



DATE FILED & POSTED

Posted On: 05-16-24

Removed On: 06-21-24

Receipt No: 36-05162024  
-363

**NOTICE OF DETERMINATION**

May 16, 2024

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: Maria Staar  
Phone #: 909-334-3333

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): 2000121036

Project Title: PL23-0043 (Master Site Approval)

Project Applicant: Chino Preserve Development Corporation

Project Location (include county): \_\_\_\_\_  
Located South of Market Street, north of Legacy Park Street, between Main Street and West Preserve Loop within The Preserve Specific Plan (APNs: 1057-181-21 and -37) San Bernardino County

SAN BERNARDINO COUNTY  
CLERK OF THE BOARD OF SUPERVISORS  
2024 MAY 16 PM 1:35  
CALIFORNIA

Project Description: \_\_\_\_\_  
A request for approval of a 39.29-acre Master Site Approval for the future development of a total of 866 residential units (644 for-rent and 222 for-sale) at an overall density of 22.04 dwelling units per acre with varying product types and a 0.34-acre pocket park located in the Community Core 16 (CC-16), High Density Residential 16 (HDR-16), and High Density Residential 30 (HDR-30) land use designations. The project is within the scope of the previously adopted Addendum to The Preserve Chino Sphere of Influence – Subarea 2 Final Environmental Impact Report (SCH# 2000121036) (EIR) for South of Pine Update 2022, which adequately describes the proposed activity for the purposes of California Environmental Quality Act (CEQA), pursuant to Section 15164 of the CEQA Guidelines.

This is to advise that the City of Chino has approved the above described (Lead Agency of Responsible Agency) project on May 15, 2024 and has 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
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 (final EIR with comments and responses or the Negative Declaration) and record of project approval are available to the general public at Chino City Hall, 13220 Central Avenue, Chino, California 91710.



Maria Staar  
Senior Planner

**May 15, 2024**

Date

Date Received for filing at OPR:

CLERK OF THE  
BOARD OF SUPERVISORS  
2024 MAY 16 PM 1:36  
SAN BERNARDINO COUNTY  
CALIFORNIA

EUNICE M ULLOA  
Mayor

TOM HAUGHEY  
Mayor Pro Tem



GLENN DUNCAN  
EARL C ELROD  
DENNIS YATES  
Council Members

GLEN ROJAS  
City Manager

## CITY of CHINO

### CALIFORNIA DEPARTMENT OF FISH AND GAME IMPACT FEE

September 18, 2003

San Bernardino County  
Clerk of the Board of Supervisors  
385 North Arrowhead, 2nd Floor  
San Bernardino, California 92415-0130

**SUBJECT:** Negative Declaration Fee for the Department of Fish and Game pursuant to Fish and Game Code, Section 711.4

**PROJECT NO.:** PSP MSA 2003-01 & TTM Nos. 16418, 16419, 16519, 16520, 16521, 16522, 16523

**STATE CLEARINGHOUSE NO.:** SCH# 2000121036, The Preserve Specific Plan EIR

**PROJECT APPLICANT:** Patrick Loy, Lewis Investment Company, LLC, 1156 N. Mountain Avenue, Upland, CA, 91785, 909-946-7513

**PROJECT LOCATION:** Generally, east of Sultana Avenue, south of Kimball Avenue, west of Hellman Avenue, and north of Pine Avenue

**PROJECT DESCRIPTION:** A request for approval of a Master Site Approval for Phases 1 and 2 of The Preserve Specific Plan and approval of Tentative Tract Maps.

This is to advise that the City of Chino Planning Commission approved the above-described project on September 15, 2003 and have made the following determinations regarding the project:

1. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

The Mitigate Negative Declaration and record of project approval may be examined at Community Development Department, Chino City Hall, 13220 Central Avenue, Chino, California 91710, (909) 591-9812



03 SEP 18 AM 10:51  
CALIFORNIA  
DEPARTMENT OF FISH AND GAME

233159

STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT  
DFG 753.5a (6-01)

Date: 9-18-03

Document No. 16522

Lead Agency: City of Chico / CDD

County / State Agency of Filing: County of San Bernardino

Project Title: PSP MSA 2003-01 of TTM Nbs 16418, 16419, 16519, 16520, 16521, 16522, 16523

Project Applicant Name: Petrol by Lewis Investment LLC

Project Applicant Address: 1156 N Mountain Ave, Upland, CA 91785

Project Applicant (check appropriate box):  
State Agency  Local Public Agency  School District  Private Entity  Other Special District

CHECK APPLICABLE FEES:  
( ) Environmental Impact Report \$850.00  
(X) Negative Declaration \$1,250.00  
( ) Application Fee Water Diversion (State Water Resources Control Board Only) \$850.00  
(X) Projects Subject to Certified Regulatory Programs \$850.00  
(X) County Administrative Fee \$25.00  
( ) Project that is exempt from fees

Check Nbs 0080780 and 0080785  
TOTAL RECEIVED \$ 1,285.00

Signature and title of person receiving payment: John Ruzicka Deputy Clerk

Signature: [Signature] Title: Deputy Clerk

Signature and title of person receiving payment: [Signature] Title: Deputy Clerk

WHITE-PROJECT APPLICANT

YELLOW-DFG/FASB

PINK-LEAD AGENCY

GOLDENROD-STATE AGENCY OF FILING