

PUBLIC NOTICE OF
PROPOSED ADOPTION OF
CITY OF CHINO HILLS
ORDINANCE NO. 428

NOTICE IS HEREBY GIVEN that on December 9, 2025, the City Council of the City of Chino Hills adopted Ordinance No. 428 entitled:

AN ORDINANCE OF THE CITY OF CHINO HILLS, APPROVING A THREE-YEAR PHASE-IN SCHEDULE FOR THE ADJUSTED PARKS AND RECREATION FACILITIES FEES ADOPTED PURSUANT TO ORDINANCE NO. 423 AND FINDING THE SAME TO BE EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

THE CITY COUNCIL OF THE CITY OF CHINO HILLS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Recitals.

A. On November 12, 2025, the City Council adopted Ordinance No. 423 amending Chapter 3.40 (Various Facilities Fees) of the Chino Hills Municipal Code to, among other things, increase the amount of the Parks and Recreation Facilities Fee (hereinafter, the “Fee”). Ordinance No. 423 will take effect on January 11, 2026.

B. Historically, the Fee has been charged to new single-family and multi-family development on a per-unit basis. The current rate (until Ordinance No. 423 becomes effective) is \$3,059.14 per dwelling unit. This rate is the same for both single- and multi-family dwelling units.

C. State law now requires that the Fee be charged on a per-square-foot basis as opposed to a per-unit basis.

D. Among other things, Ordinance No. 423 (i) approved an increase in the Fee, (ii) tailored the Fee to four distinct types of development, and (iii) imposed the adjusted Fee on a per-square-foot basis as required by state law. Ordinance No. 423 also authorized an administrative charge in the amount of 4% of the Fee. The evidentiary basis for the Fee and the associated administrative charge was set forth in the 2025 Nexus Study and in the administrative record as a whole.

E. The Fee as approved by Ordinance No. 423 is as set forth below. The Fee is subject to an annual adjustment pursuant to CHMC § 3.20.120(C).

Fee per Square Foot

Development Type	(including 4% admin fee)
Single-Family/ Subdivision	\$2.42
Single-Family/Non-Subdivision	\$2.87
Multi-Family/Subdivision	\$5.41
Multi-Family/Non-Subdivision	\$6.41

F. To lessen any potential negative effect the increased fees may have on the development of new residential housing in the near term, the City Council wishes to phase in the Fee over a period of three years rather than impose the increase all at once.

SECTION 2. Environmental Review. The City Council finds and determines that this ordinance is not subject to the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq.) because it will not result in a direct or reasonably foreseeable indirect physical change in the environment (14 Cal. Code Regs. § 15060(c)(2)) and there is no possibility that the ordinance may have a significant effect on the environment (14 Cal. Code Regs. § 15061(b)(3)).

SECTION 3. Approval of Phase-In Schedule for the Parks and Recreation Facilities Fee. The Parks and Recreation Facilities Fee approved by Ordinance No. 423 and codified in Table 1 of Section 3.40.100 of the Chino Hills Municipal Code shall be phased in over a three-year period in accordance with the illustrated schedule set forth below and subject to:

	Total Fee ³	Total Fee ³	Total Fee ³
Development Type	Effective 1/11/26	Effective 1/1/27 ⁴	Effective 1/1/28 ⁴
SF1/Subdivision	\$0.81	\$1.61	\$2.42
SF1/Non-Subdivision	\$0.96	\$1.91	\$2.87
MF2/Subdivision	\$1.80	\$3.61	\$5.41
MF2/Non-Subdivision	\$2.14	\$4.27	\$6.41

¹Single-Family Unit

²Multi-Family Unit

³Total fee is per square foot and includes an administrative charge of 4%

⁴The fees shown for Years 2027 and 2028 are for illustration purposes only. The actual fee will likely be higher, as the approved fee is subject to an annual adjustment pursuant to CHMC § 3.40.120(C).

SECTION 4. Inconsistencies. Upon the effective date of this Ordinance, the provisions hereof shall supersede any inconsistent or conflicting provisions of the San Bernardino County Code as the same were adopted by reference by City Ordinance Nos. 91-01 and 92-02. Any provision of the Chino Hills Municipal Code (CHMC) or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to that extent necessary to effect the provisions of this Ordinance.

SECTION 5. Interpretation. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 6. Effect of Repeal. Repeal of any provision of the CHMC does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 7. Effect of Invalidation. If this Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the CHMC or other City Ordinance by this Ordinance will be rendered void and cause such previous CHMC provision or other City Ordinance to remain in full force and effect for all purposes.

SECTION 8. Preservation. Repeal or amendment of any previous Code Sections does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 9. Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 10. Certification. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Chino Hills' book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 11. Effective Date. This Ordinance will take effect on January 11, 2026.

City Council by the following vote:

Ayes: Johsz, Bennett, Marquez, Moran, Rogers

Noes: None

Absent: None

A certified copy of the full text of Ordinance No. 428 is available for review in the office of the City Clerk, City of Chino Hills, 14000 City Center Drive, Chino Hills.

DATED: December 10, 2025

s/CHERYL BALZ, CITY CLERK

PUBLISH: Chino Valley Champion

Saturday, December 13, 2025

Chino Valley Champion

663-25