

Dear Community Development Director Joann Lombardo:

Thank you for your quick response and taking the time to communicate with me.

In response to big box stores and retail establishment usage decreasing as you stated due to online shopping is just an excuse to develop high-density housing at the Crossroads Center in desperation.

Again, Costco, PetSmart and Lowe's are big box stores and are doing great, earning profits of 20% above average. There is still a large part of the community that likes to shop big box stores. Seniors, for example, are not big online shoppers. There are plenty of big box stores in the local area, including Walmart, Best Buy, Target, Sam's Club, Dick's Sporting Goods, Lowes, Home Depot, Pep Boys, Nordstrom Rack, etc.

Toys R Us is still in business with a modified business plan, using a 10,000 square foot building, interactive toy demonstrations and open play areas. Bringing Toys-R-Us back to Chino Hills would be popular with the community.

We have a General Plan that was developed with community input. If the General Plan can be revised with just the stroke of a pen, why have it? The City should stick to the plan as adopted with the community's blessing.

I am curious why mixed-use is so successful in other cities, as you stated in your letter, but to my knowledge we have only one mixed-use development in Chino Hills. Mixed-use has been around for a long time. In an article in the Chino Champion newspaper, dated March 13, 2021, the Mayor of Chino stated that the City has not had success with mixed-use. I would be interested in your theory that mixed-use is appropriate at the Crossroads Center site when your neighboring city has little success with it.

If mixed-use is so great, why wasn't it used at the Shoppes? I realize that now, in desperation, the City is planning a mixed-use development on the dirt lot adjacent to City Hall, similar to what is being touted for the Crossroads Center.

Mixed-use developments bring lots of problems, especially noise and more traffic. Peyton Drive already sounds like a freeway, which is terrible enough. Couple that with the close proximity of the 71 Freeway and the noise problem is magnified. Adding a mixed-use development to this area will make the noise problem even worse.

More traffic also results in more pollution from all the vehicles. This is an area that already has heavy traffic, especially the nightmare caused by the Costco gas station. Residents in this area are not interested in more traffic and the problems that come with it: accidents, filth, congestion. Increasing the traffic by adding a mixed-use development could cause consumers to avoid the area and affect existing small businesses. Who wants to patronize a restaurant in a place which is heavily congested, noisy and difficult to drive to? The dining experience is ruined before you even get to the restaurant. Mixed-use developments are not a sure thing by any means.

I did not see the property at the closed Vellano/Greg Norman golf course as one of the sites being considered for high-density housing, even though the owner has been quite vocal about his desire to develop condos on the site. The northern area of Chino Hills has taken the brunt of the high-density housing. The City needs to take the Crossroads Center off the list and put the high-density housing someplace else. A closed golf course seems the perfect spot, especially with a willing property owner. Or is there some other issue at play here? Could it be that the high-density development will include Section 8 housing? Can you imagine Section 8 housing in the middle of the Vellano development?

It seems to me that the City Council is taking a neutral position on high-density housing. There are very few residents within the community that know what's going on with the high-density housing requirement. The Champion newspaper is no longer free as it was in the past. I now pay an annual fee to have it delivered to my home. You no longer see the newspapers on driveways. This is a huge loss of community information. I have been told by Council members that residents are not coming forward about the high-density housing issue.

I have also polled my neighbors and other residents and most of them are unaware that high-density low-income housing is coming to Chino Hills. It seems that a lot more could be done by the City to inform residents of this issue. The Planning Commissioners should not be the only residents to hear about this issue which can have such a negative impact on the quality of life in Chino Hills.

Perhaps the new Public Information Officer can develop a plan to keep residents informed as the process for this issue moves forward. Residents need multiple opportunities to hear about what's going on, to express their opinion and to have a say in what happens in their community.

Thanks again for your communication.

Best Regards,

Bryan Petroff

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Chino Hills, CA 91709

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Please read into the record at the April 6, 2021 Planning Commission meeting.

From: John Bruner [REDACTED]
Sent: Sunday, April 4, 2021 7:08 PM
To: City Council-web mail <citycouncil@chinohills.org>
Cc: Jimmy Castillo [REDACTED]; City Clerk-web mail <cityclerk@chinohills.org>
Subject: Re: HIGH DENSITY HOUSING @ CABALLERO RANCH

Mr. Mayor and Council Members,

Our home of 32 years backs up to the proposed rezoning area referenced as Caballero Ranch. From staff's discussion in the council meeting, I understood the following (presented as facts):

1. By State dictate, 2014-2021 HOUSING ELEMENT UPDATE represents the **highest land use priority in Chino Hills**
2. State requirements must be met and consequences of non-compliance would be an unacceptable burden to the city.

Considering the above and setting aside imposed deadlines as a condition (we should do this right not be forced into decisions due to State objectives - even at the cost of short-term penalties) I am not convinced the city has adequately explored all alternatives. A few examples include:

- Only 1 project currently zoned R-S (10 acres at Caballero Ranch) remains a consideration for the project. I believe the city can find other equally suitable areas to satisfy State requirements for this small land parcel.
- I find no evidence that R-R (Rural Residential), Public open space close to or adjacent to developed land, and undeveloped areas now zoned R-S have been adequately considered.
- City Parking garage - The utilization rate of the multi-story parking garage North of city hall must be less than 5 - 10%. The repurposing of city property with extremely low utilization was not considered.
- Institutional Parcels - with land grades < 10% were not considered. Flat areas like those Southeast of Boys Republic Drive and Grand Avenue should be considered. Eminent domain as a last resort should be an option.

Lastly, as it relates to the Caballero site, I see no way the rezoning of this parcel would comply with the GOALS AND POLICIES OF THE 2014-2021 HOUSING ELEMENT UPDATE. Specifically, the rezoning of this small 10-acre parcel does not support Goal H-2: Maintain and Enhance the Quality of Existing Residential Neighborhoods. I would agree with the council's discussion to stipulate additional and significant offsets to the South-side of the property; however, I do not believe high density on a 10-acre parcel can be achieved with the restrictions proposed. To comply with Goal H-2 and to preserve the view and value of preexisting homes in the immediate area severe building restrictions for the Caballero property must be specified, applied, and proven.

For these reasons I strongly object to the rezoning of Site No. 5 as listed on the Map of Continued Refined List of Potential High Density ("Lower Income") ... to be considered at Housing Element Workshop #4.

I thank you for your time, attention, and dedication to the city.

Sincerely,

John Bruner

On Fri, Mar 26, 2021 at 5:33 PM Jimmy Castillo [REDACTED] wrote:

-----Original Message-----

From: Jimmy Castillo [REDACTED]
To: Cityclerk@chinohills.org <Cityclerk@chinohills.org>
Sent: Tue, Mar 23, 2021 5:39 pm
Subject: HIGH DENSITY HOUSING @ CABALLERO RANCH

My name is Jimmy L Castillo of [REDACTED], Chino Hills, California. (next to the Caballero Ranch). We moved here in 1989 and we love this place. We are in our late 70 and early 80 years of age and we can't afford to move. Accidents and death occurred along Eucalyptus Ave. due to heavy traffic. What's more if 180 high density housing units and 50 multi units will be built along this avenue. Traffic will be a nightmare, noise, parking lot problems, crimes will increase and properties will decrease in value especially those houses next to the Caballero Ranch like ours. We fought Southern California Edison for the 500KVA and now here is another situation that we are facing in the future.

Please Mr Director/ Mr Mayor you have to understand also our situation.

Thank you very much.

JIMMY L CASTILLO