



**DATE FILED & POSTED**  
 Posted On: 3/29/2024  
 Removed On: 5/11/2024  
 Receipt No: 36-03292024-233

CLERK OF THE  
BOARD OF SUPERVISORS

**NOTICE OF DETERMINATION**

2024 MAR 29 PM 1:44

COUNTY OF SAN BERNARDINO  
CALIFORNIA

**To:** Office of Planning and Research  
 For U.S. Mail:  
 P.O. Box 3044  
 Sacramento, CA 95812-3044

**Street Address:**  
 1400 Tenth St.  
 Sacramento, CA 95814

**From:** City of Chino  
 Planning Division  
 P.O. Box 667  
 Chino, CA 91708-0667

San Bernardino County  
 Clerk of the Board of Supervisors  
 385 North Arrowhead Ave, 2nd Floor  
 San Bernardino, CA 92415-0131

**Contact:** Brian Sitton  
**Phone #:** 909-334-3422

**Lead Agency (if different from above):**

**Address:** \_\_\_\_\_

**Contact:** \_\_\_\_\_

**SUBJECT:** Filing of Notice of Determination in compliance with Sections 21108 and 21152 of the Public Resources Code.

**State Clearinghouse Number (if submitted to the State Clearinghouse):** n/a

**Project Title:** Chino Villas Assisted Living/ Memory Care Project (Developer Modification)

**Project Applicant:** Chino Villa, LLC

**Project Location (include county):** The Project site is located on the north side of Philadelphia Street approximately 330 feet west of Benson Avenue and 1,800 feet east of Central Avenue at 5592 Philadelphia Street in the City of Chino (City), **San Bernardino County**, and consists of Assessor's Parcel Number (APN) 1014-591-07.

**Project Description:** PL19-0079.DM01 (Site Approval – Developer Modification) – A request for a developer modification to reduce the height of a previously approved assisted living/memory care facility from three stories to two stories, reduce the maximum number of beds from 120 beds to 104 beds, and reduce the building area from 99,888 square feet to 76,788 square feet, located in the CG (Commercial General) zoning district at 5592 Philadelphia Street (APN: 1014-591-07).

For reference: The original Project approval PL19-0079 (Site Approval) and PL19-0080 (Special Conditional Use Permit) was approved by the Chino Planning Commission on December 7, 2020, for the development of a three-story senior assisted living (87,200 square feet with 96 beds) and memory care (12,688 square feet with 24 beds) facility totaling 99,888 square feet and 120 beds. The proposed residential spaces range in size from studios (354 square feet) to two-bedroom suites (727 square feet). The Project also included a development of two three-story office buildings with a total area of 65,000 square feet, and one 1,500-square foot fast-food restaurant with a drive-through.

This is to advise that on March 20, 2024, the Chino Planning Commission approved PL19-0079.DM01 (Site Approval Developer Modification). An Initial Study/Mitigated Negative Declaration (IS/MND) was previously adopted for the project on December 7, 2020, by the Chino Planning Commission. A Notice of Determination was posted by the San Bernardino County Clerk of the Board of Supervisors on December 17, 2020, attached for reference. The Developer Modification is within the scope of the IS/MND. The IS/MND satisfies the requirements of the California Environmental Quality Act (CEQA) and the CEQA Guidelines (California Public Resources Code § 21000 et seq.; 14 CCR 15000 et seq.). The City of Chino made the following determinations regarding the above described project.

1. The project (  will or  will not ) have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA; or  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA; or

(\$50)

**NOTICE OF DETERMINATION**

**PROJECT NO.:** PL19-0079.DM01 (Site Approval – Developer Modification)

**DATE:** March 21, 2024

- 
- 3.  A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
  - 4. A Statement of Overriding Considerations (  was or  was not) adopted for this project.
  - 5. Findings (  were  were not ) made pursuant to the provisions of CEQA.

This is to certify that the MND and record of project approval are available to the general public at Chino City Hall, 13220 Central Avenue, Chino, California 91710.

  
\_\_\_\_\_  
Brian Sitton  
Associate Planner

3/21/24  
\_\_\_\_\_  
Date

Date Received for filing at OPR: n/a