



CLERK OF THE BOARD OF SUPERVISORS

2024 JUL 18 PM 3: 34

NOTICE OF DETERMINATION

SAN BERNARDINO COUNTY CALIFORNIA

July 18, 2024

To: X 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

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

Contact: Kim Le Phone #: (909) 334-3330

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: PL23-0083 (Master Site Approval) and PL23-0085 (Tentative Tract Map No. 20633) – Block 1

Project Location (include county): South of Pine Avenue, north of Legacy Park Street, between Chino Corona Road and West Preserve Loop (APNs: 1057-181-01, 1057-181-02, 1057-181-21, 1057-181-22, 1057-181-37, 1057-281-02, 1057-281-03, 1057-281-04, 1057-218-05 and 1057-281-14) in the City of Chino, San Bernardino County, California

Project Applicant: Chino Preserve Development Corporation

Project Description: A request for approval of a 45.15-acre Master Site Approval for the future development of 292 residential units within four neighborhoods and a 3-acre public park located in the Medium Density Residential (MDR) and Low Density Residential (LDR) land use designations of The Preserve Specific Plan (Block 1), which includes Tentative Tract Map No. 20633 for a 218-lot subdivision on 45.15 adjusted gross acres of land in the MDR and LDR land use designations.

This is to advise that on February 23, 2022, the Chino Planning Commission approved PL21-0031 (Developer Modification to Tentative Tract Map No. 16420), PL21-0032 (Developer Modification to the South of Pine Master Site Approval No. MSA2006-02) to update the conditions of approval and modify the South of Pine MSA to reflect updates to the master site approval for consistency with amendments to The Preserve Specific Plan. As part of the project, an Addendum to the Preserve Chino Sphere of Influence – Subarea 2 Final Environmental Impact Report (EIR) (SCH No. 2000121036) for South of Pine Update 2022 was adopted.

On July 17, 2024, the Chino Planning Commission approved PL23-0083 (Master Site Approval) and PL23-0085 (Tentative Tract Map No. 20633), described above. The project is within the scope of the Addendum to the Preserve Chino Sphere of Influence – Subarea 2 Final EIR for South of Pine Update 2022, which adequately describes the proposed activity for the purposes of the California Environmental Quality Act (CEQA), pursuant to Section 15162 of the CEQA Guidelines.

- 1. The project (X will or ___ will not) have a significant effect on the environment.
2. X 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 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures (X were ___ were not) made a condition of the approval of the project.
4. A Mitigation Reporting or Monitoring Plan (X was ___ was not) adopted for this project.
5. A Statement of Overriding Considerations (X was or ___ was not) adopted for this project.
6. Findings (X were ___ were not) made pursuant to the provisions of CEQA.

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

Handwritten signature of Kim Le

Kim Le, Senior Planner

DATE FILED & POSTED

7/18/24

Posted On: 7/18/24

Date

Removed On: 8/23/24

Receipt No: 36-0718 2024-520