



**Land Use Services Department**  
**Planning Division**

# BOARD OF SUPERVISORS HEARING

Land Use Services Department

Applicant: RDS Partners, Inc.

Heidi Duron  
Planning Director  
July 28, 2020



## Summerland Senior Care Facility

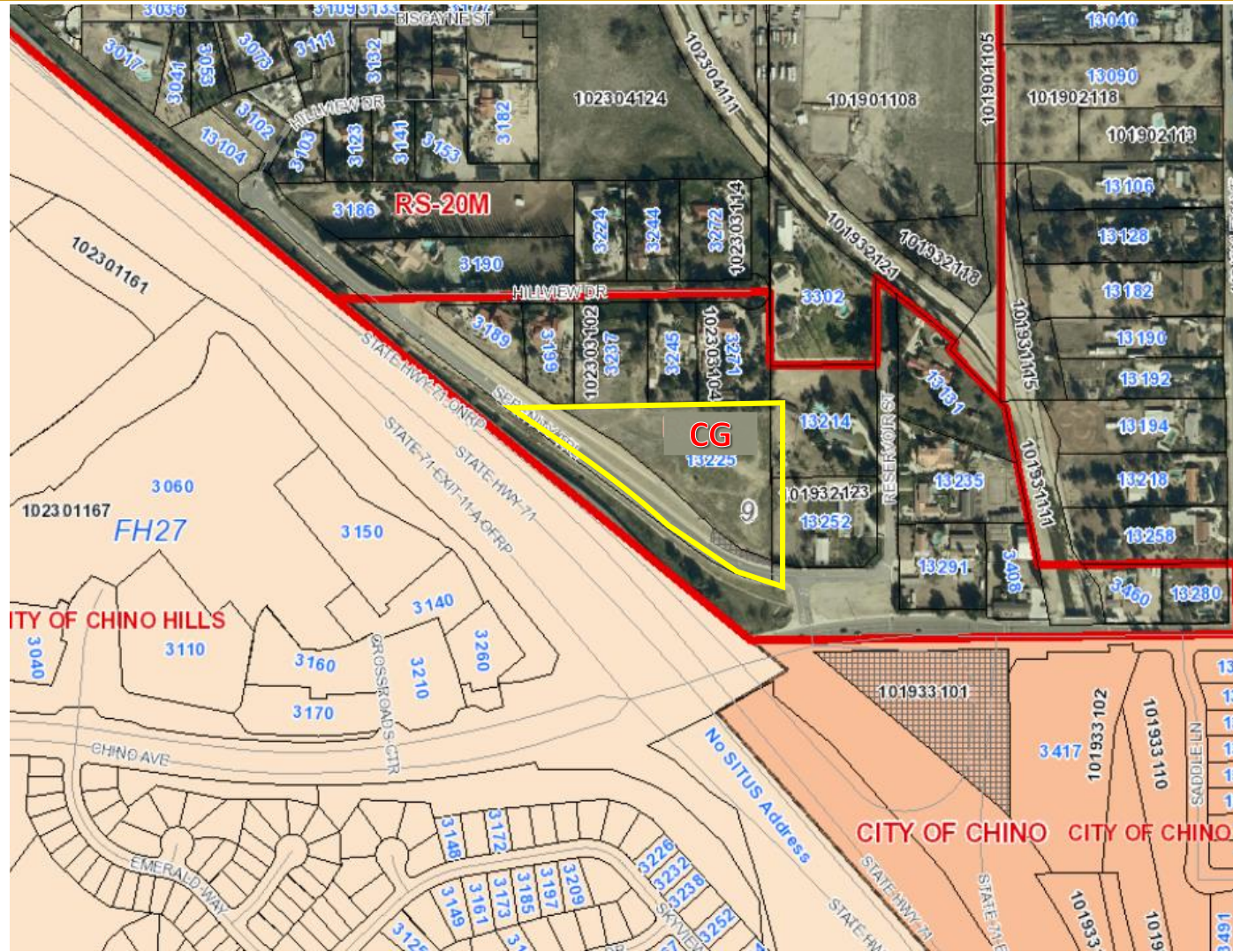
- General Plan Amendment to change the Land Use Zoning designation from Single Residential, one-acre minimum (RS-1) to General Commercial (CG) and;
- Conditional Use Permit for a 3-story residential care facility consisting of 109 units on 3.16 acres, located at 13225 Serenity Trail in unincorporated Chino

# Vicinity Map





# Proposed General Plan Land Use Map





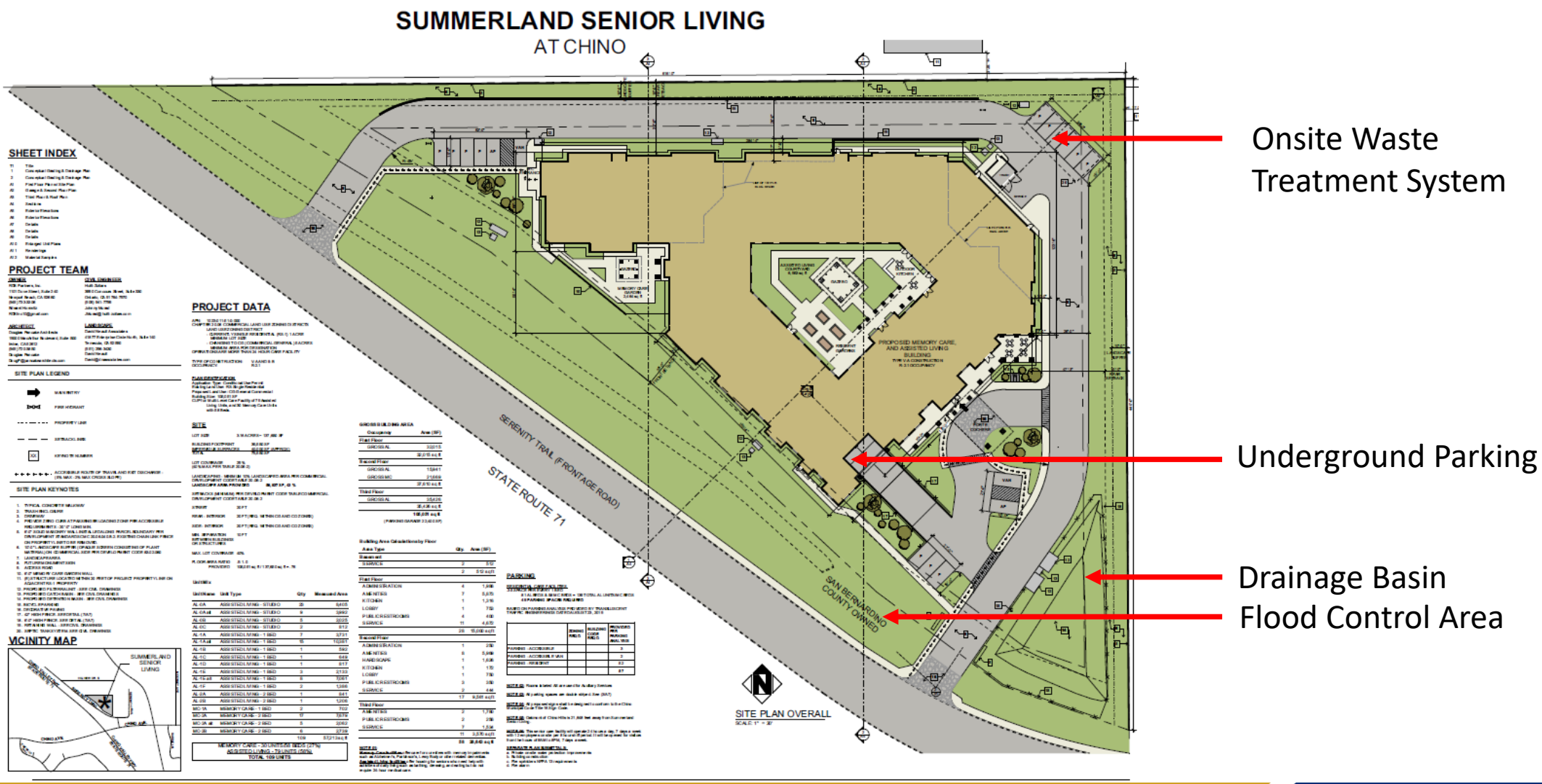


Looking Northeast



Looking East

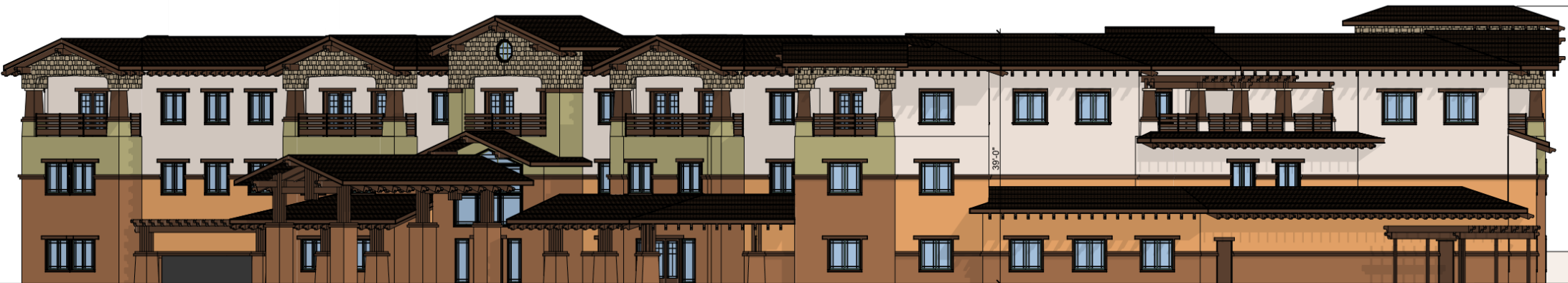
# Summerland Senior Living at Chino Site Plan



# Proposed Elevation



1 Southwest Elevation  
SCALE: 3/32" = 1'-0"



1 East Elevation

- Parking Study - A Project-specific parking analysis was prepared, as allowed by the County Code, and the on-site parking provided is a surplus above the anticipated needs.
- Traffic – The Project's trip generation is minimal, below the threshold for requiring a Traffic Impact Analysis.
- Onsite Waste Treatment System – Sewer service is not available for this Project, as the site is outside the service area of the City of Chino. An onsite wastewater treatment system is proposed that exceeds County and Regional Water Quality Control Board standards.



- An Initial Study (IS) has been completed in compliance with the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration (MND) is proposed for adoption.
- A Notice of Availability of the Draft IS/MND was sent to surrounding property owners and responsible agencies, as part of the CEQA process.
  - City Comments: Related to City General Plan Consistency
  - CDFW: Related to Nesting Birds
  - RWQCB: Related to OWTS effluent levels
  - Resident comments: Related to traffic, parking, water quality, noise and safety, and compatibility with neighborhood

- On June 18, 2020 the Planning Commission conducted a public hearing.
- Public Comments:
  - Five residents spoke in opposition to the Project at the hearing.
- The Planning Commission recommended approval of the Project by a unanimous vote.

## **That the Board of Supervisors:**

1. Conduct a public hearing for the Summerland Senior Care Facility General Plan Amendment and Conditional Use Permit on 3.16 acres in the unincorporated area of Chino and declare an intent to:
  - a. Adopt the Mitigated Negative Declaration.
  - b. Adopt the recommended Findings for approval of the General Plan Amendment and Conditional Use Permit.
  - c. Adopt the General Plan Amendment from Single Residential, 1-acre minimum lot size (RS-1) to General Commercial (CG).
  - d. Approve Conditional Use Permit to establish a three-story, 45-foot tall residential care facility consisting of 109 units, subject to the conditions of approval.
  - e. Direct the Clerk of the Board to file a Notice of Determination.
2. Continue the item for final action with the Second Cycle General Plan Land Use Element Amendment for 2020.