has jurisdiction over nine Regional Water Quality Control Boards (RWQCB) in California. The City falls under the authority of the Santa Ana RWQCB (SARWQCB). The City is also a co-permittee in the San Bernardino County NPDES Program. The Conservation Element



updates policies intended to protect the quality of the watershed.

e. Water Supply

The City currently obtains water supply from the following sources:

- Groundwater from Chino Groundwater Basin extracted by City-owned wells.
- Groundwater from Chino Groundwater Basin extracted by Monte Vista Water District (MVWD) wells.
- Imported water from the State Water Project (SWP) purchased from the Inland Empire Utilities Agency (IEUA), a member agency of the Metropolitan Water District (MWD) of Southern California.
- Desalted groundwater from Chino Groundwater Basin through the Reverse Osmosis (RO) treatment facilities of the Chino Basin Desalter Authority (CDA).
- Recycled water from the IEUA regional recycled water facilities, delivered through a separate recycled water system to meet non-potable uses in the City.

The Conservation Element updates policies intended to maintain adequate water supply to meet current and projected City demands.

f. Wastewater

Wastewater collection and conveyance within the City is provided by the City’s Sewer Division. The eastern side of the City is served by lateral and trunk sewers that are predominantly gravity-fed to the IEUA interceptor. The western, hilly side of the City, which includes Tonner and Carbon Canyons, is served by on-site septic systems. An exception is the Western Hills Mobile Home Trailer Park adjacent to the Western Hills Golf Course, which has its own private reclamation plant that also supplies reclaimed water to irrigate the golf course.

Wastewater treatment within the City is provided by the IEUA through two treatment plants: Regional Plant No. 5 (RP-5) (on Kimball Avenue in Chino) and the Carbon Canyon Plant (on Chino

Hills Parkway). The Conservation Element updates policies intended to maintain adequate waste-water capacity to meet current and projected City demands.

3. Mineral Resources

According to the California Division of Mines and Geology, no significant mineral deposits are known to exist in the City. Immediately outside the City limits in the extreme southeast corner, Mines and Geology has classified sand and gravel resources along the Santa Ana River wash as “MRZ-2,” defined as “areas where adequate information indicates that significant mineral deposits are present ... or where it is judged that a high likelihood for their presence exists.” Much of this area is within Chino Hills State Park.

Within the Chino Hills city limits, oil has been produced since the late 1800s. Minor oil production continues in the Chino-Soquel Oil Field and the Mahala Oil Field.

The existing oilfields within the City are within undeveloped lands designated “Agriculture/Ranches.” Oil exploration, drilling, and production are conditionally permitted uses under the Agriculture/Ranches zoning designation. Because of the limited supply of mineral resources within the City, no additional mineral resource related policies are identified in this Conservation Element. Policies to ensure safe oil drilling, excavation and processing are provided in the Safety Element.

4. Agricultural Land

In the past, agriculture was a significant land use in the City. Uses have ranged from very intensive dairies and cattle feed lots on flatter land, to row crops and horse raising, to less intensive “dry farming” and cattle grazing on the rolling hills. Today, only approximately 1% of the City area is used for agriculture. This remaining agriculture consists of orchards, cultivated cropland, abandoned or fallow fields, pastureland, and accompanying residences. Most of the large ranches, while still being dry farmed and grazed, are no longer owned by farming interests and are



expected to be developed over the next several years.

The remaining sizable agricultural activities within the City are on undeveloped lands and on Boys Republic. Cattle grazing occurs on privately owned, undeveloped and open space properties. The City also uses cattle grazing for weed abatement on its large publicly owned open space lands.

5. Air Quality

Chino Hills is located within the South Coast Air Basin (SCAB) region, which includes parts of San Bernardino, Los Angeles, Riverside, and Orange counties. The SCAB is so named because its geographical formation is that of a basin, with the surrounding mountains trapping the air and its pollutants in the valleys below.

Most air pollutants emitted in the SCAB are caused by fossil fuels used to operate mobile and stationary sources. Mobile sources include cars, trucks, and other vehicles. Stationary sources include heating and ventilation systems, energy plants, and industrial facilities. Air pollutants that have been identified as unhealthful to persons and the environment are regulated by federal and state policies.

The federal Clean Air Act requires the United States Environmental Protection Agency (EPA) to establish national standards for the criteria air pollutants, which include ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, particulate matter (PM₁₀ and PM_{2.5}) and lead. Primary standards established by the EPA are intended to provide an adequate margin of safety to protect public health, including sensitive groups such as children, senior citizens, and people with breathing difficulties.

The State of California generally has set more stringent air quality standards for the criteria air pollutants. The state has also established ambient air quality standards for visibility-reducing particles, sulfates, hydrogen sulfide, and vinyl chloride. To achieve state-established standards, the state adopts a State Implementation Plan (SIP).

The South Coast Air Quality Management District (SCAQMD) is responsible for implementing the SIP within the SCAB region.

To implement the SIP, SCAQMD prepares an air quality management plan (AQMP) every three years; each iteration of the plan is an update of the previous plan and has a 20-year horizon. The current Air Quality Management Plan was adopted in June 2007.

The SCAB is currently classified as a “Severe-17” nonattainment area for the federal ambient 8-hour ozone air quality standard with an attainment date of 2021. As outlined in the AQMP, SCAQMD is requesting a “bump-up” to “extreme” non-attainment classification for the 8-hour ozone standard within the SCAB. This reclassification would extend the attainment date to 2024 and allow for the attainment demonstration to rely on emissions reductions from measures that anticipate the development of new technologies or improving of existing control technologies.

Toxic air contaminants (TACs) are airborne substances that are capable of causing chronic (i.e., of long duration) and acute (i.e., severe but of short duration) adverse effects on human health. They include organic and inorganic chemical substances that may be emitted from a variety of common sources including gasoline stations, motor vehicles, dry cleaners, industrial operations, painting operations, and research and teaching facilities. TACs are different than “criteria” pollutants because their effects on health tend to be local rather than regional. Increased cancer risk has been associated with high levels of TACs.

The Conservation Element updates policies intended to reduce air pollution and satisfy regional air quality objectives.

6. Energy Conservation

Energy is essential for transportation, industry, commercial enterprise, and residential use and services. Controlling energy costs is important to the City’s residents and businesses. At the same



time, reducing emissions from energy is critical to the health of the City’s residents and the overall environment.

Effective strategies to reduce energy use, costs, and environmental impacts start at the General Plan. Transportation-related energy consumption can be reduced by decreasing vehicle miles traveled, such as by locating jobs close to residences and residences close to transit. Industry, commercial, and residential-related energy consumption can be reduced with use of more energy efficient equipment and appliances.

Green building techniques can be adopted to significantly reduce the energy demands from development. “Green building” is a term used to describe a structure that is designed, built, renovated, operated, or reused in a sustainable and resource-efficient manner. It encompasses energy efficiency, water conservation, indoor environmental quality, use of recycled and renewable materials, construction waste reduction, and site planning. The Conservation Element includes policies intended to reduce energy use, costs, and environmental impacts.

7. Greenhouse Gas Emissions

Recent legislation in the State of California is focused on reducing emissions of “greenhouse gases” (GHGs). GHGs emitted by human activity are implicated in global climate change, commonly referred to as “global warming.” These greenhouse gases, so called because of their role in trapping heat near the surface of the earth, include carbon dioxide, methane, nitrous oxide, ozone, and water vapor. Fossil fuel consumption in the transportation sector (on-road motor vehicles, off-highway mobile sources, and aircraft) is the single largest source of GHG emissions, accounting for approximately half of GHG emissions globally. Industrial and commercial sources are the second largest contributors of GHG emissions with about one-fourth of total emissions.

The Global Warming Solutions Act of 2006 (AB 32) required the California Air Resources Board (CARB) to prepare a Scoping Plan to achieve

reductions in GHG emissions in California. The Scoping Plan, approved by the CARB in December 2008, encourages local governments to reduce GHG emissions consistent with statewide targets, which is equivalent to reducing community-wide emissions 15% below current levels by 2020.

Local governments have the authority to pass ordinances, standards, and codes to mandate community level actions. Cities and counties can also adopt local programs as an important strategy to reduce community-scale GHG emissions. The Conservation Element includes policies intended support reductions in GHG emissions.

8. Solid Waste Management

The California Integrated Waste Management Act of 1989 (AB 939) requires every city and county in the state to prepare a Source Reduction and Recycling Element (SRRE). The purpose of AB 939 is to “reduce, recycle, and re-use solid waste generated in the state to the maximum extent feasible.” To this end, a jurisdiction’s SRRE functions as its Solid Waste Management Plan, identifying how the jurisdiction will meet the mandatory state waste diversion goals of 25% by the year 1995 and 50% by the year 2000. The City adopted an SRRE in 1993 that satisfies the requirements of AB 939.

In addition to the SRRE, AB 939 mandates a Countywide Integrated Waste Management Plan (CoIWMP) that describes local waste diversion and disposal conditions and outlines realistic programs to achieve the waste diversion goals. The CoIWMP also describes the county’s landfill facilities and needs. The City is within the County of San Bernardino Solid Waste Management Division (SWMD), which operates and manages five landfills, seven transfer stations, and three community collection centers.

Currently, solid waste from the City is hauled to material recovery facilities in Anaheim, with the remaining waste taken to the Olinda Alpha Landfill located at 1942 North Valencia Avenue in Brea. Olinda Alpha is owned and operated by the



County of Orange Integrated Waste Management Department (IWMD).

Opened in 1960, the landfill is approximately 565 acres with about 420 acres permitted for refuse disposal. Currently, the landfill is scheduled to terminate importation of any out-of-county waste within the next five years, and is expected to reach capacity by 2030. At that time, the City will have a number of alternative sites to which to transfer its waste, including the Otay Landfill in Chula Vista, the Sycamore Canyon Landfill in San Diego County near the San Diego and Santee border, the Sunshine Canyon Landfill in Sylmar, the Apex Landfill in Clark County, Nevada, and other landfills owned and operated by the City-franchised hauler, Republic Services, which currently operates 13 landfills in California.²⁴

The Conservation Element updates policies intended to provide for the adequate and efficient collection and disposal of solid waste.

9. Cultural and Paleontological Resources

Potential cultural resources within the City include historical and archaeological resources.

Paleontological resources also occur in the City.

The potential for each of these resources occurring within the City is discussed below.

a. History of Chino Hills

The prehistoric cultural chronology for the Chino Hills area divides prehistory into three periods: Milling Stone at 8,000 to 3,000 years before present, Intermediate at 3,000 to 1,400 years before present, and Late at 1,400 to 150 years before present.

All of Chino Hills is within the traditional tribal territory of the Tongva/Gabrielino, which is believed to have inhabited the area beginning in the Milling Stone or Intermediate period, approximately 3,000 years before present. These people are believed to have established the village of Pashiinonga, which was located on a rise above Chino Creek. This village would have

been a base with smaller satellite villages and seasonal camps in the vicinity.

Beginning in 1771, Mission San Gabriel was given control over all the lands east and south of the mission, including the Chino Hills area. The inhabitants of Pashiinonga and other villages were forcibly relocated to the Mission. The lands were used for ranching activities, mostly cattle grazing, to support the Mission. In the 1820s, the Mexican government gained control of California, and by 1834 the mission lands were being redistributed as private land grants called “ranchos.”

The 22,000-acre Rancho Santa Ana del Chino was granted in 1841 to Antonio Maria Lugo, a prominent Mexican citizen. One of Lugo’s daughters married Isaac Williams, an American-born man who had become a Mexican citizen. The couple settled on the ranch and built an adobe home. Shortly thereafter, 17,280 acres adjoining Rancho Santa Ana del Chino were granted to Isaac Williams.

In September 1846, as war between Mexico and the United States was declared, the first battle of the war took place at the Williams adobe. A party of Americans on the way to Los Angeles to quell Californios²⁵ stopped at the adobe to rest. The Californios sent a group to the adobe to cut off the Americans, and a battle ensued. After the American bullets were exhausted, the roof of the adobe was set on fire. Williams surrendered to save the lives of his children. The Americans were taken prisoner and marched to Los Angeles. The prisoners were all freed when other American forces reoccupied Los Angeles. It took nearly four more months and four more battles before a peace treaty was signed shifting control of California to the United States.

²⁴ Discussion with Dave Ault, Republic Services, February 7, 2014.

²⁵ California residents of the period when California was part of the Viceroyalty of New Spain and governed from Mexico City. During the Mexican-American War, the “Californios” were loyal to Mexico, while the “Americans” were Californians loyal to the United States.



After the war, Williams repaired his house and resumed his activities. He applied for and received patent for all the acreage of Rancho Santa Ana del Chino and its addition. It became known as Chino Ranch. After Williams' death, his daughters stayed involved with the ranch. One of the daughters, Victoria Regina Williams, married Joseph Bridger, and the couple built a second adobe, located south of the Williams adobe in what is now Los Serranos.

In 1874, burdened by drought, flood, and new American taxes, the entire Chino Ranch was sold to Richard Gird, who moved in to the property and continued ranching. Gird subdivided the eastern portion and developed the town of Chino, while retaining the future Chino Hills as a ranch and residing in the Bridger adobe. In 1894, Gird sold the remaining ranch acreage, and it was subsequently broken into small parcels and sold to various buyers. Some of the parcels were explored for oil and wells were installed following the late 1890s discovery of oil in the Brea–Olinda Field west of Chino Hills. In 1909, Boys Republic purchased and occupied 240 acres including the former location of Isaac Williams' adobe and probably the village of Pashinonga. Other portions of the former Gird property were used for ranching, farming, milk production, and other agricultural activities.

In 1914, a trio of Los Angeles businessmen purchased property in western Chino Hills that they named Tres Hermanos Ranch. The three businessmen were Harry Chandler of the Los Angeles Times, wildcat oil driller turned elite attorney Tom Scott, and William Rowland, former Los Angeles County Sheriff and descendant of wealthy La Puente rancher John Rowland. The three men used the Tres Hermanos Ranch as a working cattle ranch for family weekends and for an annual private–invitation–only spring round up with rodeo, branding, and barbeque for fellow members of the Los Angeles elite. In 1978, the City of Industry bought Tres Hermanos, and it has continued as a working cattle ranch.

In 1922, the Sleepy Hollow Resort, located south of Tres Hermanos, debuted with 80 acres

subdivided for weekend getaway cabins. By 1925, a golf course was completed at Los Serranos Country Club on the eastern edge of Chino Hills. It featured recreation activities along with home sites. The Bridger/Gird Adobe was the original golf course clubhouse but burned down in 1957.

In 1954, an 800–acre site south of Soquel Canyon was selected for an Aerojet facility that assembled and tested ordnance for the United States Department of Defense. Use continued until 1995. In 1963, the Western Hills Golf and Country Club opened. Beginning in the late 1970s, residential development increased in Chino Hills with a major boom in the 1980s. This residential development occurred mostly in the central area of Chino Hills and was organized into planned communities known as Carbon Canyon, The Oaks, Woodview, and Los Serranos.

In 1979, to plan for the Chino Hills area development, the County of San Bernardino initiated preparation of the Chino Hills Specific Plan, a document that planned for the eventual development of 18,000 acres of Chino Hills land. The area had been protected from haphazard development because the land was not flat enough to build inexpensively. However, it was clear that development pressures were moving toward Chino Hills. The Chino Hills Specific Plan was the first in the State of California to be designed for an unincorporated area. A Citizen's Advisory Committee and County officials worked in cooperation with 150 property owners to develop the Plan. The Specific Plan called for clustered residential development concentrated in village cores, decreasing in density away from the core in order to protect as much open space as possible.

In 1991 the City incorporated and adopted its first City General Plan in 1994. Additional residential areas and retail centers were planned. In the late 1990s, residential developments were built in the Butterfield Ranch, Rincon, Gordon Ranch, Laband, and Rolling Ridge Estate areas of the City. The Laband area included development of the English Road equestrian area, which remains an integral part of the Chino Hills



equestrian community. Development of these areas was accompanied by construction of major shopping centers. In recent years, the City constructed a new community park, a civic center, a fire station, a library, a post office, and other community facilities.

b. Archeological Resources

According to the Native American Heritage Commission, the entire City is sensitive for prehistoric resources. A records search at the San Bernardino Archaeological Information Center at the San Bernardino County Museum identified 121 recorded cultural resources within the City of Chino Hills²⁶. Twenty-six sites are prehistoric-era sites, 55 are historic-era sites, 38 are prehistoric isolates, and 2 are historic isolates within the city limits of Chino Hills. Two of the historic-era sites have additional listings. The Rancho Chino Adobe site is a California Historical Landmark, and the Battle of Chino marker is a California Point of Interest.

c. Historical Resources

Historical resources are those that are listed or have potential to be listed on the National Register, the California Register, or a local register of historical resources. To be eligible for the National or California Register, the site, the structure, or the district needs to generally comply with one or more of the following criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of our history; or
2. Is associated with the lives of persons significant in our past; or

²⁶ Records search June 9–11, 2010 by Molly Valasik of Cogstone.



3. Embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possess high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or
4. Yields, or may be likely to yield, information important to prehistory or history.

In addition, eligibility generally requires that the structure be at least 50 years old or otherwise possess exceptional significance.

d. Potential Cultural Resources within Chino Hills

Five areas within the City represent notable parts of Chino Hills’ history. Each of these areas has some potential for historical significance. These areas are summarized below.

1. **Boys Republic.** In 1909, Boys Republic, an organization that provides vocational education for teens with life challenges,



moved on to a 240-acre site within Chino Hills. The period of potential historical significance for the facility is 1909–1959 when Boys Republic used agricultural training as the primary method of helping troubled youth and during which they constructed most of the buildings on the property. This could be defined as a locally important event qualifying under historic resource criterion 2 (“Is associated with the lives of persons significant in our past”).

In addition, the Boys Republic property has potential to be an archaeological district with both prehistoric and Mexican periods of significance. The property is the most probable location of the prehistoric village of Pashiinonga and the former location of Isaac Williams’ adobe and ranch, which was the site of the Battle of Chino. Williams’ ranch had numerous functional outbuildings and worker residences in addition to his own adobe. Subsurface remnants of these previous occupations are highly likely to be present.

2. **Tres Hermanos.** During the period 1910–1930, Tres Hermanos Ranch was developed in association with persons important in local history, namely Harry Chandler of the Los Angeles Times, wildcat oil driller turned attorney Tom Scott, and William Rowland, former Los Angeles County Sheriff and descendant of wealthy La Puente rancher, John Rowland. This could be defined as a locally important event qualifying under historic resource criterion 2. They built the Tres Hermanos Adobe, which is still present. The adobe was likely built in 1914 or 1915 and has unusual features. The central portion of the building has a living room of 1,000 square feet with a central fireplace that opens on all four sides. An adjacent room appears to be for specialized food preparation with an adjustable rack barbecue pit, a ceiling-mounted meat hook, and an open fireplace cooking pot setup. A full kitchen with all typical appliances and storage areas is also present. Two separate wings consisting of two

bedrooms each project from the central portion. A mural on one wall of the living room depicts a bullfight with dancing señoritas on each side and is dated 1918. This is consistent with historical information that the adobe was used for weekend gatherings.

A unique historic structure from this period within the Tres Hermanos property is a multiple-arch dam with 26.5 feet of height and 79.5 feet of breadth. The dam was built in 1918 and has an associated pump. The dam was built to detain water for what is now known as the Arnold Reservoir. Both the adobe and the dam represent unique architecture and have potential to qualify under historical resource criterion 3 (“Embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possess high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction”). In addition, trash pits and privies from the potentially significant 1910–1930 years may be present on the Tres Hermanos property, and may qualify under historical resource criterion 4 (“Yields, or may be likely to yield, information important to prehistory or history this period are present subsurface”).

3. **Carbon Canyon.** During the 1920–1940 period, the Sleepy Hollow area developed as weekend getaway cabins. Few of these original cabins remain. Consequently, there is a low probability that Sleepy Hollow would meet integrity criteria for a historic district. However, Sleepy Hollow would be appropriate for designation with a marker that would acknowledge the local importance of the distinctive neighborhood that evolved from the original resort cabins.
4. **Los Serranos.** The Los Serranos Country Club neighborhood has been formally evaluated for



historic resources.²⁷ The report documents that only 5% of the homes pre-date 1945 and that more than 50% post-date 1970. The report states that despite extensive historical research, Los Serranos is not a significant example of suburban residential development, is not associated with important persons, developers, designers or events, and that intrusion of modern development has compromised the neighborhood's potential as a historic district. In addition, none of the individual homes recorded (representing the best preserved homes) were determined to be eligible for either the state or federal register. An archaeological district limited to the vicinity of the original clubhouse of the 1925 Los Serranos County Club, which was the historic American period Bridger/Gird Adobe, could be considered.

5. **Laband.** The local importance of horse properties in the development of the City are recognized with an Equestrian Overlay Zone that recognizes the English Road area as a unique equestrian area.

e. Paleontological Resources

The eastern Puente Hills, also known as the Chino Hills, are made up of middle to late Miocene Epoch (15 million to 9 million years old) marine sedimentary rock units overlain in some areas by Pleistocene Epoch (1.8 million to 10 thousand years old) terrestrial sediments. Beginning about 23 million years ago, the ocean extended well past the modern shoreline and covered Chino Hills. The Miocene sediments were deposited as submarine fans. Tectonic events about 5 million years ago including uplift of local mountains and subsidence of valleys resulted in withdrawal of the ocean and beginning of river and stream cutting of channels into the exposed sediments.



In most of the City, two formations are present. The older of the two is the Monterey Formation which is middle Miocene in age. The Sycamore Canyon Formation is late Miocene in age. Pleistocene Epoch Quaternary Older Alluvium is mapped at the surface in the vicinity of the ancestral Santa Ana River and its tributaries. However, results of paleontological monitoring of development projects have found these sediments more widely distributed in the City, particularly in canyons. Thus far, all results indicate a late Pleistocene age of about 50,000 to 12,000 years for fossils from the Older Alluvium in the City.

Known paleontological resources in the City consist of Miocene and Pleistocene fossils.

²⁷ Tang, Hogan and Tibbet, 2004.



Miocene fossils representing the time period when Chino Hills was ocean floor include many kinds of marine life but also leaves from terrestrial plants that were washed into the ocean by streams and rivers. The Miocene marine fossils include marine mammals of 8 types, boney fishes of 41 types, cartilaginous fishes of 4 types, marine invertebrates of 18 types, and marine plants of 10 types. Miocene land plants of 32 types are represented along with freshwater snails. Pleistocene terrestrial mammals are represented by 8 types.

The single most scientifically significant fossil is the Chino Hills Dolphin, *Atocetus anguloi*, recovered during construction excavations for Vellano in Soquel Canyon. This dolphin is a new and previously unknown species and has no living relatives. It was recovered from the latest Miocene (circa 9 million years ago) Sycamore Canyon Formation. The skeleton represents an adult individual, and includes the cranium, the mandible, vertebrae, ribs, and some bones of the pectoral flipper. It has distinctive features of the skull and teeth that are unlike any other dolphin.

F. Conservation Plan

This section of the Conservation Element discusses the programs and policies the City will have or continue to have in place to promote conservation of its natural resources, energy conservation, and protection of its cultural resources.

1. Scenic Resources Overlay District

The Scenic Resources Overlay District protects designated Important Visual Resources, including Exceptionally Prominent Ridgelines, Prominent Ridgelines, Prominent Knolls, and Associated Primary View Points.

2. Biotic Resources Overlay District

The Biotic Resources Overlay District applies to areas of the City that have been identified by a state or federal agency as potential habitat for plants or animals officially listed as threatened,

endangered, or sensitive by the State of California and/or the federal government. These areas are generally mapped in [Figure 4-2](#) – CNDDB Identified Special Status Species in Chino Hills (page [4-7](#) above). Any proposed development within these areas will require appropriate surveys of biological resources to assess the potential for special-status species and their habitats. Where there is a potential for special-status species or habitat to occur outside the overlay boundaries, appropriate biological resource surveys will be required.

3. Water/Wastewater

The City maintains a Water, Recycled Water, and Sewer Master Plan that evaluates the City's existing and planned water sources, water and recycled water distribution systems, and sewer collection systems with respect to their ability to meet projected demands. The master plan outlines a strategy to reduce the City's reliance on imported water, increase groundwater capacity, develop additional supply sources, maximize collection and use of recycled water, maintain adequate wastewater capacity, and pursue regional solutions to the supply and distribution of water, and collection and treatment of wastewater.

4. Greenhouse Gas/Energy Conservation

Reducing GHGs and conserving energy are closely related objectives. The City cooperates with regional agencies to develop and implement policies expected to achieve these objectives and culminate in a GHG Reduction or Climate Action Plan. These policies are promulgated through this Conservation Element and other current and expected future City activities. These policies include:

- “Green” building design in new and existing construction, through the increased use of energy efficiency, alternative energy, recycled materials, renewable resources, local materials, water efficiency, and pollution reduction.
- Sustainable development by promoting mixed-use and high-density residential



routes next to transportation routes; transit, bicycle and pedestrian linkages.

- Clustering of development and preservation of natural open spaces.
- Expanded promotion and use of renewable energy resources.

5. Cultural Resources

Based on the number of prehistoric and historic artifacts found within Chino Hills, the entire City is considered sensitive for archaeological resources. Appropriate archaeological surveys will be required whenever a development project requires excavation or archaeological resources are otherwise expected to be present.

Similarly, based on the numerous fossil findings in Chino Hills, the entire City is considered sensitive for paleontological resources. Appropriate paleontological surveys will be required whenever a development project requires excavation or paleontological resources are otherwise expected to be present.

Historical resources have potential to occur in the City’s older communities. To ensure that potential historical resources in these areas are identified and recorded and/or preserved as appropriate, historical resource surveys will be conducted for any development activities expected to disturb the potential historical resources listed below.

a. Boys Republic

The Boys Republic property contains a number of potential historical resources, including structures and/or artifacts associated with:

- The Isaac Williams adobe and ranch
- Battle of Chino
- Agricultural training facilities that generally occurred between 1909 and 1959

b. Tres Hermanos

The Tres Hermanos property contains a number of potential historical resources, including structures and/or artifacts associated with:

- The Tres Hermanos Adobe
- The multiple-arch dam and the Arnold Reservoir

c. Los Serranos

The Los Serranos Golf Course property contains a potential historical resource that may include artifacts associated with:

- The original clubhouse of the 1925 Los Serranos County Club, which was the historic American period Bridger/Gird Adobe could be considered.

The Sleepy Hollow and English Road equestrian areas of the City are not expected to contain any historic resources. However, both areas represent an important part of the City’s history. To acknowledge the local importance of these distinctive neighborhoods, a marker designation could be placed in a publicly viewed location within each neighborhood.

G. Conservation Element Goals, Policies, and Actions

The following goals, policies, and actions support the City of Chino Hills Conservation Plan and its vision to preserve natural resources, promote energy conservation, and protect cultural resources.

Goal CN-1: Preserve Chino Hills’ Rural Character

Policy CN-1.1: Preserve and protect Chino Hills’ rural and natural scenic qualities

Action CN-1.1.1: Protect identified extremely prominent ridgelines, prominent ridgelines, and knolls.

Action CN-1.1.2: Preserve the character of natural open spaces by integrating existing natural features into new development.



Action CN-1.1.3: Preserve as much open space as possible along canyon roadways such as Carbon Canyon, Soquel Canyon, and the canyons adjacent to Chino Hills State Park.

Action CN-1.1.4: Keep canyon floors as close as close as possible to their natural condition to accommodate natural periodic flooding, wildlife habitat, and native riparian plants.

Action CN-1.1.5: In canyon areas committed to development, emphasize the retention of natural topographic features, and require low visual profiles and dense vegetation for buildings.

Action CN-1.1.6: Encourage natural contour grading.

Action CN-1.1.7: Use existing trees and additional tree planting to blend new development and manufactured slopes with the natural setting, especially in highly visible locations.

Action CN-1.1.8: Preserve existing significant trees where feasible, and extensively plant new trees consistent with City tree policies.

Policy CN-1.2: Preserve and protect Chino Hills' biological resources.

Action CN-1.2.1: Preserve natural open spaces that act as wildlife corridors.

Action CN-1.2.2: Discourage new development in areas that contain sensitive, rare, or endangered species, oak woodlands, chaparral, and riparian habitats

Action CN-1.2.3: Preserve oak woodlands, riparian areas, and fresh water marshes to the maximum extent feasible.

Action CN-1.2.4: Require City approval to remove trees that in the opinion of the City function as an important part of the City's or a neighborhood's aesthetics character.

Action CN-1.2.5: Limit channeling of streams to the minimal improvements necessary for flood control as determined by a City-approved project-specific hydrologic analysis,

and encourage these improvements to have a natural appearance.

Action CN-1.2.6: Require biological resources surveys prior to proposed development within the Biotic Resources Overlay District and in other areas where there is a potential for special-status species or habitat to occur.

Action CN-1.2.7: Require a wildlife movement study for any project, including any new or extended roadway, potentially adversely affecting wildlife movement. This shall include identification of, and if warranted mitigation to protect, existing habitat linkages, wildlife corridors, wildlife movement in the vicinity, and crossing structures at freeways and major roadways; and recommended project design changes and avoidance, minimization, and mitigation measures to offset potentially significant adverse impacts to wildlife movement. For a new or extended roadway that is anticipated to result in a significant adverse impact to wildlife movement, require project design changes and/or avoidance, minimization, and/or mitigation measures which could include, but not be limited to: construction of wildlife crossings (e.g., underpass, overpass), fencing to guide wildlife, native plant restoration, and/or a lighting plan (to ensure that any new lighting does not deter wildlife through remaining habitat linkages).

Goal CN-2: Protect Chino Hills' Cultural Resources

Policy CN-2.1: Protect Chino Hills' archaeological resources.

Action CN-2.1.1: Require appropriate archaeological surveys as part of the environmental review process where archaeological resources may be present.

Action CN-2.1.2: Require on-site inspections by a qualified archaeologist during grading activities where archaeological resources may be present.



Action CN-2.1.3: Where archaeological resources are found during development activities, require identified archaeological materials to be preserved, restored, cataloged, and/or transmitted to the appropriate repository or as otherwise directed by a qualified professional archaeologist.

Action CN-2.1.4: Consult with local Native American tribes as required to avoid impacts on archaeological resources.

Policy CN-2.2: Protect Chino Hills’ paleontological resources.

Action CN-2.2.1: Require appropriate paleontological surveys as part of the environmental review process where paleontological resources may be present.

Action CN-2.2.2: Where paleontological resources are found during development activities, require on-site inspections by a qualified paleontologist during grading activities where paleontological resources may be present.

Action CN-2.2.3: Require identified paleontological materials to be preserved, restored, cataloged, and/or transmitted to the appropriate repository or as otherwise directed by a qualified professional paleontologist.

Policy CN-2.3: Protect Chino Hills’ potential historical resources.

Action CN-2.3.1: Prior to a change of land use or other action on the Boys Republic property that could disturb a potential historic resource, require a historic resource survey of the property by a qualified historic resource consultant, and consider incorporating any recommendations as requirements into subsequent development approval.

Action CN-2.3.2: Prior to a change of land use or other action on the Tres Hermanos property that could disturb a potential historic resource, require a historic resource survey of the property by a qualified historic

resource consultant, and consider incorporating any recommendations as requirements into subsequent development approval.

Action CN-2.3.3: Prior to grading on-site of the original clubhouse of the 1925 Los Serranos Country Club, require an appropriate archaeological survey to determine the presence of artifacts associated with the former Bridger/Gird Adobe site and consider incorporating any recommendations as requirements into subsequent development approval.

Action CN-2.3.4: Consider placement of markers to acknowledge the local importance to Chino Hills’ history of the Carbon Canyon and English Road equestrian communities.

Action CN-2.3.5: For structures over 45 years old, review available City building records and make a determination regarding the structure’s potential historical significance prior to permitting its demolition or substantial alteration.

Goal CN-3: Promote Sustainable Practices that Conserve Natural Resources and Reduce Greenhouse Gas Emissions

Policy CN-3.1: Endorse green building design in new and existing construction.

Action CN-3.1.1: Implement green building policies that promote increased use of energy efficiency, alternative energy, recycled materials, renewable resources, local materials, water efficiency, and pollution reduction.

Action CN-3.1.2: Establish programs that encourage homeowners to reduce energy consumption.

Action CN-3.1.3: Seek available funding sources that can be applied toward green building programs.

Action CN-3.1.4: Coordinate with state and regional agencies to ensure that alternative



energy facilities are compatible with Chino Hills' natural and built environment.

Policy CN-3.2: Develop and implement a Climate Action Plan.

Action CN-3.2.1: Reduce greenhouse gas emissions in City operations.

Action CN-3.2.2: Power City vehicles and equipment with reduced carbon dioxide emission fuels.

Action CN-3.2.3: Provide Climate Action Plan information and resources to the Chino Hills community.

Goal CN-4: Ensure Adequate Water Supply and Delivery

Policy CN-4.1: Promote water conservation.

Action CN-4.1.1: Continue to implement water conservation programs to sustain potable water sources.

Action CN-4.1.2: Promote use of drought-tolerant plant materials and low-water-usage irrigation systems.

Action CN-4.1.3: Promote low-water-use plantings and materials in City street medians and parkways.

Action CN-4.1.4: Continue to use reclaimed water for non-potable water supplies wherever not precluded by public health considerations.

Policy CN-4.2: Plan for water resources and distribution.

Action CN-4.2.1: Continue master plan water supply and distribution to meet current and projected City demands.

Action CN-4.2.2: Implement water master plan policies through the City's capital improvement program.

Policy CN-4.3: Protect water quality.

Action CN-4.3.1: Protect water resources from urban runoff and other potential pollution sources through implementation of

best management practices and area-wide Urban Storm Water Runoff Programs.

Action CN-4.3.2: Require reclaimed water to meet the Regional Quality Control Board requirements.

Action CN-4.3.3: Support appropriate ground water contamination investigations and cleanup efforts by the local water agencies, the Regional Water Quality Control Board, and responsible private parties.

Goal CN-5: Provide for Adequate and Efficient Solid Waste Disposal

Policy CN-5.1: Meet the City's solid waste disposal needs, while maximizing opportunities for waste reduction and recycling.

Action CN-5.1.1: Implement the City's Source Reduction and Recycling Element as required by the California Integrated Waste Management Act.

Action CN-5.1.2: Publicize and educate the public about waste reduction techniques and facilities.

Goal CN-6: Promote Clean Air to Reduce Adverse Effects on Human Health and the Environment

Policy CN-6.1: Reduce air pollution through coordinated land use, transportation, and energy use planning.

Action CN-6.1.1: Endorse regional air quality and transportation management plans in order to reduce air pollution emissions and vehicle trips.

Action CN-6.1.2: Encourage multifamily development to develop close to existing/planned transit and commercial areas to encourage pedestrian and non-automobile traffic.

Action CN-6.1.3: Promote transit that serves the City and links to adjacent cities and counties.

Action CN-6.1.4: Provide commercial areas that are conducive to pedestrian and bicycle circulation.



Action CN-6.1.5: Provide a coordinated system of pedestrian and bikeways.

Action CN-6.1.6: Encourage businesses to alter truck delivery routes and local delivery schedules to off-peak hours.

Policy CN-6.2: Reduce air pollution impacts on health.

Action CN-6.2.1: Encourage compliance with the California Air Resources Board (CARB) “Air Quality and Land Use Handbook: A Community Health Perspective,” which provides guidelines for siting new sensitive land uses in proximity to air pollutant emitting sources.

Action CN-6.2.2: Require businesses to limit air pollution emissions in compliance with state and regional regulations and to reduce health impacts on sensitive land uses.

Action CN-6.2.3: Require businesses to limit odor emissions to eliminate or reduce nuisance impacts on sensitive land uses.

Policy CN-6.3: Reduce air pollution emissions from construction activities.

Action CN-6.3.1: Require preparation of air quality analyses of construction-related air quality impacts using the latest available air emissions model or other analytical method

determined in conjunction with SCAQMD for all projects subject to the California Environmental Quality Act (CEQA). If such analyses identify potentially significant regional or local air quality impacts, require the incorporation of appropriate mitigation to reduce such impacts.

Action CN-6.3.2: Encourage large construction projects to mitigate diesel exhaust emissions through the use of alternative fuels and control devices.

Action CN-6.3.3: Require dust abatement actions for all new construction and redevelopment projects.

Policy CN-6.4: Reduce air pollution emissions from new development.

Action CN-6.4.1: Require preparation of air quality analyses that analyze operational air quality impacts using the latest available air emissions model or other analytical method determined in conjunction with SCAQMD for all projects subject to the California Environmental Quality Act (CEQA). If such analyses identify potentially significant regional or local air quality impacts, require the incorporation of appropriate mitigation to reduce such impacts.

Safety Element

City of Chino Hills General Plan



Chapter 5. Safety Element

The Safety Element addresses the natural and human-made hazards affecting the City of Chino Hills (City). These include seismic, geologic, flood and inundation, fire, and hazardous materials. A discussion of Citywide emergency preparedness plan is included within this Element.

A. Purpose of This Element

The State of California requires all cities to include a general plan safety element to identify and, whenever possible, reduce the impact of natural and man-made hazards that may threaten the health, safety, and property of the City.

As required by §65302(g) of the *California Government Code*, this Safety Element addresses earthquakes and related ground failure hazards; subsidence; flooding; slope hazards; release of hazardous materials; aircraft hazards; wildland and urban fires; emergency planning (including hazard identification and risk assessment, hazard mitigation, and emergency response and action); and fire, police, and medical services. Maps are provided to identify locations of known natural hazards, emergency facilities, and primary evacuation routes.

B. Connection to Community Vision

The Safety Element supports the City's vision to protect the community from unreasonable risks caused by natural and human-made hazards. Toward this end, the Safety Element focuses on implementing the following 6 of the City's 19 Vision Statements. (Numbers in parenthesis reference numerical order of Vision Statements as presented in the Vision section of this General Plan.)

1. A Chino Hills that supports healthy living. (V-7)
2. A Chino Hills that continues to provide a high level of public services. (V-12)
3. A Chino Hills that continues to provide for adequate public utilities. (V-13)
4. A Chino Hills that supports regional targets for reductions in greenhouse gas emissions. (V-14)
5. A Chino Hills that endeavors to minimize risks from natural occurring hazards. (V-15)
6. A Chino Hills that endeavors to minimize risks from human-made hazards. (V-16)

C. Relationship to Other General Plan Elements

The Safety Element identifies hazards and hazard abatement provisions to guide local decisions related to zoning, subdivisions, and land use entitlement permits. The natural and human-made hazards and risk reduction strategies addressed in this element are incorporated into related mapping and policy frameworks in the Land Use and Conservation Elements. Emergency response routes identified in this element are also identified in the Circulation Element.

D. Relationship to Other Local Regulatory Documents

Several City regulatory mechanisms are used to implement the General Plan Land Use Element on an on-going basis.

1. **Emergency Operations Plan (EOP):** The EOP addresses the City's planned response to extraordinary emergencies associated with



natural disasters, technological incidents, and national security emergencies. The plan does not address normal day-to-day emergencies or the well-established and routine procedures used in coping with such emergencies. Instead, the operational concepts reflected in this plan focus on potential large-scale disasters that can generate unique situations requiring unusual emergency responses.

2. **Storm Drain Master Plan:** The Storm Drain Master Plan identifies current storm drain deficiencies and plans to remedy these deficiencies. To assess deficiencies, the Storm Drain Master Plan divided the City into 12 drainage basins and analyzed each area to determine estimated storm water run-off based on 10-, 25- and 100-year storm events. Based on this run-off information, a storm drain system improvement plan is provided that identifies preliminary sizing for future storm drains that will be constructed either by development projects or through the City Capital Improvement Program. Most of the planned storm drain facilities are designed to provide capacity for 100-year events.
3. **Chapter 8.16 of the Municipal Code – California Fire Code Adopted:** The City adopts the State of California Fire Code, which regulates and governs the safeguarding of life and property from fire and explosion hazards, hazardous materials arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises.
4. **Chapter 13.16 of the Municipal Code – Storm Drain System:** The City prohibits all non-permitted discharges to the municipal storm drain system. This prohibition applies to the discharge to municipal storm drains from spills, dumping, or disposal of materials other than storm water. This regulation is intended to reduce pollutants in storm water discharges to the maximum extent

practicable and to ensure compliance with National Pollutant Discharge Elimination System (NPDES) permits.

5. **Chapter 15.04 of the Municipal Code – California Building Code:** The City adopts the California Building Code 2013 Edition as the building codes of the City for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area, and maintenance of all buildings and/or structures in the City.
6. **Chapter 15.12 of the Municipal Code – Floodplain Damage Prevention and Floodplain Management:** The City adopts floodplain management regulations that require protection against flood damage at the time of construction; restrict alteration of natural floodplains, stream channels, and natural protective barriers; control construction and development activities that may increase flood damage; and control of flood barriers that could unnaturally divert flood waters or increase flood hazards in other areas.

E. Safety Element Issues

Numerous safety hazards within the City could affect life and property in future years. Safety hazards can be generally grouped into two categories: naturally occurring and human-made. In many instances, safety hazards are susceptible to natural *and* human-made risk factors. For example, flooding could occur naturally as a result of intense precipitation over a short duration, causing rivers, natural drainage courses, or flood plains to overflow. Human-made flooding could occur as a result of dam or levee failure, obstruction of and/or development within a natural drainage or flood plain, or fire hydrant damage from an automobile accident.

The following section discusses the potential hazards that shape the Chino Hills Safety Plan and the goals, policies, and actions of this Safety Element.



1. Geologic Conditions

The City is located in the eastern Puente Hills, in the northern portion of the Peninsular Ranges geomorphic province. The Peninsular Ranges province is characterized by a series of northwest to southeast-oriented valleys, hills, and mountains separated by faults associated with and parallel to the San Andreas Fault System. Two of these faults, the Chino Fault and the Whittier Fault, are located in and near the City, respectively. These faults, and the bedrock and sediment types that occur in the Chino Hills area, control to a large extent the potential geologic impacts that could occur in the City.

The hilly portions of the City are underlain primarily by bedrock of the Puente Formation. This bedrock formation was deposited between 6 million and 11 million years ago during a period when the area was submerged under the ocean.

Approximately 2 to 3 million years ago, the continent began to rise and the ocean dropped, while a complex process of faulting and folding caused the uplift of the Puente Hills area and the City of Chino Hills. The bedrock materials of the Puente Formation have been folded and faulted within the Puente Hills such that bedding inclinations now range from gentle to steeply dipping (i.e., 10 to 70 degrees) with numerous folds of varying scales and axis orientations. In its entirety, the Puente Formation is estimated to be approximately 13,000 feet thick within the Chino Hills area.

The Puente Formation is divided into three members within the City: the Sycamore Canyon member, the Yorba member, and the Soquel member.²⁸ The Sycamore Canyon member of the Puente Formation, the youngest member, generally consists of thickly bedded sandstone and pebbly conglomerate with lesser amounts of siltstone and siliceous siltstone. The Yorba member generally consists of predominantly thinly bedded siltstone, sandy siltstone, and siliceous siltstone, with scattered to rare claystone beds. The Soquel member, the oldest member of

the formation, generally consists of well-bedded graded sandstone with interbedded siltstone.

The Topanga Formation is exposed within the southeastern portion of the City, adjacent to the Horseshoe Bend area of the Santa Ana River, within Chino Hills State Park. The Topanga Formation was deposited about 15 million years ago, and generally consists of massively bedded sandstone and conglomerate with interbeds of siltstone and minor claystone. In addition to outcropping in the southeastern portions of the City, the Topanga Formation generally underlies the Puente Formation in the Chino Hills area.

The Safety Element updates policies intended to reduce risks from seismic and geologic hazards.

2. Seismic Hazards

Earthquakes occur when planes of weakness, called faults, in the earth's crust move past one another. Southern California is located on a boundary of two tectonic plates, the North American Plate and the Pacific Plate, causing the area to be considered seismically active. Numerous faults considered active or potentially active have been mapped in Southern California, including in the vicinity of and within the City. Earthquakes on faults can trigger several geologic phenomena that can cause severe property damage and loss of life. These hazards include ground shaking, fault rupture, liquefaction and associated hazards, subsidence, and seiches (waves in enclosed bodies of water). Earthquakes can also cause a variety of localized, but not less destructive, hazards such as urban fires, dam failures, and release of toxic chemicals. The City could be impacted by any or all of these hazards.

Earthquakes are normally classified by the severity of their magnitude or their seismic intensity. "Magnitude" is defined as a measure of the amount of energy released when a fault ruptures. The intensity of seismic ground shaking at any given site is a function of several factors, but primarily the magnitude of the earthquake, the distance from the epicenter to the area of concern, the type of geologic material between the epicenter and the site, and the topographic conditions of the site. The amount of damage is also controlled to a certain

²⁸ Morton and Miller, 2006.



extent by the size, shape, age, and engineering characteristics of the affected structures. Most buildings in the City are of wood-frame construction, which while not immune to structural damage, is notably resilient to earthquake shaking, particularly when designed per current building codes.

The location of active and potentially active earthquake faults within or proximate to Chino Hills is illustrated in [Figure 5-1](#) – Active and Potentially Active Faults. The geologic and seismologic characteristics of these faults are discussed below.

a. Chino Fault

The Chino Fault is considered a northern splay of the Elsinore Fault Zone.²⁹ The Chino Fault extends approximately 21 kilometers southeast through the City toward the City of Corona where it joins the Elsinore Fault Zone near the southern terminus of Main Street in Corona. Available geologic mapping, paleoseismic studies, and oil well data indicate that the Chino Fault trends northwest to southeast and dips approximately 50 to 70 degrees toward the southwest. The sense of fault displacement along the Chino Fault is predominantly right-lateral, strike-slip; however, some early geologic mapping and recent paleoseismic studies suggest a reverse sense of movement at some locations.

Several recent geologic studies of the Chino Fault have revealed Holocene fault displacement (i.e., during the last 11,000 years). The California Geological Survey re-evaluated the Chino Fault in 2002 as a result of these recent findings and has zoned the Chino Fault as “active” pursuant to the guidelines of the Alquist-Priolo Earthquake Fault Zone Act. Two historic earthquakes are attributed to the Chino Fault: the February 16, 1989 magnitude 3.2 strike-slip earthquake that occurred at a depth of approximately 4.3 kilometers and the December 14, 2001 magnitude 3.9 strike-slip earthquake that occurred at a depth of approximately 13.8 kilometers.

²⁹ Treiman, 2002.

b. Elsinore Fault Zone

The Elsinore Fault extends approximately 200 kilometers from near the border with Mexico to its northern terminus near Whittier Narrows ([Figure 5-1](#)). The Uniform California Earthquake Rupture Forecast (UCERF2) and the Working Group on California Earthquake Probability (WGCEP 95) identify five fault segments within the Elsinore Fault Zone –Whittier, Glen Ivy, Temecula, Julian, and Coyote Mountains segments, from north to south. The Whittier segment exhibits a reverse, right-lateral oblique sense of movement, while the Glen Ivy, Temecula, Julian, and Coyote Mountains segments exhibit a right-lateral, strike-slip sense of movement.

c. San Jose Fault

The San Jose Fault is located north of the City and extends approximately 20 kilometers from the south side of the San Jose Hills northeast to near Claremont ([Figure 5-1](#)). Available data suggests that the fault dips steeply to the north with a reverse sense of fault displacement (i.e., north side up). The California Department of Water Resources indicates that the San Jose Fault is well defined based on the presence of a groundwater barrier, and suggests that the San Jose Fault offsets “older alluvium” approximately 100 meters in the subsurface.

a. Puente Hills Blind Thrust

The Puente Hills Blind Thrust is a north-dipping thrust that extends approximately 40 kilometers east across the Los Angeles basin from downtown Los Angeles to Brea. A blind thrust fault is a buried fault, the surface of which does not break the surface. The fault is manifested at the surface by series of folds above the fault surface including the Montebello Hills and west and east Coyote Hills. The fault is subdivided into three segments: Los Angeles, Santa Fe Springs, and Coyote Hills. At least four large earthquakes (i.e., magnitude 7.2 to 7.5) are believed to have occurred on the fault in the past 11,000 years. The 1987 Whittier Narrows earthquake occurred on the Puente Hills Blind Thrust.

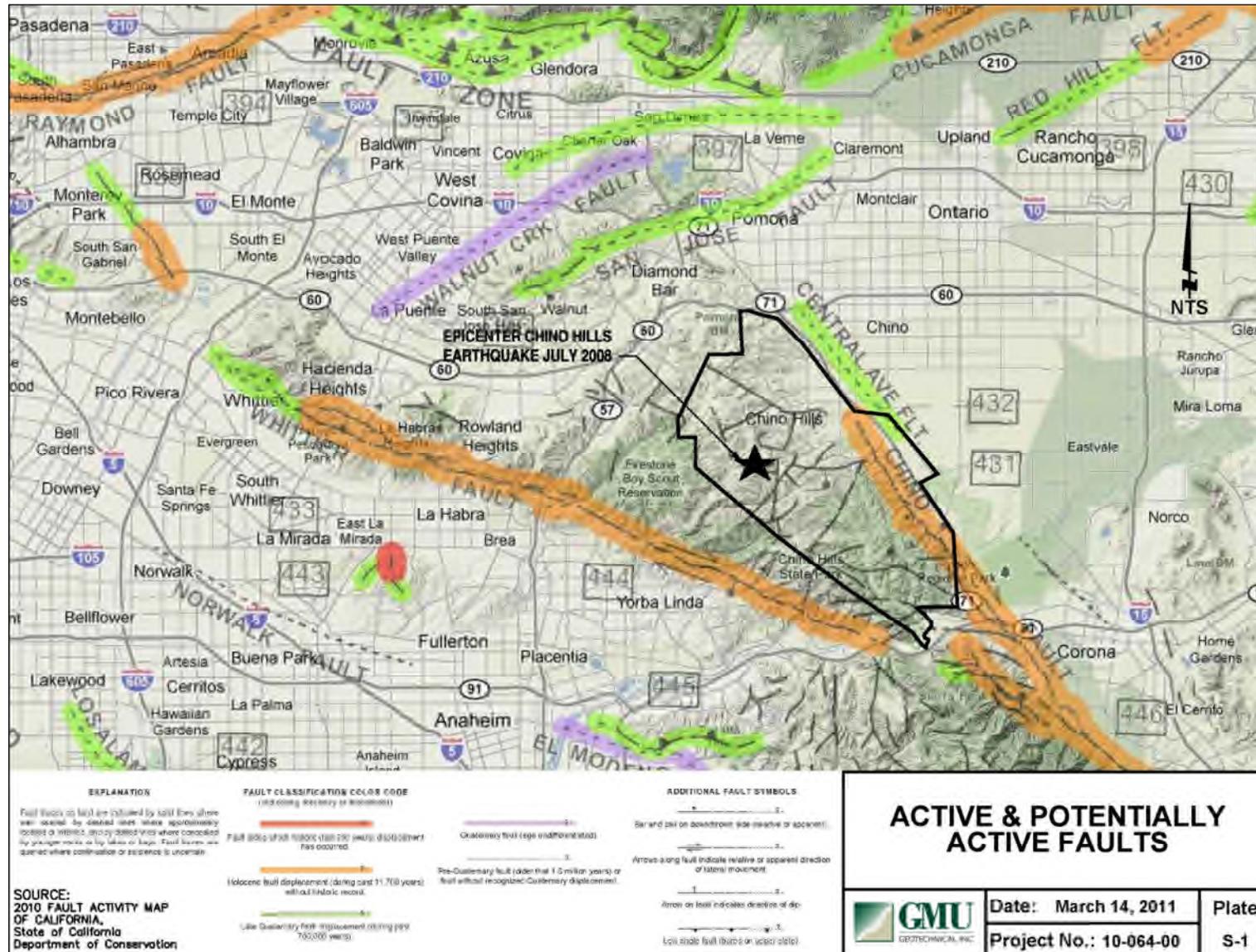


Figure 5-1 – Active and Potentially Active Faults Affecting Chino Hills



b. Sierra Madre-Cucamonga Fault Zone

The Sierra Madre–Cucamonga Fault Zone is located along the boundary between the southern margin of the San Gabriel Mountains and the northern portions of the San Fernando and San Gabriel valleys ([Figure 5-1](#)). The Sierra Madre–Cucamonga Fault Zone extends approximately 95 kilometers from near Interstate 405 in the San Fernando Valley to Lytle Creek. The Sierra Madre–Cucamonga Fault Zone is a major reverse fault in southern California. Historic fault rupture occurred along approximately 19 kilometers of the western portions of the Sierra Madre–Cucamonga Fault Zone between about Big Tujunga Canyon and Dunsmore Canyon during the February 9, 1971 (magnitude 6.4) San Fernando Earthquake.

c. San Jacinto Fault Zone

The San Jacinto Fault Zone is located east of the City and is one of the most seismically active faults in California. The fault zone extends approximately 250 kilometers from the area near Cajon Pass where the San Jacinto fault joins the San Andreas fault south to the Imperial Valley. This fault has a right–lateral, strike–slip sense of movement. The San Jacinto fault zone is divided into eight segments based on fault geometry, historical seismicity, and slip rate data. The segments of the San Jacinto Fault Zone are San Bernardino Valley, San Jacinto Valley, Anza/Clark, Coyote Creek, Borrego Mountain, and the sub–parallel Superstition Mountain and Superstition Hills segments.

d. San Andreas Fault Zone

The San Andreas Fault extends southeast from where the fault joins the Kings Range Thrust and Mendocino Fault Zone approximately 1,300 kilometers to the Gulf of California. The San Andreas Fault is one of the most active faults and has the highest measured slip rate in California. The San Andreas Fault is the only known source of Magnitude 8 earthquakes in southern California. The predominant sense of movement along the San Andreas Fault is right–lateral, strike–slip. The San Andreas Fault has been

subdivided into the northern and southern sections. In southern California, the fault zone has been divided into 10 segments: Parkfield (PK), Cholame (CH), Carrizo (CC), Big Bend (BB), Mojave north (NM), Mojave south (SM), San Bernardino north (NSB), San Bernardino south (SSB), San Gorgonio–Garnet Hill (BG), and Coachella (CO). Only the southern nine fault segments from the Cholame segment south have a significant influence on seismic hazards in the City.

e. Ground Shaking

The active and potentially active faults discussed above are capable of generating moderate to strong ground motions during earthquakes. Moderate to strong ground motions could result in damage to buildings and civil works within the City.

Earthquake shaking is likely the seismic hazard with the greatest potential risk to loss of life and/or property within the City. The loss of life and/or property can be reduced by designing projects in accordance with the most recent versions of building codes and standards like the California Building Code (CBC) and the American Society of Civil Engineers Standard (ASCE) No.7.

Although a great deal is known about where earthquakes are likely to occur, there is currently no reliable way to predict when an earthquake will occur in any specific location. Scientists study the past frequency of large earthquakes in order to determine the future likelihood of similar large earthquakes. Based on the number of historic earthquakes and known active faults in the vicinity of the City, ground shaking will affect the City again in the future. The eastern portion of the City is underlain by alluvial sediments that may be saturated. These sediments would likely be subject to ground amplification (ground shaking is typically less severe on rock than on alluvium) in the event of an earthquake occurring on one of the major active faults in the vicinity of the City, including the Elsinore, Chino, Puente Hills, San Jacinto, San Andreas, or Cucamonga faults.



The historic record of moderate to strong earthquakes in southern California extends back to the Mission era. There have been approximately 10 historic earthquakes with magnitudes greater than approximately 5 that have resulted in moderate to strong damaging earthquake ground motions in the vicinity of the City. These historical earthquakes include:

- 1812 Wrightwood Earthquake
- 1857 Fort Tejon Earthquake
- 1899 Cajon Pass Earthquake
- 1987 Whittier Narrows Earthquake
- 1988 and 1990 Upland Earthquakes
- 1991 Sierra Madre Earthquake
- 1992 Landers and Big Bear Earthquakes
- 1994 Northridge Earthquake
- 1999 Hector Mine Earthquake
- July 29, 2008 Unnamed Earthquake

f. Surface Fault Rupture

The potential for surface fault rupture in the City exists along the Chino Fault, which extends along the City's western boundary. Although the Chino Fault has not ruptured within historic time, geologic studies reveal the fault has experienced surface fault rupture within the Holocene period (i.e., approximately the last 11,000 years).

The California Geological Survey (CGS) established an Alquist–Priolo Earthquake Fault Zone around the Chino Fault on May 1, 2003. A generalized map illustrating the Chino Fault and the Alquist–Priolo Earthquake Fault Zone is presented on [Figure 5-2](#) – Seismic Hazards Fault Rupture. The Alquist–Priolo Earthquake Fault Zone map for the Chino Fault is only intended to serve as a guide in determining the general location of earthquake fault zones and is not suitable for local planning and site selection. It should be noted that the CGS frequently updates the Alquist–Priolo Earthquake Fault Zone maps, and that Alquist–Priolo zones in the City should be verified as part of local planning efforts.

g. Liquefaction

Liquefaction is a soil strength and stiffness loss phenomenon that typically occurs in loose, saturated, cohesionless soils as a result of strong ground shaking during earthquakes. The potential for liquefaction at a site is usually determined based on the results of a subsurface geotechnical investigation and the groundwater conditions beneath the site. Hazards to buildings associated with liquefaction include bearing capacity failure, lateral spreading, and differential settlement of soils below foundations, which can contribute to structural damage or collapse.

The California State Legislature passed the Seismic Hazards Mapping Act (SHMA) in 1990 (*California Public Resources Code*, Division 2, Chapter 7.8) as a result of earthquake damage caused by the 1987 Whittier Narrows earthquake and the 1989 Loma Prieta earthquake. The purpose of the SHMA is to protect public safety from the effects of strong ground shaking, liquefaction, landslides, or other ground failure, and other hazards caused by earthquakes. The site is not mapped within a seismic hazard zone based on review of currently published maps available on the CGS website. However, review of the CGS website indicates that seismic hazard zone mapping of the City of Chino Hills is planned in the future.

Portions of the City may be underlain by loose, saturated alluvial materials subject to liquefaction. Areas considered most susceptible to liquefaction include the low-lying areas in the eastern portion of the City within the Chino Basin and canyon areas in Chino and eastern Puente Hills, as shown on [Figure 5-3](#) – Liquefaction Susceptibility Seismically-Induced Landslide Hazard Zones, and [Figure 5-4](#) – Canyons in the City of Chino Hills. Development of sites within these hazard zones should include site-specific liquefaction studies as part of a geotechnical engineering investigation.

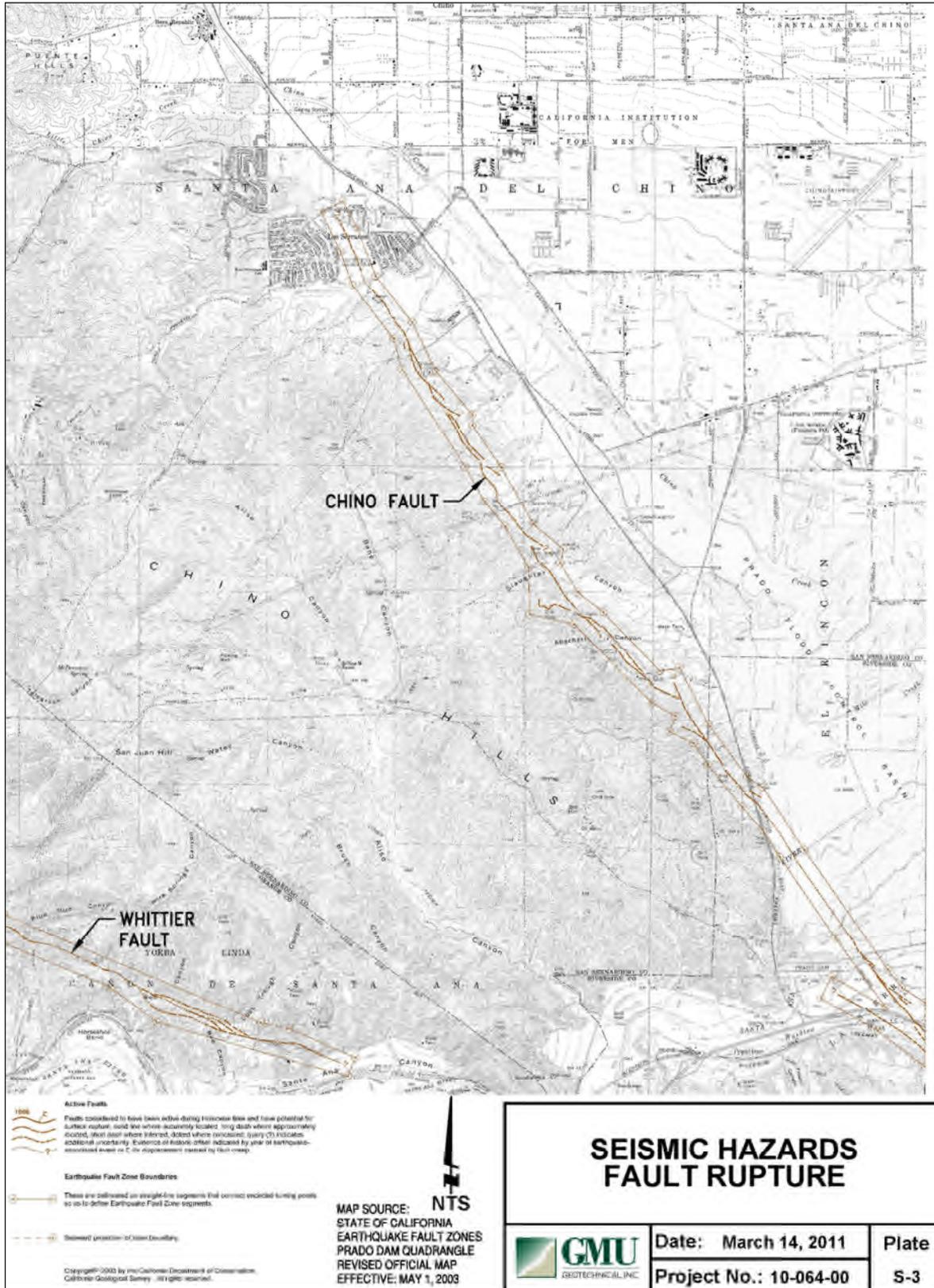


Figure 5-2 – Seismic Hazards Fault Rupture

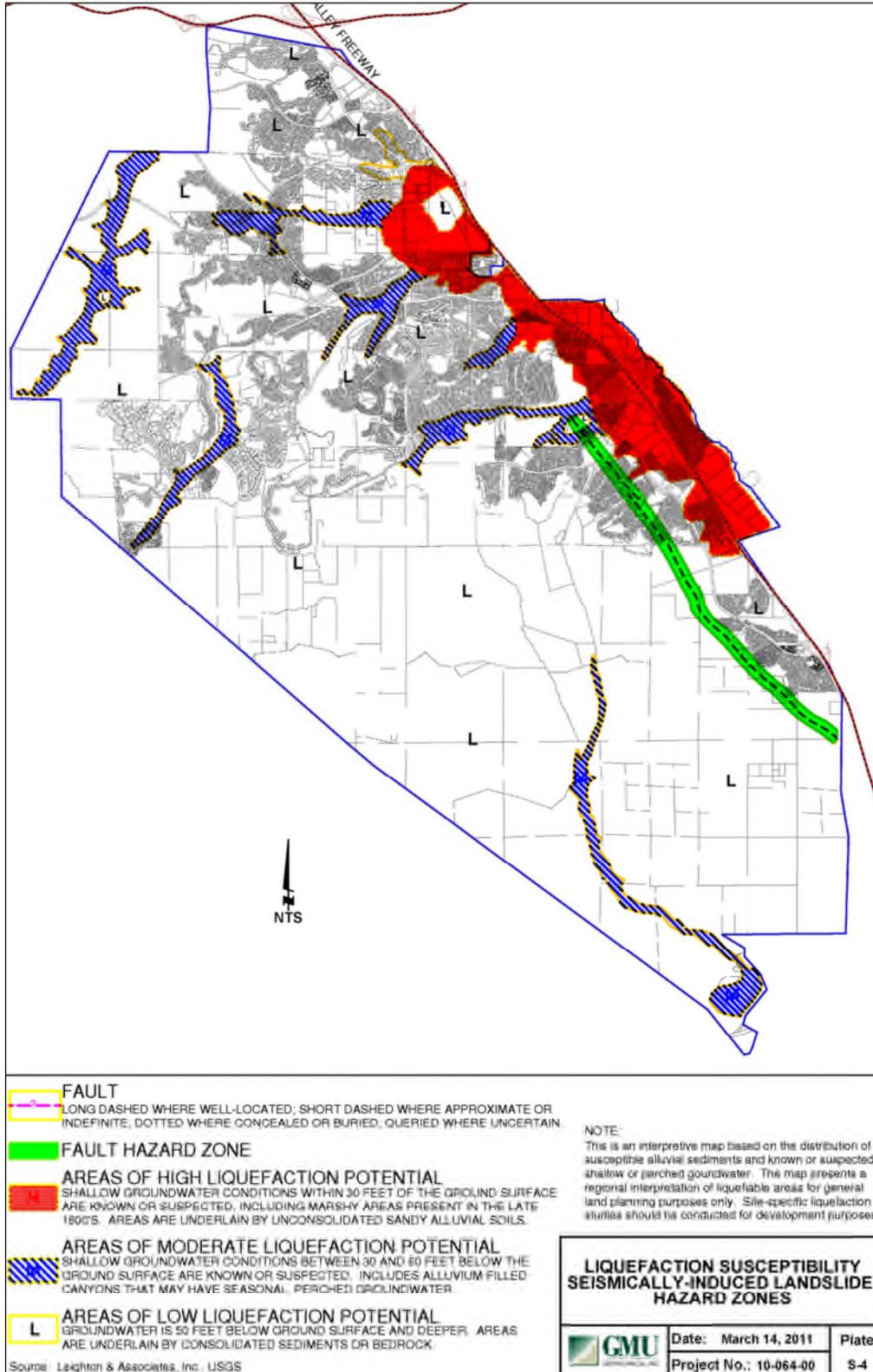


Figure 5-3 – Liquefaction Susceptibility Seismically-Induced Landslide Hazard Zones

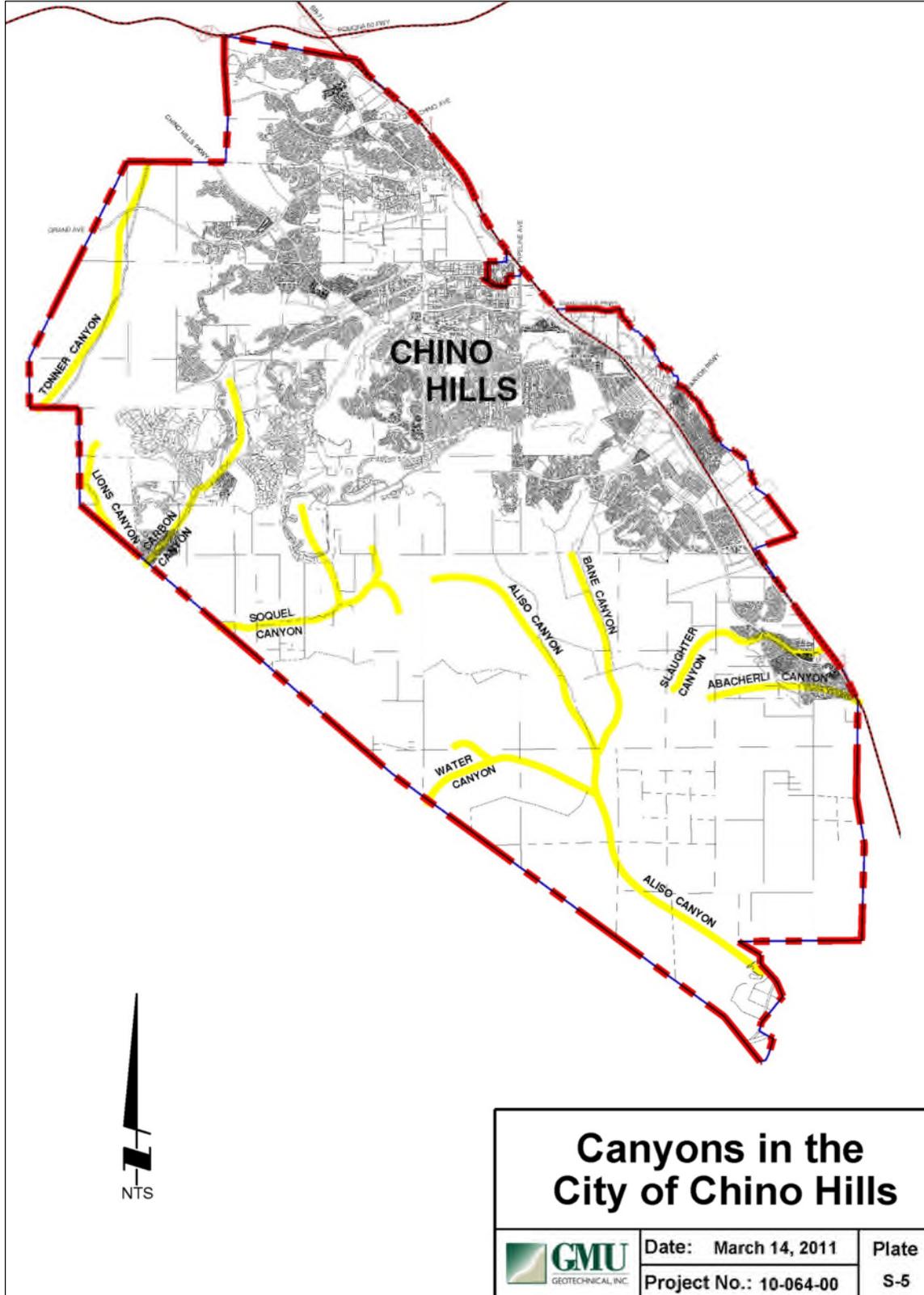


Figure 5-4 - Canyons in the City of Chino Hills



3. Geologic Hazards

Surficial sediments overlie bedrock in the lower portions of the City, particularly within canyons and at the eastern base of the Chino Hills. These sediments include very old alluvial soils to recent alluvial soils, slopewash and channel deposits, as well as landslide deposits. These sediments have been deposited over the past 2 million years as ancient stream channels have eroded the Chino Hills to their current topographic expression. Generally, the older surficial deposits are semi-consolidated, and consist of sands and silts with some clay. Younger surficial deposits may consist of coarser materials and are generally unconsolidated. Landslide deposits are generally made up of the source materials that failed, such as bedrock or weak surficial soils on slopes. Areas in the City susceptible to landslides are shown in [Figure 5-5](#) – Landslide Susceptibility

a. Earthquake-Induced Landsliding

Earthquake-generated strong ground motions can worsen existing unstable slope conditions. Typical earthquake-induced landslides in the terrain of the Chino Hills area could include rotational slumps, rock falls, shallow slumps, and slides commonly associated with moderate to steep road cuts and natural slopes. If the slope materials become saturated, strong ground motions could also trigger mudslides and mudflows. Properly designed and constructed engineered slopes will generally perform well during an earthquake.

b. Storm-Induced Landsliding and Erosion

Heavy rainfall often triggers surficial sliding (debris flows and mudflows) along the sides of canyons and on steep slopes. Hill slopes composed of Puente Formation blanketed with topsoil and colluvium are more susceptible to erosion if not properly planted.

The current California Building Code (2007) provides guidelines that may reduce the potential for erosion of cut and fill slopes, including appropriate plantings, slope maintenance, and

construction of erosion control devices. Older hillside areas of the City developed prior to implementation of the current CBC may not have benefited from such protection, and consequently could experience a greater likelihood of storm damage.

Natural canyons and other hillside undeveloped areas may be susceptible to storm-induced landsliding and erosion. Downslope developments or those that may be impacted by these events should be designed with appropriate erosion control and/or debris catchment devices in order to minimize damage to developments.

c. Subsidence from Groundwater Withdrawal

Ground subsidence resulting from groundwater extraction has been documented at several locations in California, including Chino-Riverside, Bunker Hill-Yucaipa, and Temecula. Subsidence in these regions has typically occurred over broad areas where groundwater levels have declined as much as 150 feet over a period of decades. Ground subsidence generally occurs where deep alluvial valleys exist. Alluvium-filled canyons in the Chino Hills area generally contain less than 200 feet of alluvium overlying consolidated bedrock of the Puente Formation. Therefore, future subsidence due to groundwater withdrawal is not anticipated to occur in the City of Chino.

d. Collapsible and Expansive Soil

Soils can collapse or expand for a variety of reasons, including the type of soil or presence of water. Low-density soils such as recently deposited river sediments can settle if subjected to the heavy loads associated with building foundations. These soils may also settle if compacted during an earthquake when water is extruded from the soil as a result of strong ground shaking, and the particles are compressed together.



Granular soils, such as sands and gravel held together by clay or another water-soluble binder, can compact or densify if the clay is washed away by infiltrating water. This process is called “hydrocompaction.” The change in volume that results when soils densify can cause extensive damage to building foundations, infrastructure (such as roads and bridges) and utilities.

The sandy alluvial deposits located within the major drainages traversing the City may be susceptible to consolidation and hydrocompaction. Bedrock of the Puente Formation generally has a low settlement potential.

Soil settlement can also occur in the eastern side of the City in the area where clay was previously mined. If the open pits left behind from the clay mining operation are backfilled with fill soils that are not compacted under the supervision of a geotechnical engineer, settlement could occur.

Expansive soils are soils with a significant amount of montmorillonitic clay, a mineral that has the ability to shrink and swell as the water content changes. When changes in the environment result in a change in the moisture content of these clays, the soils change volume. Changes in volume of these soils can be brought on by seasonal changes in rainfall or changes in irrigation. Vegetation, especially large trees planted near a foundation, can also cause significant changes in soil volume as the trees withdraw water from the surrounding soil. Poor drainage around a structure can also result in localized swelling. The change in soil volume brought about by these processes can cause extensive damage to structures built over these soils. Differential expansion or settlement along the edges of a building foundation can also cause extensive structural damage. In the United States, expansive soils cause more damage in dollars to highways, streets, and buildings than other natural disasters such as earthquakes, floods, and tornadoes combined.

Most surface soils in the City have a moderate to low shrink-swell potential. However, some soils formed in place from weathering of clay-rich units of the Puente Formation have a high shrink-swell potential. The distribution of these surface soils in

the City is shown on [Figure 5-6](#) – Expansive Soils. The Puente Formation locally contains layers of volcanic ash that weather to highly expansive clays. These ash layers could be exposed during grading.

e. Reactive Soils

Reactive or corrosive soils have chemical properties that can disintegrate or corrode metal pipes and concrete. Corrosive soils include soils with low (less than 3) or high (greater than 9) pH values and low resistivity, and soils rich in sulfates. Soils with high concentrations of sodium, magnesium, or calcium sulfate can react chemically with the hydrated lime in cement and disintegrate permeable concretes that have a high water-to-cement ratio. Geotechnical engineers routinely conduct sulfate analyses of soils as part of geotechnical investigations. The impact of sulfate-rich soils on concrete can be mitigated by using special cement mixes that include additives to reduce the permeability of the concrete and by paying careful attention to the mix design, quality control, and curing of the concrete.

Soils in the Chino Hills area generally are potentially corrosive to ferrous metals and severely corrosive to concrete. The City currently requires a soils analysis for corrosion prior to installation of water lines, sewer mains, or storm drains. Special design and materials must be used where corrosive soils exist.

4. Flood and Inundation Hazards

California Government Code §65302(g) requires local governments to assess the potential impact that failure of a dam or other water retention structure may pose to the community. The Safety Element must also assess the impact of flooding from storm activity, such as 1% annual chance and 0.2% annual chance floods. The potential damage posed by more frequent, smaller-scale floods that occur when storm drain systems become overburdened during strong winter storms is also addressed. These floods can damage property and hinder emergency response activities, such as evacuation and fire department access to fire hydrants.

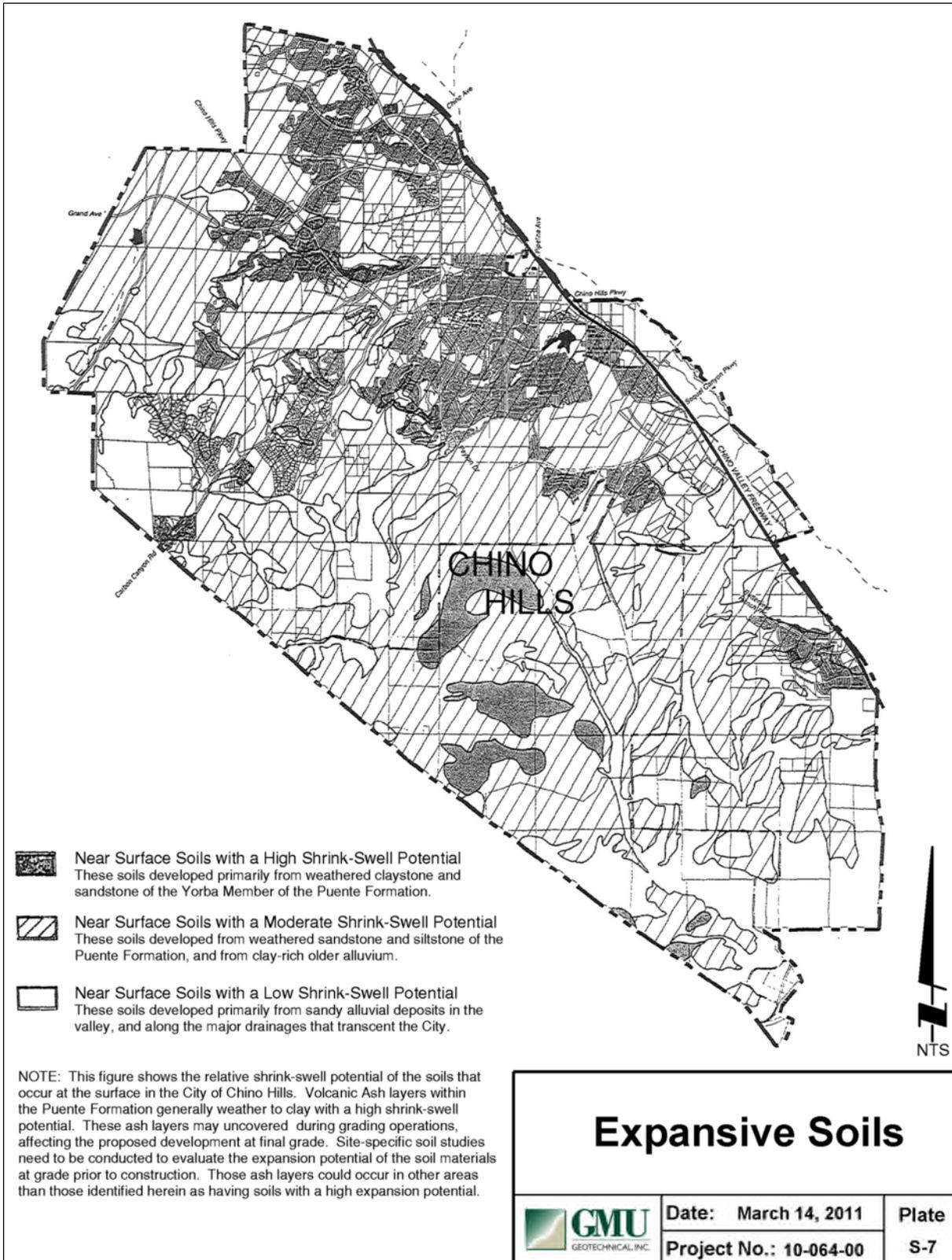


Figure 5-6- Expansive Soils



b. Storm Flooding

Most rainfall in the City area occurs in the winter months between December and March. Runoff from the City generally drains east and south, toward Chino Creek and Prado Flood Control Basin, and on to the Santa Ana River Basin. Canyons on the west side of the City, including Tonner Canyon, Carbon Canyon, Soquel Canyon, and Aliso Canyon drain westward toward Los Angeles and Orange Counties. With the exception of Tonner Canyon, which drains into the San Gabriel River watershed, the remaining canyons drain into the lower reaches of the Santa Ana River Basin. All the canyons in the City are prone to seasonal flooding.

Localized flooding has occurred historically in the Chino Hills area, generally when drainage facilities are too small to convey the storm flows generated from increased urbanization and paved surfaces in the area. Severe erosion along many natural channels, and debris-clogged drainages, compound the problem. Localized flooding has been known to occur in some areas of the City, notably the lowlands bounded by Pipeline, Eucalyptus and Merrill Avenues and the Chino Creek Channel, also the section of Peyton Road between Eucalyptus Avenue and Carbon Canyon Road. Sheet flooding has occurred in the Los Serranos area north of the golf course and along portions of English Road.

Portions of the City have been mapped by the Federal Insurance Administration as part of the National Flood Insurance program. The Flood Insurance Rate Maps (FIRMs) show that most of the areas mapped were designated Zone X and Zone D.³⁰ Zone X covers areas of minimal flooding. Zone D is identified as an area where flood hazards are undetermined but possible. Areas on both sides of Carbon Canyon Creek and Little Chino Creek have been classified into Zones A, AE and X. Zone A is an area with a 1% annual chance of flooding. Those portions of Zone A where the base flood elevations have been determined are classified as Zone AE. Zone X is defined as an area with an annual chance of flooding of between 1% and 0.2%; areas subject to a 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 the 1% annual chance flood. The basic flood Zones A, D and X mapped in the City of Chino Hills area are shown on [Figure 5-7 - Flooding and Inundation Zones](#), and [Figure 5-8 - FEMA Flood Map](#).

c. Private Drainage

Many of the soils in the Chino Hills area have a high erosion potential. Erosion is not only unsightly but can destabilize adjacent slopes. Channeling drainage away from slopes to maintained storm drains minimizes erosion potential on graded slopes.

On private property, the individual property owners are often responsible for inspection of their down drains and removal of debris. Removal of debris on a regular basis prevents private drain systems from clogging or overflowing, which could channel water and mud downslope with the potential for damage to adjacent properties and structures.

Residential drainages often connect into the larger storm drain system, which empties into natural drainages such as canyon areas. Paved concrete channels or flood velocity reduction structures are sometimes necessary in natural drainages to prevent erosion caused by channeled runoff.

d. Erosion-Induced Flooding

Significant hillside erosion can also occur following a wildland fire. In November 2008, the Freeway Complex Fire burned over 30,000 acres, a significant portion of which was within the City of Chino Hills. Debris-laden floods emanating from recently burned slopes during rain storms can result in large amounts of sediment deposited in the channels draining the area. To mitigate this hazard, runoff from unimproved areas should be controlled and channeled to adequate drainage facilities.

³⁰ National Flood Insurance Program, 2008.

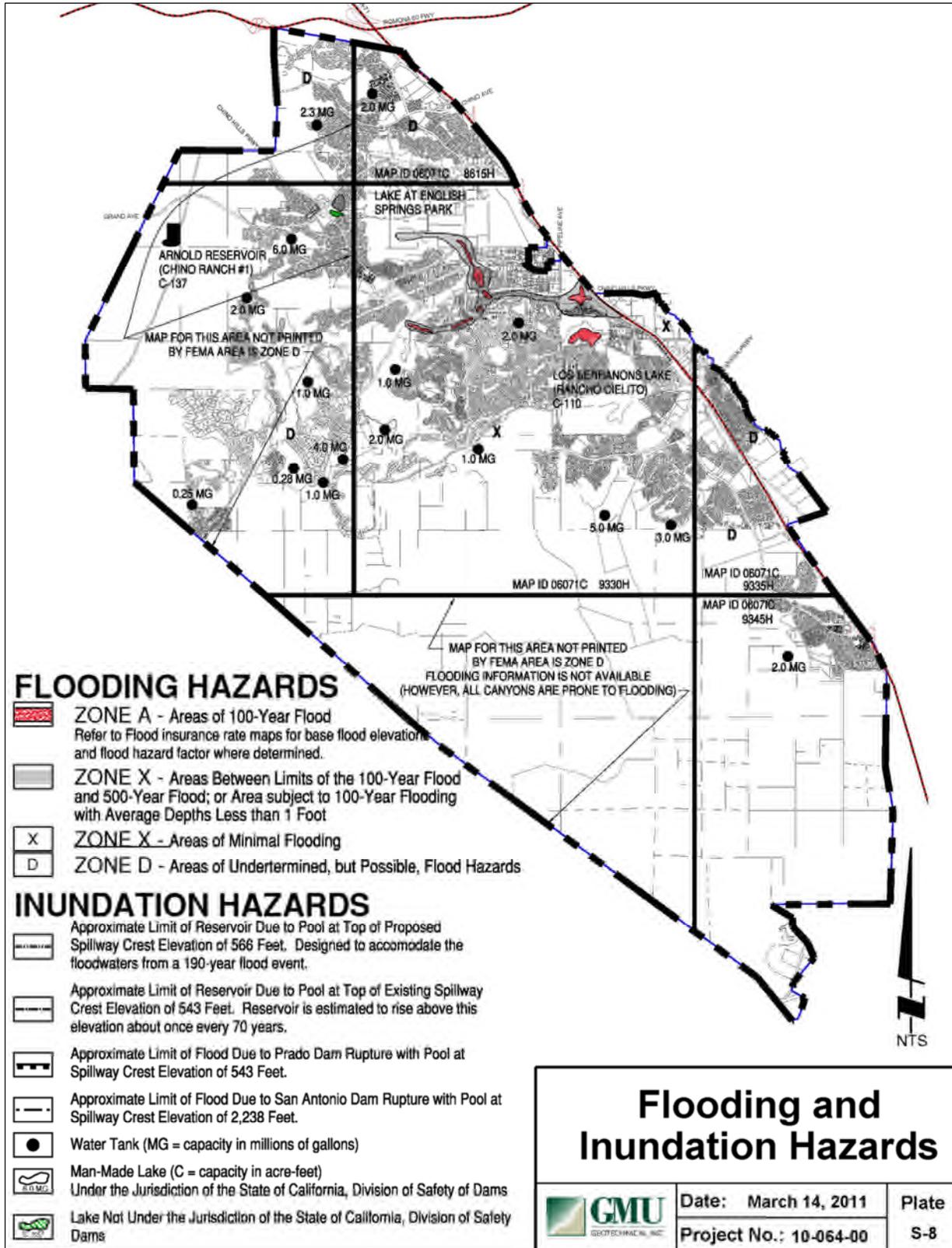


Figure 5-7- Flooding and Inundation Zones



Erosion on slopes can be minimized by covering them with drought-resistant vegetation. Other erosion control measures that can be used to control slope erosion include riprap, gabions, and concrete lining. Locating structures in the flow path of hillside gullies or swales should be prohibited unless adequate drainage and debris protection is designed into the project.

e. Seismically Induced Inundation

Seismically induced inundation refers to flooding as a result of water retention structures failing during an earthquake. There are two reservoirs within the City limits, Arnold Reservoir (Chino Ranch No. 1 Dam) and Los Serranos Lake, and two reservoirs adjacent to or upstream from the City that could fail during an earthquake and impact the City. In addition, culverts, levees, stock ponds, and other flood control structures may crack and suffer some structural damage during an earthquake, especially in areas susceptible to ground failure. These facilities could pose an inundation hazard if they contain water at the time of the seismic event, or if they are not repaired soon after an earthquake and prior to the next rain season.

f. Dam Inundation

California Government Code requires reservoir owners to develop and maintain an emergency plan to be implemented in the event that the dam is catastrophically breached. Each dam-specific emergency plan includes a map that shows the potential limits of the flood that would result if the dam fails while the reservoir is at full capacity. These flooding maps show worst-case scenarios since most reservoirs and flood control structures in southern California are rarely filled to capacity. Reservoir owners are also required to regularly inspect their dams for safety under supervision from the Department of Water Resources, Division of Safety of Dams (DSOD). The possibility of inundation in the event of a catastrophic dam failure is therefore remote.

There are two small dams within the City of Chino Hills, Los Serranos Lake (also known as Rancho

Cielito Reservoir) and Chino Ranch No. 1 Dam that could cause localized flooding if damaged. These reservoirs are described below.

- Los Serranos Lake (or Rancho Cielito Reservoir) is an earthen dam located in the Los Serranos area. The dam was reportedly built between 1880 and 1901,³¹ although the Department of Water Resources³² lists it as having been completed in 1912. The 9-foot-high dam is owned by Rolling Ridge Ranch and was reportedly built to store well water for agricultural purposes. The reservoir has a capacity of 110 acre-feet (1 acre-foot is a measure of volume equal to 1 acre of land covered with water to a depth of 1 foot) and a dam crest elevation of 644.6 feet above Mean Sea Level (MSL).³² Water in the reservoir is generally kept to within 3 feet of the dam crest.³¹ In the past, the stored water has been used to irrigate the golf course at the Los Serranos Country Club. The dam is inspected yearly by the DSOD. At present, an inundation map has not been prepared for this reservoir. In the event of a breach of the dam, the area down-gradient from the dam with an elevation below about 642 feet MSL could be inundated. Inundation waters would probably flow east to southeast toward the Chino Valley Freeway, where water would pond behind the freeway and flow southward to the closest storm drain. Ultimately, floodwaters would flow into Chino Creek and the Prado Dam Flood Control Basin.
- Arnold Reservoir is located behind the Chino Ranch No. 1 dam. This dam is located in Tonner Canyon, in the north-west corner of the City. The 22-foot-high dam was completed in 1918 with a crest elevation of 959.5 feet MSL and a storage capacity of 137 acre-feet.³³ The dam is

³¹ J. Greening, Jr., personal communication, 2010.

³² Department of Water Resources, 2010.

³³ Department of Water Resources, 2010.



owned by the City of Industry Urban Development Agency, and the stored water is used for livestock. In the event of dam failure, portions of Tonner Canyon that are currently undeveloped would be inundated.

San Antonio Dam is located about 10 miles north of the City in San Antonio Canyon in the San Gabriel Mountains. If this dam failed while filled to capacity, the lowlands of the City could be impacted by flooding. A small portion of the City along the southeastern border would also be flooded if Prado Dam, located in the southeast of the City, failed catastrophically while full.

g. Seiches

Seismically induced flooding can occur as a result of seiches. Strong ground motion generated by an earthquake may trigger standing wave oscillation, or seiches, in enclosed or semi-enclosed bodies of water, such as lakes or reservoirs. If these seiches generate large enough amplitude, water may overflow the body of water, causing localized flooding of adjacent or downslope areas. Seiches could occur within the two reservoirs within the City, or in other enclosed bodies of water, such as swimming pools. In addition, small private reservoirs or ponds used for livestock water, wildlife management, and natural habitat preservation may be located within Chino Hills in the State Park or other ranching areas. These enclosed bodies of water may be susceptible to seiches, with resultant localized flooding.

h. Tank Reservoirs

There are currently 18 water tanks in the City³⁴ used to store water for domestic purposes. These tanks vary in storage capacity between 0.25 and 5.0 million gallons. Sixteen of these tanks are located within the Alquist–Priolo Special Studies Zone of the Chino Fault. If a moderate to strong earthquake were to occur on the Chino Fault or other nearby fault, these tanks could be damaged releasing the stored water and flooding adjacent

developments downslope. Strong ground motions generated by earthquakes can cause water inside the tank to slosh back and forth with great force. Historically this has been known to lift water tanks off their foundations, causing the stored water to drain out of the tank in a matter of minutes and flood the downslope area.

Above-ground storage tanks should be adequately attached to the foundation and baffled to reduce the incidence of earthquake-induced structural damage. Water tanks should remain operational after an earthquake, as the stored water may be necessary to suppress earthquake-induced fires in the City. Residents may have to depend on the water stored in these tanks if the City water supply system is damaged.

5. Fire Hazards

Fire hazards in the City include wildland, urban, and earthquake-related fire potential. The National Fire Protection Association defines a wildland fire as “[a]ny forest, grass, brush or tundra fire involving lands not under cultivation.” An urban fire is a fire that occurs in developed areas that may include structures and vehicles. An earthquake-induced fire is a widespread fire following an earthquake. The Safety Element updates policies intended to reduce risks from fire hazards.

a. Wildland Fires

Open space and canyon areas in the City are covered with chaparral, coastal sage scrub, deciduous woodlands, and grasslands. Introduced vegetation includes landscaping plants and agricultural species. The chaparral and coastal sage plant communities are highly combustible due to volatile oils contained in the plant tissues.

Wildfires in the City pose a high threat to natural resources, structures, and human safety. The high risk posed by fires is due to the combined effects of:

- Climate (dry summers with Santa Ana wind conditions);

³⁴ City of Chino Hills Water, Recycled Water and Sewer Master Plan, dated October 2005.



- Steep, rugged terrain (limiting accessibility to fire-fighting vehicles and personnel);
- Vegetation (highly combustible chaparral and similar plant communities that contain high concentrations of volatile oils);
- Development patterns (wildland and urban areas intermixed in the foothills and near canyon bottoms where development is located adjacent to highly flammable vegetation.

Approximately 75% of Chino Hills is located within the City’s designated Fire Hazard District. Lands within the district include Chino Hills State Park, the Tres Hermanos area, the Carbon Canyon area, and the southern portion of the City generally west of Butterfield Ranch Road and south of Soquel Canyon Drive.

To reduce wildfire risk, the City adopts a Fire Hazard Overlay Zone, and has established and enforces policies that are carried over in the Safety Element Goals, Policies, and Actions section (beginning on page [5-27](#)) of this Safety Element.

b. Urban Fires

Urban fires are often caused by human activities, such as faulty electrical wiring, improper storage or handling of hazardous materials, industrial accidents, or the careless handling of matches or other fire-producing items.

To reduce the risk of urban fire, the City has adopted the California Fire Code, which regulates and governs the safeguarding of life and property from fire and explosion hazards, from hazardous materials arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises. The California Fire Code also requires early detection and attenuation devices such as smoke alarms and fire sprinklers.

c. Earthquake-Induced Fires

With the numerous faults in and around the City, there is a risk of earthquake-induced fire in the community. These types of fires typically start in urban areas, where an earthquake causes a gas line to break, an electrical power line to be downed, or an open flame to catch fire. At the same time, an earthquake can cause damage to the water distribution and emergency communication systems, making fire suppression difficult.

Commonly affected are unanchored gas heaters or gas-fired hot water heaters, which tend to tip over and damage rigid gas line connections during strong ground shaking. Given the residential setting of Chino Hills, damaged gas line connections, overturned appliances, and damaged electrical circuitry will be the most likely causes of earthquake-induced fires in the City.

To reduce the risk of earthquake-induced fires, the City adopts the California Fire Code, which includes numerous regulations to reduce fire risks. These regulations include installation of earthquake-resistant water pumps and the clearing of vegetation under power lines. In addition, the City EOP describes the City’s planned response to earthquakes, earthquake-induced fires, and other emergencies.

6. Hazardous Materials

The *California Health and Safety Code* defines a hazardous material as any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant potential hazard to human health and safety or to the environment if released into the work-place or environment. The State of California (Title 22) further defines a hazardous material as a substance that exhibits any of the following properties.

- Toxic – capable of producing injury, illness, or damage to humans, domestic livestock, or wildlife through ingestion, inhalation, or absorption through any body surface;



- Ignitable/Flammable – capable of being set afire, or of bursting into flame spontaneously or by interaction with another substance or material, and/or capable of burning with great rapidity;
- Reactive – having properties of explosivity or of chemical activity which can be a hazard to human health or the environment; or
- Corrosive – having the ability to destroy living tissue or steel surfaces by chemical action.

An extremely hazardous material is defined by Title 22 as a substance that is:

- Acutely toxic – having the ability to cause injury, illness, or damage to humans, animals, or other living organisms by a single exposure of a duration measured in seconds, minutes, hours or days, or in the case of oral ingestion, by a single dose;
- Chronically toxic – having the ability to cause injury, illness or damage to humans, animals or other living organisms by prolonged or repeated exposure or consumption over a period of days, weeks, months, or years;
- Carcinogenic – capable of producing cancer;
- Bioaccumulative – a toxic substance that concentrates in living organisms through direct assimilation or food chain accumulation;
- Persistent in the environment – a toxic substance that resists natural degradation or detoxification; or
- Water reactive – having properties of explosivity or of violent chemical activity when in contact with water which can be a hazard to human health or the environment.

Releases of hazardous materials can occur during a natural disaster, such as during an earthquake. Improperly stored containers of hazardous substances may overturn or break, pipelines may

rupture, and storage tanks may fail. Containers may also explode if subjected to high temperatures, such as those generated by a fire. If two or more reactive chemicals come in contact as a result of a spill, the hazard may be compounded.

The *California Fire Code* includes a set of criteria designed to minimize the risk of an accident and to be followed when storing, using, or handling hazardous materials. These requirements include secondary containment of substances, segregation of chemicals to reduce reactivity during a release, sprinkler and alarm systems, monitoring, venting and auto shutoff equipment, and treatment requirements for toxic gas releases. Examples of hazardous materials include oil, paints, thinners, cleaning solvents, compressed gas, radioactive materials, refined petroleum products, and pesticides.

Within the City, identified potential sources of hazardous materials include Aerojet Chino Hills Facility, gas lines, chlorine stations, and oil and gas wells. The Safety Element updates policies intended to reduce risks from hazardous materials.

a. Aerojet

The Aerojet Chino Hills Facility consists of about 800 acres located in an undeveloped area in the southwestern portion of the City. It was a munitions assembly and test facility that operated from 1954 until the facility closed in November 1995. Aerojet has been working with the California Department of Toxic Substances Control (DTSC) to identify and remediate areas of the property and adjacent properties on which ballistics, toxics, or other hazardous materials are expected to occur. The most current update of Aerojet clean-up activities is provided in the “Draft Updated Conceptual Site Model (CSM) For Munitions and Explosives Of Concern, Aerojet Chino Hills Property, Chino Hills, California.”³⁵

³⁵ Draft Updated Conceptual Site Model For Munitions And Explosives Of Concern, Aerojet Chino Hills Property, Chino Hills, California”, prepared for Aerojet-General Corporation by AMEC and dated



The purposes of the updated CSM include:

1. Evaluate Project Area (Aerojet property and surrounding affected properties) conditions and natural constraints that may influence munitions and explosives of concern (MEC).
2. Assist in identifying and evaluating the potential sources and distributions of MEC within the Project Area;
3. Evaluate the existing sweep area designations according to previous function and land use to assess the potential presence (or absence) of residual MEC in each of these areas; and
4. Review previous ordnance sweep results to evaluate the efficiency of various geophysical equipment types used in Project Area sweeps.

The City continues to monitor remediation activities at the Aerojet Project Area.

b. Gas Lines

Four high-pressure natural gas transmission pipelines operated by Southern California Gas (SCG) Company extend across the City. Two of these pipes are 36 inches in diameter, and two are 30 inches in diameter. These pipes are fitted with automatically controlled valves so that, in the event of an emergency, the damaged section of pipe is shut off immediately and the pressure is diverted around the break. The natural gas distribution system, which includes the pipes that connect individual houses and structures to the street mains, is not fitted with automatic shut-off valves. However, all pipes in residential areas are controlled with a valve or a series of valves. In the event of an emergency, the SCG can isolate the area by closing these valves. Once the gas has been turned off, crews can make any needed repairs to the lines.

Within the City, SCG has implemented retrofit programs that replaced older copper pipes with flexible polyethylene pipe for gas mains, and increased use of seismically designed devices, such as mechanical couplings and flexible connections for piping. All new pipes installed in the City during the past two decades are made of plastic and less susceptible to failure.

c. Chlorination Storage

The City has a chlorination storage center located within the City limits. The station is located north of Eucalyptus Avenue and west of the Chino Valley Freeway, and the storage center is located on Eucalyptus Avenue. The storage center currently stores approximately 500 to 750 pounds of chlorine tablets used to treat pumped well water prior to its introduction into the City's domestic water system.

Chlorine can be utilized in a liquid, solid, or gaseous state when used for water purification. The gas is noncombustible, but as a strong oxidizer it can react explosively if mixed with some common substances such as fuel gas, ammonia, or turpentine. If inhaled, chlorine can irritate the eyes and nose and mouth tissues, and cause headaches, nausea and vomiting, dizziness, and other respiratory symptoms. The tablet form of chlorine that is currently stored at the storage center is less susceptible than a liquid form to a chlorine release or dispersion that could occur during a strong seismic event or other disaster.

d. Oil and Gas Wells

Petroleum and natural gas have been produced from oil fields in the eastern Puente Hills since the late 1880s. The Chino-Soquel oil field is located in the rugged area around Soquel Canyon, to the east of Sleepy Hollow.

There are still several active oil producing wells within the city as well as many plugged oil and gas wells. Most wells plugged after the late 1970s were abandoned to current standards. Wells abandoned prior to that time were likely not abandoned to current California Division of Oil, Gas and Geothermal Resources (CDOGGR)



regulations. If development is planned for an area known to have plugged and/or abandoned oil wells, the City is required to submit building permit applications to the Long Beach office of the CDOGGR for inspection and proper abandonment. Corrective action typically includes requiring the property owner to have all wells slurry filled to minimize future problems. Oilfield-related hazards that may require remediation and mitigation include venting of gases, petroleum-saturated soils, and soils contaminated with diesel, heavy metals or other hazardous substances.

7. Airport Safety

Chino Airport is located at 7000 Merrill Avenue in Chino, just east of the City of Chino Hills. It is a general aviation airport that serves private, business, and corporate tenants from Southern California. The Chino Airport Comprehensive Land Use Plan (CACLUP) establishes three safety zones, each with a specific set of land use guidelines. Safety Zone 1 restricts residential and industrial development; Safety Zone 2 restricts uses that would result in more than 50 persons per assembly area being present; Safety Zone 3 places no restrictions on residential or other uses.

Portions of Safety Zone 2 and Safety Zone 3 cross into an area of the City that is located east of Fairfield Ranch Road, south of Kimball Avenue and north of Pine Avenue ([Figure 5-9](#) – Chino Airport Safety Zones.) Within the Safety Zone 2 area of the City, most of the area is undeveloped and designated as Open Space in the Chino Hills Land Use Plan.

Within the Safety Zone 3 area of the City, most of the area is undeveloped and designated as Open Space in the Chino Hills Land Use Plan. The two exceptions are the Big League Dreams Sports Park, which is designated as Commercial Recreation within the Chino Hills Land Use Plan, and a small sliver of medium-density housing designated as Medium Density Residential within the Chino Hills Land Use Plan.

Existing development within the City and the Chino Hills Land Use Plan are consistent with the CACLUP Safety Zones.

F. Safety Plan

This section of the Safety Element discusses the programs and services the City has in place to reduce risks from natural and human-made hazards to the community.

1. Emergency Operations Plan

The City of Chino Hills EOP, updated August 1, 2008, addresses the City's planned response to emergencies associated with natural disasters and technological incidents, including peacetime and wartime nuclear defense operations. It provides guidance on the response to such emergencies as earthquakes, hazardous materials emergencies, flooding, and wildfires. The EOP does not address normal day-to-day emergencies or the well-established and routine procedures used in coping with such emergencies. Instead, the operational concepts reflected in the EOP focus on potential large-scale disasters that can generate unique situations requiring unusual emergency responses.

Goals of the EOP are to: 1) Provide effective life safety measures and reduce property loss; 2) Provide for the rapid resumption of impacted businesses and community services; and 3) Provide accurate documentation and records required for cost recovery efforts. In support of these goals, the EOP outlines procedures for mass evacuation and shelter. The identified shelters in the City are supported by the American Red Cross (ARC). Personnel from the Community Services Department have been trained in shelter management and are prepared to manage shelters. All of the City's recreation centers and schools have been designated as ARC shelters.

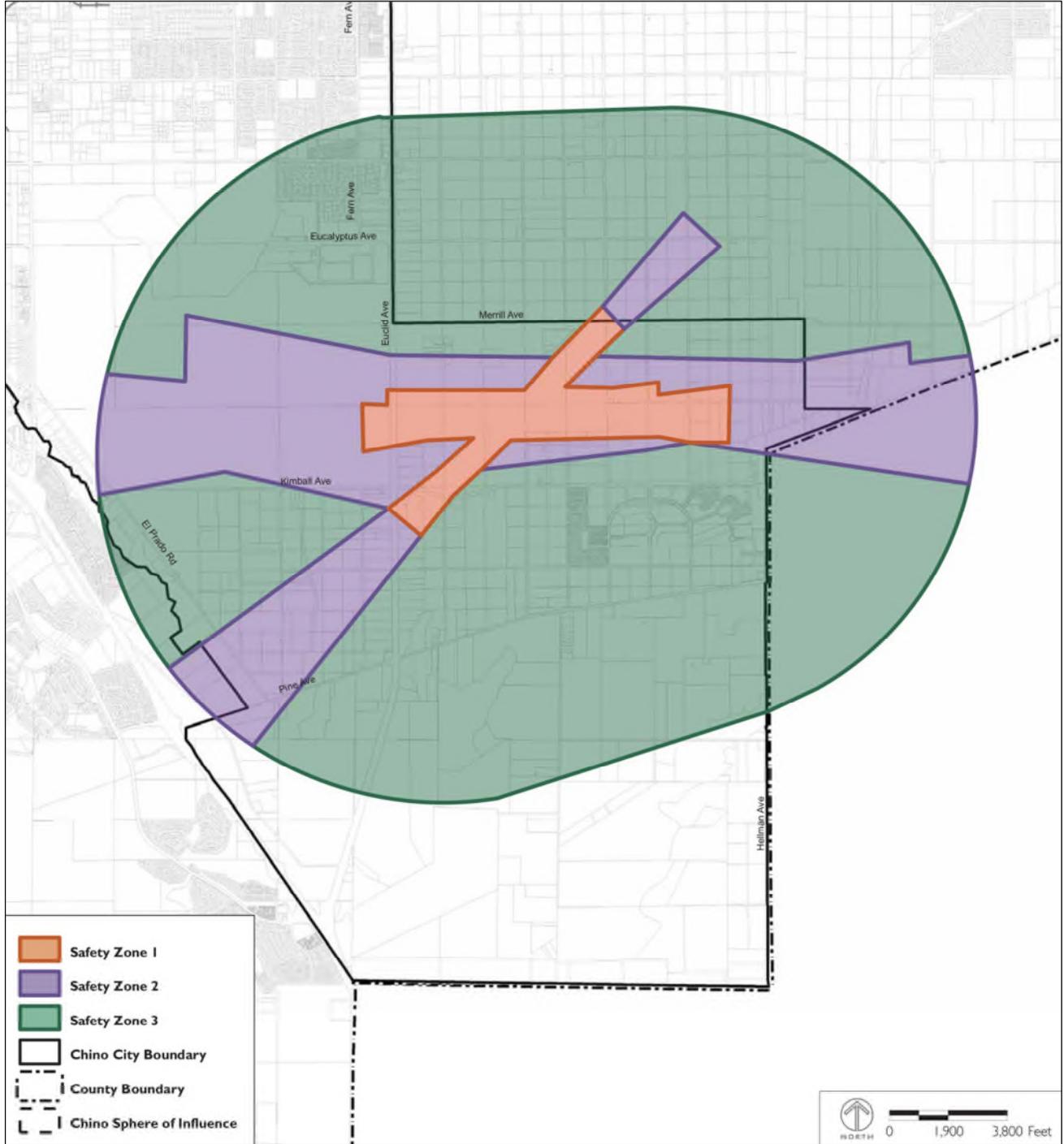


Figure 5-9- Chino Airport Safety Zones



2. Geologic Hazard Overlay District

The Geologic Hazard Overlay district is created to provide greater public safety by establishing review procedures and setbacks for areas that are subject to potential geologic problems such as ground shaking, earthquake faults, liquefaction, and landsliding. The Geologic Hazard Overlay district applies to Chino Hills fault hazards, and areas prone to landslides, liquefaction hazards, and other geologic hazards. These geologic hazard areas are delineated in [Figure 5-1](#) – Active and Potentially Active Faults (page [5-5](#)), [Figure 5-2](#) – Seismic Hazards Fault Rupture (page [5-8](#)), [Figure 5-3](#) – Liquefaction Susceptibility Seismically-Induced Landslide Hazard Zones (page [5-9](#)), [Figure 5-4](#) – Canyons in the City of Chino Hills (page [5-10](#)), [Figure 5-5](#) – Landslide Susceptibility (page [5-12](#)), and [Figure 5-6](#) – Expansive Soils (page [5-14](#)).

3. Flood Hazard Overlay District

The Flood Hazard Overlay district is created to provide greater public safety by establishing review procedures and setbacks for areas that are subject to potential flooding problems such as storm flooding and inundation areas. These flood hazard areas are delineated in [Figure 5-7](#) – Flooding and Inundation Zones (page [5-16](#)) and [Figure 5-8](#) – FEMA Flood Map (page [5-17](#)).

4. Fire Hazard Overlay District

The City of Chino Hills Fire Hazard Overlay Map identifies areas in the City subject to wildland fire

hazards and areas not subject to wildland fire hazard ([Figure 5-10](#) – Fire Hazard Overlay District). The map classifies areas subject to wildland fires as the Fire Hazard District, which comprises land subject to a very high to an extreme fire hazard risk.

Within the Fire Hazard Overlay district, the City establishes standards to protect structures and City residents from the potential hazards associated with wildland fires. The standards permit fire-fighting vehicles to have adequate access into areas between fire hazardous areas or “fuel modified” areas and the development perimeter, so that a wildland fire can be contained at the development perimeter and prevented from spreading to structures.

a. Fire Suppression Capabilities

As a fire authority for the City, the Chino Valley Independent Fire District (CVIFD) provides fire suppression, fire prevention, and paramedic services. The CVIFD also provides fire services to the City of Chino and its sphere of influence. The CVIFD operates seven fire stations, a training facility, and administrative offices. A description of these facilities is provided in [Table 5-1](#) (page [5-27](#)).

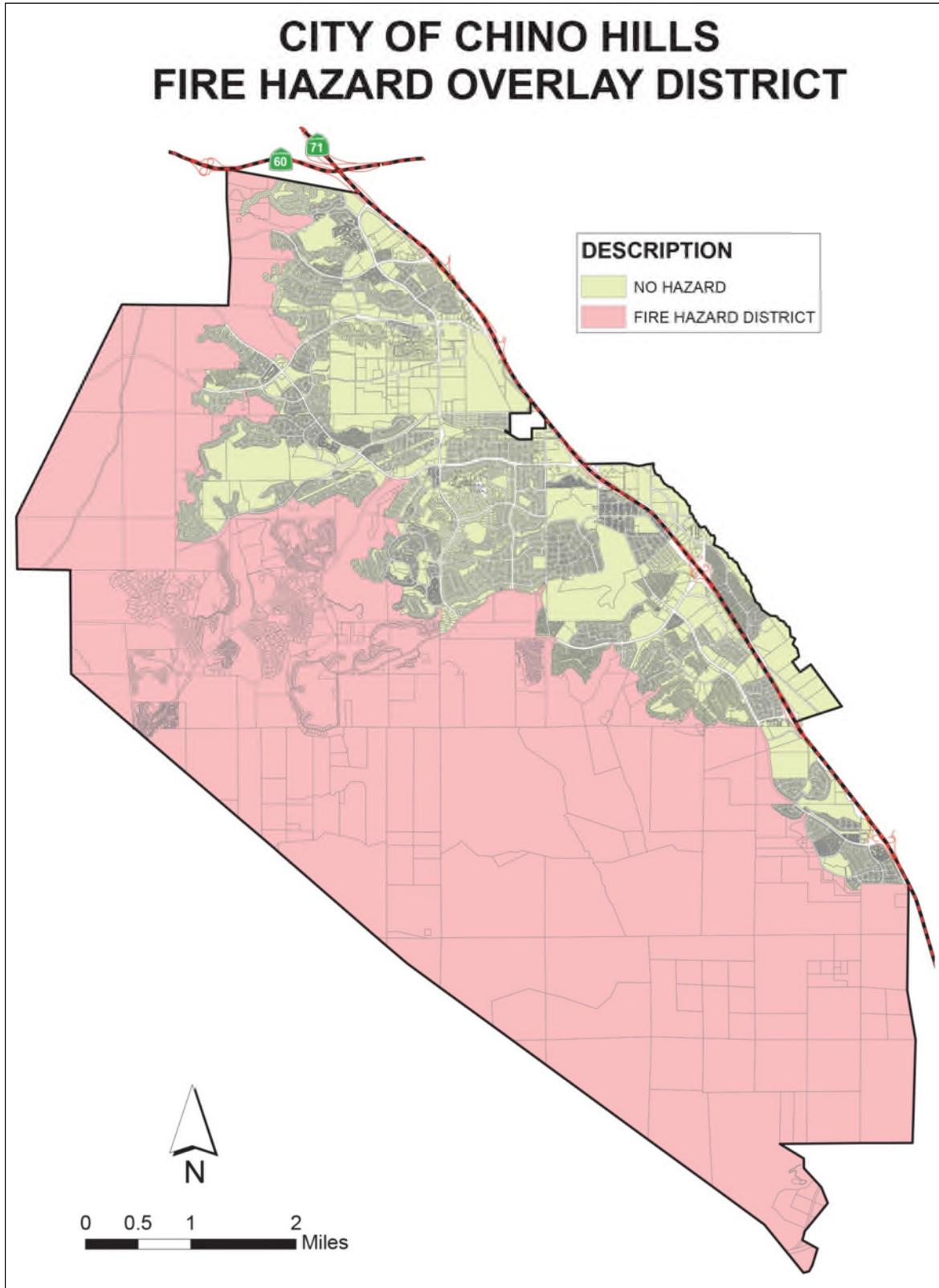


Figure 5-10 – Fire Hazard Overlay District



Table 5-1 – Chino Valley Independent Fire District Facilities

Facility Name	Location	Description
Fire Administration	14011 City Center Dr. Chino Hills	The building houses the offices of the Fire Chief, Deputy Chief, Fire Marshal, Fire Prevention & Administrative Staff.
Station 61	5078 Schaefer Ave. Chino	The station covers the central portion of the Fire District service area. Currently, the station houses a Paramedic Engine Company staffed with four personnel.
Station 62	5551 Butterfield Ranch Rd. Chino Hills	Currently, the station houses one Paramedic Truck Company staffed with four personnel and one Battalion Chief.
Station 63	7550 Kimball Ave. Chino	The station serves the airport and the expanding Chino "Preserve" development in the eastern Chino area. The station houses a paramedic engine staffed with four personnel.
Station 64	16231 Canon Lane Chino Hills	The station houses a paramedic Engine, staffed with four personnel.
Station 65	12220 Ramona Ave. Chino	The station houses a Paramedic Engine Company staffed with four personnel. It provides service to the northern end of Chino.
Station 66	13707 Peyton Ave. Chino Hills	The station currently houses one Paramedic Engine Company staffed with four personnel. This station primarily responds to calls in the northwest portion of the Fire District.
Station 67	5980 Riverside Drive Chino	The station houses a Paramedic Engine staffed with four personnel.
Training Facility	5092 Shaefer Ave. Chino	The Training Facility serves as a centralized location to conduct training for all Fire District personnel.

The CVIFD participates in the State of California Master Mutual Aid System. In addition, CVIFD has cooperative agreements with other local fire agencies.

5. Emergency Medical Services

The CVIFD provides advanced life support (ALS) care to Chino Hills, as well as the City of Chino and its sphere of influence. CVIFD paramedic facilities are identified in Table 5–1 above. Private

ambulance companies also provide emergency transport to Chino Hills.

Nearby hospital facilities that provide emergency medical care on-site include Chino Valley Medical Center in Chino, Placentia–Linda Hospital in Placentia, Montclair Hospital in Montclair, Pomona Valley Hospital in Pomona, San Antonio Community Hospital in Upland, and Citrus Valley Medical Center in West Covina.

6. Police Services

Law enforcement services in the City are provided by the Chino Hills Police/Sheriff’s Department through a contract with the County of San Bernardino Sherriff–Corona Department.

The Police/Sheriff’s Department operates out of the Chino Hills Police Station, located at 14077 Peyton Drive in Chino Hills. Police efforts in the City are supported by a Neighborhood Watch program, which is a cooperative effort between the City, the Police/Sheriff’s Department, community members, and Homeowners’ Associations, where appropriate. Overall, the City has a low crime rate when compared to the County, the state, and the nation.

G. Safety Element Goals, Policies, and Actions

The following goals, policies, and actions support the City of Chino Hills Safety Plan and its vision to protect the community from unreasonable risks caused by natural and human-made hazards:

Goal S–1: Protect the Community from Geologic Hazards

Policy S–1.1: Regulate development in high-risk seismic, landslide and liquefaction hazard areas to avoid exposure to hazards.

Action S–1.1.1: Observe prudent land use planning in the Fault Hazard Zone delineated for the Chino Fault, restricting high occupancy and emergency operation facilities and limiting residential development.



Action S-1.1.2: Conduct site-specific studies on soils, seismicity, and groundwater conditions to evaluate the potential for liquefaction and related ground failure phenomena in canyon floors and the alluvial flatlands.

Action S-1.1.3: Regulate development of utility structures over 100 feet in height in geologic hazard areas when adjacent to existing or planned sensitive land uses.

Action S-1.1.4: Continue to regularly update Building and Fire Codes to provide for seismic safety design.

Action S-1.1.5: Support and encourage the seismic retrofitting and strengthening of existing facilities to minimize damage in the event of seismic or geologic hazards.

Action S-1.1.6: Discourage any grading beyond that necessary to create adequate and stable building pads.

Action S-1.1.7: Require all development to conform to the grading guidelines contained in the City Development Code.

Action S-1.1.8: Require fault zones to be clearly identified on tract and parcel maps to increase public awareness of fault rupture hazards.

Action S-1.1.9: Within geologic hazard overlay areas, require developments to minimize landscape irrigation.

Action S-1.1.10: Require new development to minimize peak runoff as required by the Municipal Code.

Goal S-2: Protect the Community from Flooding Hazards

Policy S-2.1: Restrict development in areas prone to flooding or within dam inundation areas.

Action S-2.1.1: Prohibit development of residential, commercial, industrial, and emergency facilities in the 100-year flood plain and on canyon floors.

Action S-2.1.2: Discourage development of emergency facilities in dam inundation areas.

Action S-2.1.3: Coordinate with the U.S. Army Corps of Engineers and the San Bernardino County Flood Control and Water Conservation District to keep current on Prado Dam Basin conditions and plans.

Action S-2.1.4: Provide accurate and up-to-date maps of areas exposed to 100-year and 500-year flood hazards, based on National Flood Insurance Program criteria.

Policy S-2.2: Maintain adequate flood control facilities.

Action S-2.2.1: Maintain and implement the City Master Drainage Plan.

Action S-2.2.2: Require that the potential environmental drainage impacts of new construction be assessed and mitigated, including impacts that privately owned and operated storm drains adjacent to slopes and canyon areas would have on City and County-maintained drains.

Action S-2.2.3: Review individual project designs to ensure that proposed drainage facilities will be properly linked with community-wide drainage facilities.

Action S-2.2.4: Coordinate the construction of a comprehensive storm drain system with individual projects in the General Plan area to ensure that all new development will be adequately protected from flooding prior to completion of the backbone system.

Action S-2.2.5: Maintain a schedule for funding of all flood control backbone facilities, including phasing

Action S-2.2.6: Require property owners to install and maintain storm drains on their properties as necessary to address drainage related to their property

Action S-2.2.7: Strengthen storm drain maintenance district to prevent local flooding, and to prevent mud and debris flows from



overtaxing storm drains during strong storms.

Action S–2.2.8: Require measures to be undertaken to control runoff from construction sites.

Action S–2.2.9: Require prompt revegetation and/or construction of newly graded sites to control erosion.

Action S–2.2.10: Limit grading operations during the rainy season.

Action S–2.2.11: Review individual project designs to ensure the stability of slopes adjacent to flood control facilities, which could be blocked due to slope failures.

Goal S–3: Achieve Adequate Emergency Service

Policy S–3.1: Ensure that new development has sufficient fire protection, police, and emergency medical services available.

Action S–3.1.1: Require the review of development proposals to determine impacts on emergency services and ensure developments meet appropriate safety standards.

Action S–3.1.2: Provide police services that are responsive to citizens’ needs to ensure a safe and secure environment for people and property in the community.

Goal S–4: Minimize the Risk from Fire Hazards

Policy S–4.1: Maintain the water distribution system to deliver the fire flow requirements set in the City adopted Fire Code.

Action S–4.1.1: Ensure adequate fire flow capabilities in the Los Serranos and Carbon Canyon areas, and other sections of the City where deficiencies may occur.

Action S–4.1.2: Replace and upgrade old cast-iron pipelines and/or inadequately sized water mains when street improvements are made.

Action S–4.1.3: Provide for redundant emergency distribution pipelines in areas of

potential ground failure or where deemed necessary by the Fire District and City.

Policy S–4.2: Continue to reduce fire risk through City development and operation policies.

Action S–4.2.1: Continue to implement and enforce fuel modification zones

Action S–4.2.2: Encourage residents to plant and maintain fire-retardant slope cover to reduce the risk of brush fire in areas adjacent to canyons.

Action S–4.2.3: Maintain stringent site design and maintenance standards for areas with high fire hazard potential.

Action S–4.2.4: Continue to provide for public education programs to enhance public awareness of fire safety, including the storage of flammable materials, use of fire-retardant building materials, and vegetation management in the perimeter of structures.

Action S–4.2.5: Encourage the Fire District to review its agreement to coordinate for mutual aid and fire services with fire agencies from adjacent cities and counties.

Action S–4.2.6: Work with the Fire District to enforce all existing codes and ordinances regarding fire protection, building inspection, and vegetation management.

Action S–4.2.7: Maintain evacuation plans for areas in greatest danger of fire.

Goal S–5: Minimize the Risk from Hazardous Materials

Policy S–5.1: Minimize risk to life and property from production, use, and storage of hazardous materials and waste.

Action S–5.1.1: Continue to enforce fire and building code provisions regarding secondary containment; segregation of chemicals to reduce reactivity during a release; sprinkler and alarm systems; and monitoring, venting, and automatic shut-off systems on all new developments.



Action S-5.1.2: Continue to require businesses that use, store, or generate hazardous materials to annually notify the San Bernardino County Department of Environmental Health Services or appropriate County agency, and to comply with applicable regulations.

Policy S-5.2: Control the transportation of toxic, explosive, and other hazardous materials.

Action S-5.2.1: Require business owners to follow designated hazardous materials transportation routes.

Action S-5.2.2: Coordinate with adjacent jurisdictions to maintain regional objectives for hazardous materials management.

Action S-5.2.3: Regulate and limit the transport of vehicles carrying hazardous materials through the City.

Action S-5.2.4: Support annual checks for leaks of high pressure fuel and natural gas transmission lines.

Policy S-5.3: Monitor and enforce regulations to ensure adequate clean-up of hazardous materials and waste.

Action S-5.3.1: Require all new developments occurring within areas previously utilized for oil production to mitigate any hazards associated with the oil fields.

Action S-5.3.2: Confirm that oil and gas wells in areas proposed for development are abandoned to current standards set by the state.

Action S-5.3.3: Confirm that existing toxics are contained, removed, and/or remediated as required by applicable federal and state standards.

Goal S-6: Maintain Plans for Emergency Response

Policy S-6.1: Maintain and update the City Emergency Operations Plan (EOP), as required, to respond to extraordinary emergency situations associated with natural disasters, technological incidents, and national security emergencies.

Action S-6.1.1: Provide for effective life safety measures and reduce property loss.

Action S-6.1.2: Provide for the rapid resumption of impacted businesses and community services.

Action S-6.1.3: Provide for accurate documentation and records required for cost recovery efforts from federal, state, and any other appropriate agencies.

Action S-6.1.4: Utilize water reservoirs, other smaller ponds, and swimming pools in the City as water sources for fire-suppression, if necessary.

Action S-6.1.5: Encourage residents to be prepared to be without electricity for three days or more in cases of emergency.

Action S-6.1.6: Provide information to residents about how to shut off domestic gas supply in cases of emergency.

Parks, Recreation and Open Space Element

City of Chino Hills
General Plan



Chapter 6. Parks, Recreation and Open Space Element

The Parks, Recreation and Open Space Element was updated in 2008. No changes are proposed as part of this General Plan Update.

Noise Element

City of Chino Hills General Plan



Chapter 7. Noise Element

The Noise Element is intended to limit exposure of the community to excessive noise levels. The Noise Element identifies and assesses current and expected future noise problems in the community, and establishes a plan to minimize noise concerns in the City of Chino Hills (City).

A. Purpose of This Element

The State of California requires all cities to include a General Plan Noise Element to guide decisions concerning land use and the location of excessive noise sources.

As required by §65302(f) of the *California Government Code*, this Noise Element provides a systematic approach to identifying and appraising excessive noise in the City, quantifying noise levels, and addressing excessive noise exposure, and community planning for the regulation of noise. This Noise Element includes policies, standards, criteria, programs, diagrams, a reference to action items, and maps related to protecting public health and welfare from noise.

B. Connection to Community Vision

The Noise Element supports the City's vision to minimize noise impacts on the community. Toward this end, the Noise Element focuses on implementing the following 4 of the City's 19 Vision Statements. (Numbers in parenthesis reference numerical order of Vision Statements as presented in the Vision section of this General Plan.)

1. A Chino Hills that protects the character and quality of its neighborhoods. (V-3)

2. A Chino Hills that supports a sustainable balance of land uses, open spaces and infrastructure. (V-5)
3. A Chino Hills that supports healthy living. (V-7)
4. A Chino Hills that minimizes noise-land use incompatibilities and supports the peace and serenity of its neighborhoods. (V-18)

C. Relationship to Other General Plan Elements

The Noise Element has a direct relationship to other General Plan elements, most notably the Land Use Element. Through the Land Use Map and Land Use Element policies, land uses that will be occupied by sensitive receptors are located away from excessive noise sources. These policies that focus on placing residential uses away from major noise sources also are reflected in the Housing Element. The Noise Element also relates to the Circulation Element, because the location and design of roads and transit could impact existing and planned land uses. Finally, the Noise Element relates to the Conservation Element, because excessive noise may have a detrimental effect on sensitive habitats and the community's enjoyment of open spaces.

D. Relationship to Other Local Regulatory Documents

Several local and state regulatory mechanisms are used to implement the General Plan Noise Element on a day-to-day basis. The City's Municipal Code provides, among other things, a



basis for controlling excessive and annoying noise.

1. **Chapter 6.04.040 Municipal Code – Noisy or At-Large Animals:** This chapter defines the circumstances under which an animal, including barking dogs, may be deemed a nuisance.
2. **Chapter 8.08.020 Municipal Code – Regulation of Construction Noise:** This chapter regulates the hours during which construction activities are permitted on weekdays and Saturdays. No construction is permitted on Sundays or holidays.
3. **Chapter 13.20.170 Municipal Code – Truck Noise:** This chapter states that the noise level for trash collection vehicles during the stationary compaction process shall not exceed 75 dBA at a distance of 25 feet from the vehicle.



4. **Chapter 16.09.100 Municipal Code – Commercial Outdoor Patio Guidelines:** This chapter requires that the noise levels at an outdoor patio comply with the City's noise standards. If the patio is located adjacent to a residential use, an acoustical analysis is required to demonstrate that the patio will comply with the City's noise standards.³⁶
5. **Chapter 16.12.070 Municipal Code – Entertainment Establishments:** This chapter regulates noise from entertainment

establishments that provide dancing, music, and similar activities.

6. **Chapter 16.48.020 Municipal Code – Noise Performance Standards:** This chapter sets standards for measuring noise and noise/land use compatibility, and identifies activities that are exempt from City noise ordinances.
7. **Chapter 16.48.030 Municipal Code – Vibration Performance Standards:** This chapter sets standards for regulating and measuring vibration levels and identifies activities that are exempt from City vibration ordinance.
8. **California Noise Insulation Standards:** The City implements the noise insulation standards adopted by the California Department of Housing and Community Development in order to regulate the noise levels allowed in habitable structures. The regulation requires that interior noise levels attributed to exterior noise sources do not exceed 45 decibels (dB) in any habitable room.
9. **California State Building Code:** Title 24, Part 2, of the *California Code of Regulations* requires all multifamily residential dwellings, hotels, and motels exposed to a CNEL of 60 dB or greater to have an acoustical study performed that shows how an interior CNEL of 45 dB or less will be achieved in habitable rooms. Title 24 is commonly referred to as the State of California's Noise Insulation Standards.
10. **California Green Building Standards Code:** Section 5.507 of the *California Code of Regulations* places mandatory requirements on the design of new non-residential buildings that are located within the 65 dB CNEL noise contour of an airport, a freeway, an expressway, a railroad, an industrial source, or a fixed-guideway source as determined by the Noise Element of the General Plan. The purpose of the design requirements is to achieve a 1-hour average noise level of 50 dBA or less within occupied

³⁶ Chino Hills Municipal Code, 16.48.020.



interior spaces. Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures, and utility buildings, are not required to comply with the mandatory design requirements.

E. Noise Element Issues

The primary issues that shape the goals, policies, and actions of this Noise Element are summarized below.

1. Definition of Noise

Noise is generally defined as “unwanted” or “intrusive” sound. Excessive noise is associated with an interference with speech and other communication, a distraction at home and at work, the disturbance of rest and sleep, and the disruption of various recreational pursuits.

To the human ear, sound has two significant characteristics: pitch and loudness. Pitch is generally an annoyance, while loudness can affect the ability to hear. Pitch is the number of complete vibrations, or cycles per second, of a wave, resulting in the tone’s range from high to low. Loudness is the strength of a sound and describes a noisy or quiet environment; it is measured by the amplitude of the sound wave. Loudness is determined by the intensity of the sound waves, combined with the reception characteristics of the human ear. In an urban environment, sound that becomes noise is typically a by-product of transportation systems, certain land uses, and ongoing human activity.

Because of the many facets of noise, numerous acoustical terms are used to describe the intensity of sound. Definitions of commonly used acoustical terms are provided below.

a. Decibels

Sound pressures can be measured in units called microPascals (μPa). However, expressing sound

levels in terms of μPa would be very cumbersome, because it would require a wide range of very large numbers. For this reason, sound pressure levels are described in logarithmic units of ratios of actual sound pressures to a reference pressure squared. These units are called bels. In order to provide a finer resolution, a bel is subdivided into ten decibels, abbreviated dB.

Since decibels are logarithmic units, sound pressure levels cannot be added or subtracted by ordinary arithmetic means. For example, if one automobile produces a sound pressure level of 70 dB when it passes an observer, two cars passing simultaneously would not produce 140 dB. In fact, they would combine to produce 73 dB. This same principle can be applied to other traffic quantities as well. In other words, doubling the traffic volume or the speed of the traffic on a street will increase the traffic noise level by 3 dB. Conversely, halving the traffic volume or speed will reduce the traffic noise level by 3 dB.

b. A-Weighting

Sound pressure level alone is not a reliable indicator of loudness. The frequency or pitch of a sound also has a substantial effect on how humans will respond. While the intensity of the sound is a purely physical quantity, the loudness or human response depends on the characteristics of the human ear.

Human hearing is limited not only to the range of audible frequencies, but also in the way it perceives the sound pressure level in that range. In general, the healthy human ear is most sensitive to frequencies between 1,000 hertz (Hz) and 5,000 Hz, and perceives both higher and lower frequency sounds of the same magnitude with less intensity. Frequency is measured in cycles per second, or hertz (Hz). One hertz equals one cycle per second.) In order to approximate the frequency response of the human ear, a series of sound pressure level adjustments is usually applied to the sound measured by a sound level meter. The adjustments, or weighting network, are frequency dependent.



Of all the various scales available for measuring noise, the A-weighted sound pressure level (identified as dBA) is the most useful scale of measurement in community noise measurement. The A-scale approximates the frequency response of the average young ear when listening to most ordinary everyday sounds. When people make relative judgments of the loudness or annoyance of a sound, their judgments correlate well with the A-scale sound levels of those sounds. A range of noise levels associated with common indoor and outdoor activities is shown in [Figure 7-1](#).

The A-weighted sound level of traffic and other long-term noise-producing activities within and around a community varies considerably with time. Measurements of this varying noise level are accomplished by recording values of the A-weighted level during representative periods within a specified portion of the day.

2. Community Noise Equivalent Level

It is recognized that a given level of noise may be more or less tolerable depending on the duration of exposure experienced by an individual. Numerous measures of noise exposure consider not only the A-level variation of noise but also the duration of the disturbance. The community noise equivalent level (denoted CNEL) measure weights the average noise levels for the evening hours (7:00 p.m. to 10:00 p.m.) by increasing them 5 dB, and weights the average noise levels for the nighttime hours (10:00 p.m. to 7:00 a.m.) by increasing them 10 dB. The daytime noise levels are combined with these weighted levels and are averaged to obtain a CNEL value. [Figure 7-2](#) indicates the outdoor CNEL at typical locations throughout the Southern California area.

3. Effects of Noise

In general, noise may affect the average individual in the following ways.

a. General Hearing Loss or Damage

Sound levels that exceed 85 dBA, when experienced for long durations during each working day, may result in severe temporary or even permanent hearing loss. State and federal safety and health regulations currently protect workers at levels of exposure that exceed 90 dBA for each 8-hour workday.

b. Interference with Oral Communication

Speech intelligibility is impaired when sound levels exceed 60 dBA. The amount of interference increases with sound level, and with distance between speaker and listener.

c. Sleep Interference

Sound levels that exceed 40 to 45 dBA are generally considered excessive for sleeping areas within a residence.

4. Noise Sources

a. Traffic Noise

Traffic is the primary contributor to long term noise in the City. This includes noise from automobiles, trucks, and motorcycles on arterial streets, the Pomona Freeway (SR-60), and the Chino Valley Freeway (SR-71). [Figure 7-3](#) provides the CNEL contours for the existing traffic noise environment within the City. The map provides the CNEL contours ranging from 60 dB to 80 dB in 5-dB increments.

b. Operational Noise

Activities on commercial properties also contribute to existing noise. These activities include music in outdoor dining areas, loading dock operations, delivery trucks entering and leaving the area, and mechanical equipment located both inside and outside the buildings. There is no rail service in the City, and the City is outside the 65 dB CNEL for the Chino Airport.

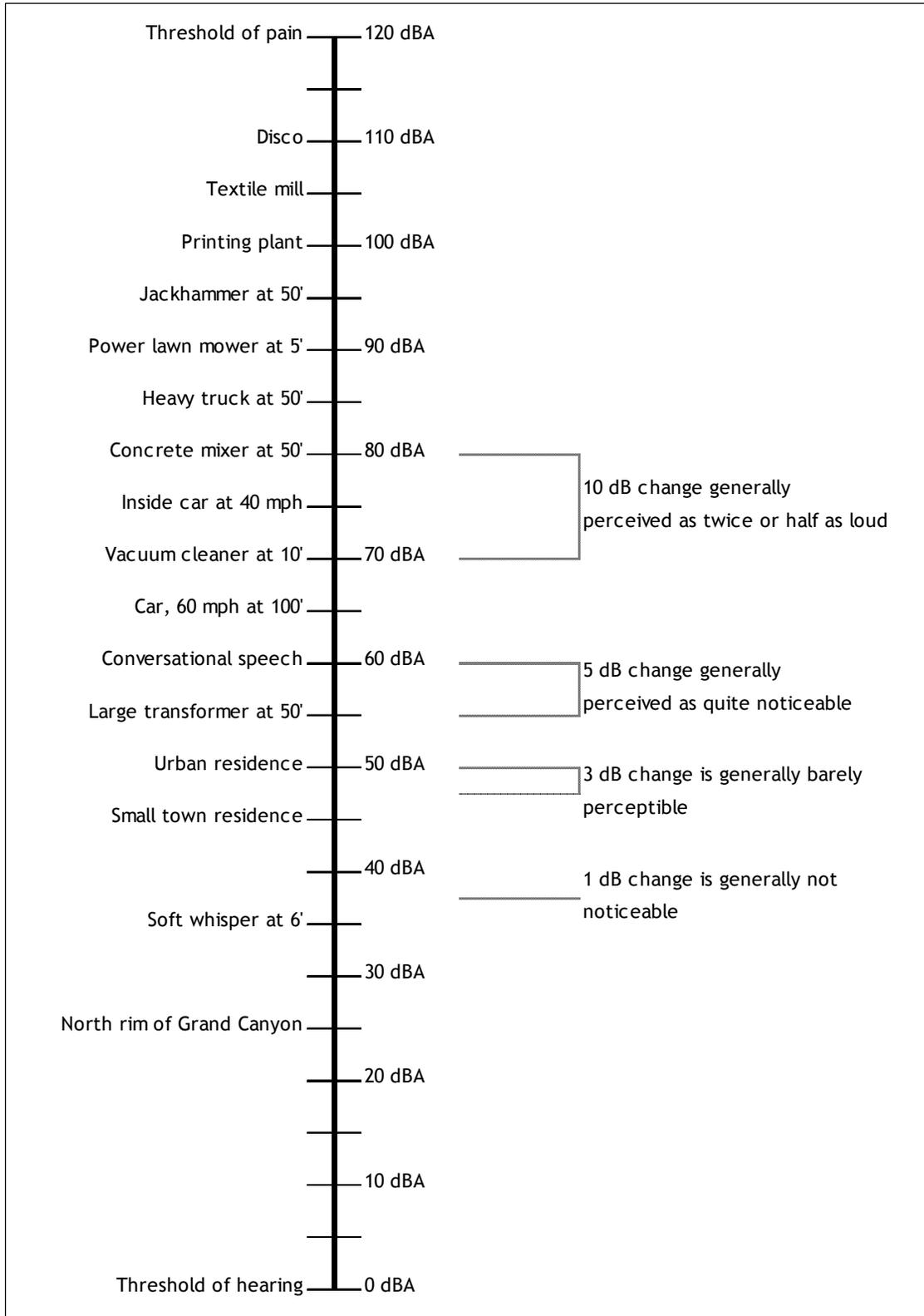


Figure 7-1- Common Noise Sources and A-Weighted Noise Levels

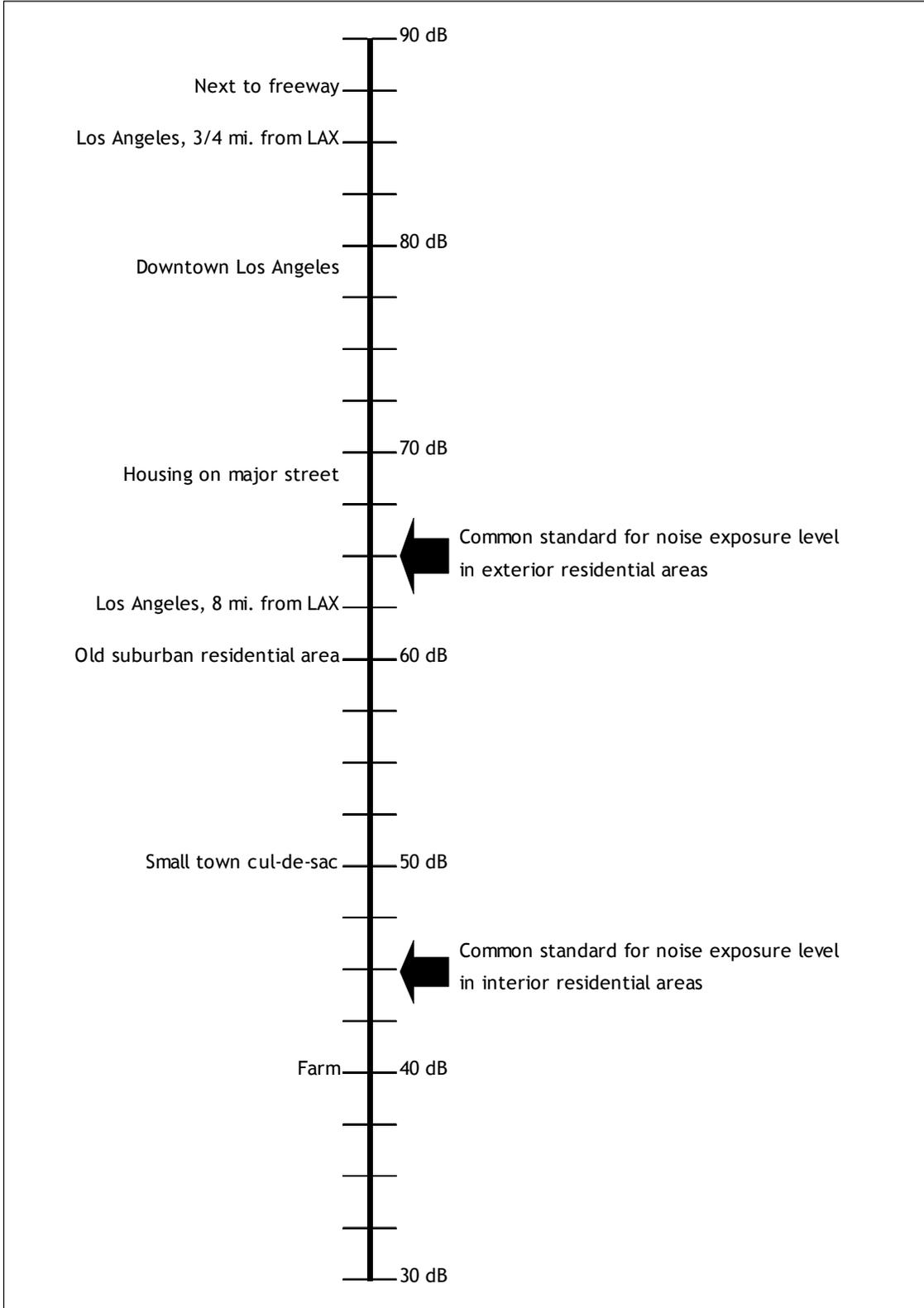


Figure 7-2- Common CNEL Noise Exposure Levels at Various Locations

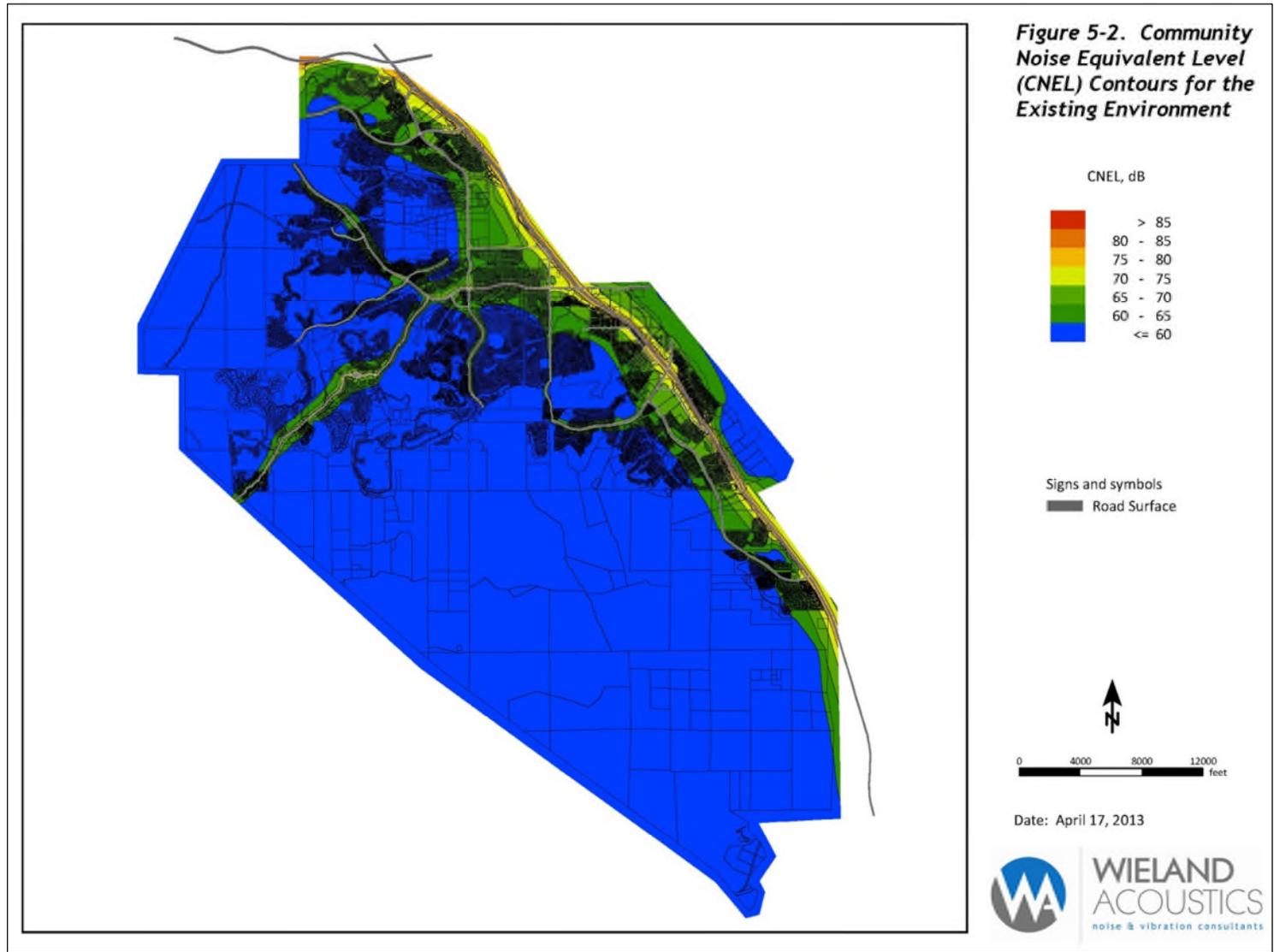


Figure 7-3- Community Noise Equivalent Level (CNEL) Contours for the Existing Environment



c. Stationary Noise

Stationary noise sources in the City include sewage treatment plants, oil production, mechanical equipment on buildings, including air conditioning units, swimming pool pumps, and fans. Stationary noise sources can be a local problem if not properly shielded. Additional noise sources in residential neighborhoods include barking dogs, loud parties and/or amplified music, lawnmowers and leaf blowers, use of pools or tennis courts, and other activities. These noise events are generally annoying, but sporadic and short-term. Chapter 16.48.020 of the City's Municipal Code contains standards to control stationary noise sources within the City.

d. Construction Noise

Construction activities generate considerable amounts of noise, especially during the demolition phase and the construction of project infrastructure when heavy equipment is used. Because construction is temporary in most locations, and because people recognize the high noise level of construction activity is necessary, most people do not consider construction noise a nuisance. The City's Noise Ordinance restricts the hours of construction activity with high noise levels.



F. Noise Plan

In recognition of the fact that excessive or unusual noise can have significant adverse impacts on human health and welfare, the State

of California has developed definitive guidelines for determining community noise levels and for establishing programs aimed at reducing community exposure to noise levels defined to be adverse. This Noise Element establishes a plan to incorporate state guidelines and minimize the effects of noise on people living and working in the City. Of particular concern is reducing the exposure of existing residences, schools, parks, libraries, and community centers to transportation noise and stationary noise sources.

1. Standards for Land Use/Noise Compatibility

Table 7-1 below identifies acceptable exterior and interior noise standards for various land use categories within the City.

Table 7-1 – Land Use/Noise Compatibility Matrix

Land Use Categories		CNEL	
Categories	Compatible Uses	Interior ¹	Exterior ²
Residential	Single-Family, Duplex, Multiple-Family	45 ³	65 ⁵
	Mobile Homes	--	65 ⁴
Commercial	Hotel, Motel, Transient Lodging	45 ³	65
	Commercial, Retail, Bank, Restaurant, Health Clubs	55	--
	Office Buildings, Research and Development, Professional Offices	50	--
	Amphitheater, Concert Hall, Auditorium, Meeting Hall, Movie Theater	45	--
	Gymnasium (multi-purpose)	50	--
	Manufacturing, Warehousing, Wholesale, Utilities	65	--
Open Space	Parks	--	65
Institutional/ Public Facility	Hospital, Schools, Classrooms	45 ³	65
	Churches, Libraries	45 ³	--

Interpretation:

1. Interior environment excludes bathrooms, toilets, closets, and corridors.
2. Outdoor environment limited to private yard of single-family or multifamily residential private patio that is accessed by a means of exit from inside the unit; mobile home park; hospital patio; park picnic area; school playground; and hotel and motel recreation area.
3. Noise level requirement with closed windows. Mechanical ventilating system or other means of natural ventilation shall be provided pursuant to UBC requirements.
4. Exterior noise level shall be such that interior noise level will not exceed 45 dB CNEL.
5. Multifamily developments with balconies that do not meet the 65 dB CNEL standard are required to provide occupancy disclosure notices to all future tenants regarding potential noise impacts.



2. Future Noise Sources

Traffic will continue to be the primary contributor to long-term noise in the City, with the highest expected noise levels adjacent to SR-60 and SR-71. [Figure 7-4](#) provides the CNEL contours for the future traffic noise environment within the City. The map provides the CNEL contours ranging from 60 dB to 85 dB in 5 dB increments.

G. Noise Element Goals, Policies, and Actions

The following goals, policies, and actions support the City's Noise Plan to maintain and enhance the City's high quality mix of sustainable land uses and monitor future growth, while reducing existing and future noise levels. The Noise Plan provisions focus on reducing noise associated with traffic, operational activities, and stationary sources.

Goal N-1: Manage Existing Noise Sources

Policy N-1.1: Protect public health and welfare by eliminating or minimizing the effects of existing noise problems.

Action N-1.1.1: Control noise conditions in Chino Hills through the active, ongoing efforts of the City in coordination with other government agencies.

Action N-1.1.2: Increase public input on environmental noise issues, and establish a program for the monitoring and abatement of local noise sources.

Action N-1.1.3: Prohibit large commercial truck traffic in noise-sensitive areas, such as school sites, located in Chino Hills.

Action N-1.1.4: Restrict truck traffic to roadways that are located away from sensitive land uses.

Action N-1.1.5: Minimize through vehicular traffic in the City's residential areas. Action N-1.1.6: Enforce state motor vehicle noise standards for cars, trucks, and motorcycles.

Action N-1.1.7: Incorporate sound attenuation measures in residential developments to achieve the City's standards. Such sound attenuation measures may include noise barriers, replacing existing windows and doors with sound-rated assemblies, insulating exterior walls and attics, and/or installing forced air ventilation.

Action N-1.1.8: Incorporate sound attenuation measures in commercial and industrial developments to ensure that mechanical equipment does not generate excessive noise levels.

Policy N-1.2: Where complaints are received by residents with regard to non-transportation noise sources (e.g., commercial/retail equipment or activities, fans, air conditioners), the City will protect the public health and welfare by implementing the following Action statement as necessary to ensure that the non-transportation noise source does not exceed the noise standards identified in Titles 6, 8 and 16 of the City of Chino Hills Municipal Code.

Action N-1.2.1: Ensure that equipment, machinery, fan, and air conditioning noise does not exceed specified levels, established in the City's Noise Ordinance.

Goal N-2: Limit New Noise Conflicts

Policy N-2.1: Minimize increases in noise levels due to new land use and transportation facility decisions.

Action N-2.1.1: Enforce the standards of [Table 7-1](#) – Land Use/Noise Compatibility Matrix, which specify acceptable exterior and interior noise limits for various land uses throughout the City.

Action N-2.1.2: Continue to assess projects through the subdivision, site plan, conditional use permit, and other development review processes and incorporate conditions of approval and mitigation measures that ensure noise compatibility where appropriate.

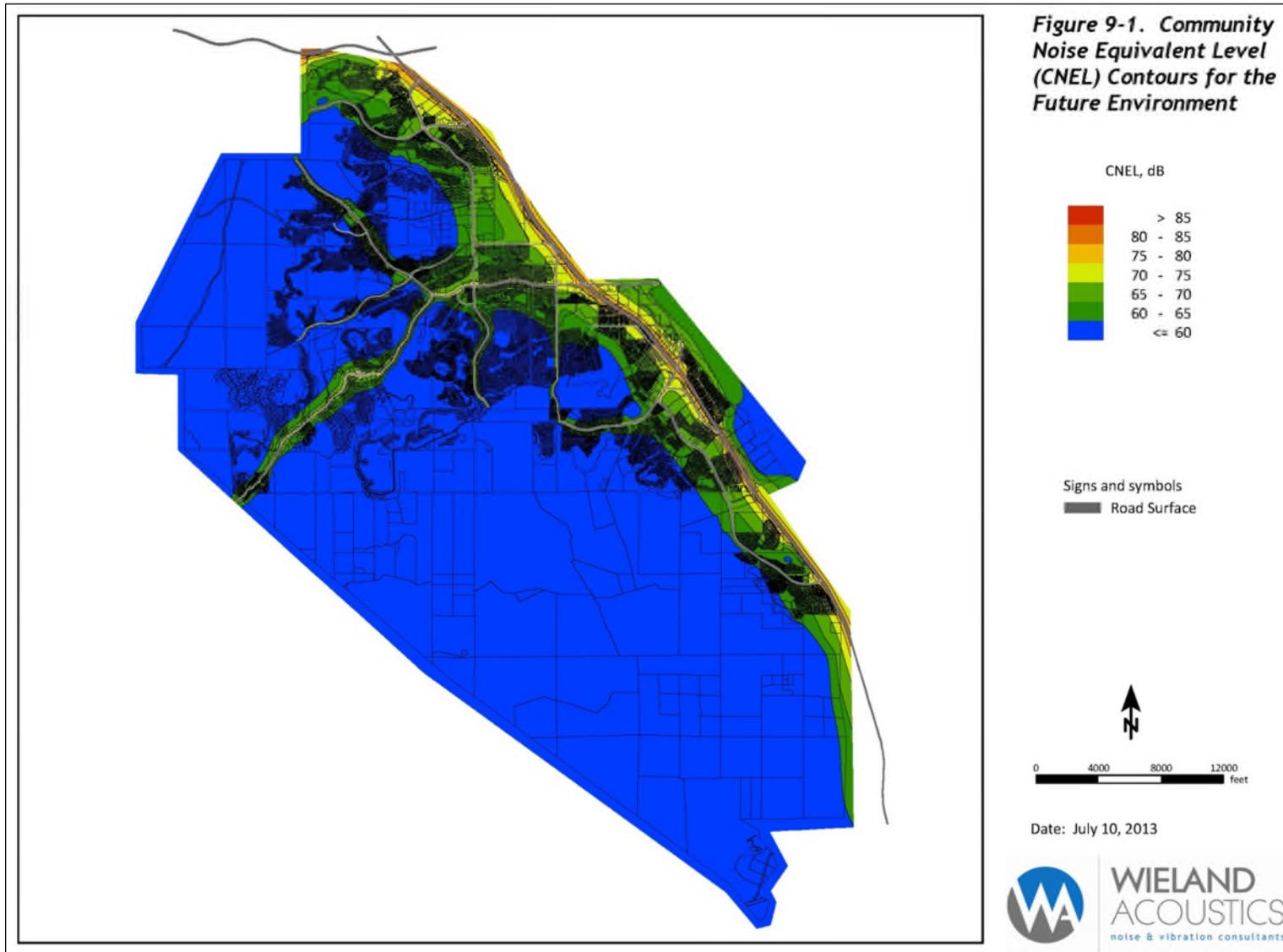


Figure 7-4 – Community Noise Equivalent Level (CNEL) Contours for the Future Environment



Action N-2.1.3: Require a noise study to be performed and appropriate noise attenuation to be incorporated to reduce interior noise levels to 45 dB CNEL or less prior to approving any multifamily or mixed-use residential development in an area with a CNEL of 65 dB or greater.

Action N-2.1.4: Incorporate ambient noise level considerations into land use decisions involving schools, hospitals, and similar noise sensitive uses.

Action N-2.1.5: Ensure all new developments provide adequate sound insulation or other

protection from existing and projected noise sources.

Action N-2.1.6: Design new transportation facilities to minimize noise impacts on nearby sensitive sources.

Action N-2.1.7: Ensure that all new hotels, motels, multifamily and single-family dwellings to be developed within an area where the outdoor CNEL exceeds 60 dB are designed to achieve an indoor CNEL of 45 dB or less.

Economic Development Element

City of Chino Hills General Plan



Chapter 8. Economic Development Element

The Economic Development Element defines the City of Chino Hills' (City) primary policies related to the creation and maintenance of a diversified economic base.

A. Purpose of This Element

While not required by state law, the Economic Development Element is included in the City of Chino Hills General Plan to address the economic development issues faced by the City. Primary issues addressed in this Element include Shopping and Service Opportunities, New Businesses and Employment Creation, and Increased and Diversified City Revenues.

This element outlines the goals, policies, and actions toward achieving the ideal economic base for the City, which 1) provides a full range of retail shopping, services, and employment for its residents and 2) provides a stable tax revenue structure for the City that will shield it from the impacts of cyclical trends in the local and regional economy.

B. Connection to Community Vision

The Economic Development Element supports the City's vision to support a high quality mix of residential and commercial land uses and ample private and public services. Toward this end, the Economic Development Element focuses on implementing the following 3 of the City's 19 Vision Statements. (Numbers in parenthesis reference numerical order of Vision Statements as



presented in the Vision section of this General Plan.)

1. A Chino Hills that provides ample local shopping, services and employment, and a secure tax base to support City government and the services it provides. (V-2)
2. A Chino Hills that supports its commercial and employment centers. (V-4)
3. A Chino Hills that supports healthy living. (V-7)

C. Relationship to Other General Plan Elements

The Economic Development Element works in tandem with the Land Use Element to support the City's high quality mix of sustainable land uses and monitor future growth. At the same time, the Economic Development Element seeks to secure a tax base that can support public improvements articulated in the City Circulation Element, the



Safety Element, the Conservation Element, and the Parks, Recreation and Open Space Element.

D. Relationship to Other Local Regulatory Documents

Several City regulatory mechanisms are used to implement the General Plan Economic Development Element on a day-to-day basis.

1. **Specific Plans:** Specific plans function as the primary General Plan land use designation and zoning document for a particular area, providing focused guidance and regulation specific to the project site. They provide a circulation plan, an infrastructure plan, a phasing plan, a financing plan, and an implementation plan to support the specific plan development.
2. **Subdivision Ordinance:** The Chino Hills Subdivision Ordinance ensures that all subdivisions within the City are designed with the infrastructure necessary to support the proposed development, including road access, drainage, parks, school sites, utilities and related easements, and lot size and configuration.
3. **Title 3 – Revenue and Finance of the Chino Hills Municipal Code:** Title 3 of the City of Chino Hills Municipal Code establishes fiscal provisions to protect the City against claims; monitor City investments, purchases and construction contracts; and administer taxes and fees charged and collected within the City.

E. Economic Development Element Issues

1. Shopping and Service Opportunities

The City has developed a diverse retail base and has experienced a concomitant rise in its retail sales. Given the importance of sales taxes as a source of discretionary funding, this growth in retail sales has allowed the City to provide quality services to its residents.

Currently, there are 3,752,096 square feet of commercial building space constructed in the City, consisting of retail, business, and hotel uses. Of the commercial building space, 2,062,236 square feet (or 55%) are sales-tax-generating retail uses; and 1,496,891 square feet (or 40%) are businesses that provide services, including office uses, financial institutions, medical offices, child care facilities, and other similar uses that do not generate sales tax. The balance of the commercial business space is divided into three hotels. Combined, the three hotels total 192,969 square feet (5% of the City’s commercial building space), and a total of 343 rooms. The City currently has a 10% Transit Occupancy Tax (TOT) for hotel room rentals.

Current major retail establishments in the City include the 574,000-square-foot Crossroads Marketplace, which includes such large retailers as Costco, Lowes and BevMo. Major users of the 174,681-square-foot Crossroads Entertainment Center are Harkins Theater and the Hampton Inn & Suites. The Shoppes at Chino Hills is a 400,000-square-foot open-air regional retail center with over 70 merchants, including several national and international high-end stores. The Commons is a 525,000-square-foot center that contains major retailers, including Lowes, Toys“R”Us and Babies“R”Us, and an Ayres Hotel & Suites.

Given the importance of the sales tax to California cities, taxable sales per capita is a good barometer of a community’s ability to provide services to its population.³⁷ The City is improving but still lags surrounding cities. The Economic Development Element updates policies to support and strengthen the City’s retail base.

2. New Businesses and Employment Creation

According to a 2009 study³⁸, most of the jobs in the City were related to education, retailing, local

³⁷ “Demographic, Economic & Quality Of Life Report,” John Husing, PhD, January 2009.

³⁸ “Demographic, Economic & Quality of Life Report,” John E. Husing, Ph.D. Economics & Politics, Inc., January 2009.



consumer services, and government. Finance, insurance, real estate, health care, engineering, and management jobs made up an important, although smaller, percentage of jobs. In addition to these firm-based jobs, the City has approximately 1,000 home-based businesses. By 2035, the City's jobs are expected to increase to 17,940.³⁹ More jobs can also translate into more tax revenue for the City.

With 8,775 jobs and 22,996 housing units, the City has a current jobs-to-housing balance of 0.38. A balance of jobs-to-housing is based on the premise that vehicle miles traveled commuting can be reduced when sufficient jobs are available locally. Benefits of a healthy jobs/housing balance are reduced mobile air pollutant emissions and improved quality of life for workers experiencing a shorter commuter time. More jobs can also translate into more tax revenue for the City.

The City's highly educated labor force is a key competitive ingredient necessary to compete for office- and technology-related employment. According to a 2011 Neilson Company Site Report for the City, 8.5% of the population age 25 and over in this area had earned a Master's Degree, 1.8% had earned a Professional School Degree, 0.8% had earned a Doctorate Degree, and 29.3% had earned a Bachelor's Degree.

However, while the City the labor force advantage needed to lure office operations, its supply of office and business park space is quite small. As corporate and technology industries expand in the region, the City will seek to identify suitable sites on which these industries can locate. A continued supply of business and commercial sites is supported by the Economic Development Element.



3. Increased and Diversified City Revenues

To shield the City from decreases in revenue caused by cyclical economic trends, Chino Hills has sought to diversify its economic base and manage future growth. The fact that the City has increased retail development and employment uses demonstrates that it has both increased and diversified its revenue base. The fact that the City maintains a comparatively wealthy and well-educated citizenry, has strong schools, and has a low crime rate demonstrates that it has managed its growth well. The Economic Development Element updates policies intended to support increased and diversified City revenues.

F. Economic Development Plan

The Economic Development Plan is supported by the Land Use Plan, which provides for Housing, Commercial/Business, Mixed-Use, Institutional/Public Facility, and Open Space uses. The Economic Development Plan is further supported by the coordinated planning for and implementation of public facilities and services; and the City's ongoing fiscal policies, including administration of taxes and fees.

³⁹ San Bernardino County Local Input Growth Forecasts by Jurisdiction, SCAG, May 28, 2014.



G. Economic Development Element Goals, Policies, and Actions

The following goals, policies, and actions support the City’s Economic Development Plan to maintain and enhance the City’s high quality mix of sustainable land uses and monitor future growth.

Goal ED-1: Promote a Diversified Economic Base

Policy ED-1.1: Promote commercial service uses targeted to serve Chino Hills’ residents and shoppers from other areas.

Action ED-1.1.1: Concentrate major commercial uses near the SR-71 Freeway.

Action ED-1.1.2: Encourage uses near the SR-71 Freeway and major commercial arterials that have a positive net fiscal benefit to the City.

Action ED-1.1.3: Continue to expand commercial activity in the City by emphasizing retail stores that serve regional, rather than purely local, needs.

Action ED-1.1.4: Promote and maintain levels of shopping, services, and entertainment that are appropriate to meet the market demand of the community and the region.

Action ED-1.1.5: Ensure the development of an aesthetically attractive and balanced commercial sector compatible with the community and recognizing the predominantly residential character of Chino Hills.

Policy ED-1.2: Promote employment opportunities in Chino Hills.

Action ED-1.2.1: Promote a broad range of employment opportunities for Chino Hills’ residents that are compatible with the community’s low-density residential character and the skills and education of Chino Hills’ workforce.

Action ED-1.2.2: Concentrate major business park and office development near the SR-71 Freeway.

Action ED-1.2.3: Work with regional agencies to promote employment growth coordinated with the availability of adequate housing and transportation.

Action ED-1.2.4: Encourage child care/day care centers in proximity to employment centers and residential areas.

Goal ED-2: Support Managed Growth with Sound Fiscal Policies

Policy ED-2.1: Promote fiscal policies that support local tax-generating land uses.

Action ED-2.1.1: Where appropriate, offer development agreements for prospective developments that would have a positive net fiscal benefit to the City.

Action ED-2.1.2: Where appropriate, seek state and regional funding sources for infrastructure needed to support tax-generating land uses.

Action ED-2.1.3: Require new development to contribute its share of cost of providing necessary public services and infrastructure through equitable fees and exactions.

Policy ED-2.2: Review City fees annually to ensure appropriate relationship between fees and services.

Action ED-2.2.1: Set development fees as needed to provide adequate infrastructure and services for new development.

Action ED-2.2.2: Set municipal service fees as needed to maintain adequate infrastructure and services for existing residents and businesses.