



NOTICE OF DETERMINATION

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: Christopher Cortez
Phone #: (909) 334-3525

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: PL24-0042 (Site Approval) Block 3

Project Location (include county): Southeast corner of Legacy Park Street and East Preserve Loop (APN: 1057-181-29) in the City of Chino, San Bernardino County, California

Project Applicant: Century Communities

Project Description: A request to construct 59 detached single family residential dwelling units on 7.88 adjusted gross acres of land at a density of 7.49 dwelling units per acre located in the Low Density Residential (LDR) land use designation of The Preserve Specific Plan..

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 PL24-0042 (Site Approval), 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;
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.

SAN BERNARDINO COUNTY
CALIFORNIA
2024 JUL 26 PM 1:14
CLERK OF THE BOARD OF SUPERVISORS

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 Christopher Cortez

7-18-2024

Christopher Cortez, Assistant Planner

Date

DATE FILED & POSTED

Posted On: 07-26-24

Removed On: 09-03-24

Receipt No: 36-07262024-547

(\$50)

Date Received for filing at OPR:



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

[Print](#) [StartOver](#) [Save](#)

RECEIPT NUMBER:
 36 — 09202022 — 635
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2000121036

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Chino	LEAD AGENCY EMAIL	DATE 09202022
COUNTY/STATE AGENCY OF FILING San Bernardino	DOCUMENT NUMBER	

PROJECT TITLE

Block 3 - The Preserve

PROJECT APPLICANT NAME Chino Preserve Development Corporation	PROJECT APPLICANT EMAIL	PHONE NUMBER (909) 334-3328
PROJECT APPLICANT ADDRESS PO Box 667	CITY Chino	STATE CA
		ZIP CODE 91708-0667

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,539.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,548.00 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,203.25 | \$ | 0.00 |

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- | | | | |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED

\$

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Jessica Ruiz, Deputy Clerk

SAN BERNARDINO COUNTY
 CLERK OF THE BOARD OF SUPERVISORS
 2024 JUL 26 PM 1:44
 50.00



DATE FILED & POSTED

Posted On 9/20/22

Removed On: 11/2/22

Receipt No: 31-09202022 -

435

NOTICE OF DETERMINATION

September 20, 2022

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: Andrea Gilbert
Phone #: (909) 334-3328

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: Block 3 - The Preserve

Project Location (include county): Generally located on the north side of Chino Corona Road between Main Street and Legacy Park Street (APN: 1057-181-19, 20- 29, 30 & 36) in the City of Chino, San Bernardino County, California

Project Applicant: Chino Preserve Development Corporation

Project Description: PL21-0045 (Master Site Approval) and PL21-0057 (Tentative Tract Map No. 20446) - A request for approval of a 21.90-acre Master Site Approval for the future development of 114 single-family residential units located in the LDR (Low Density Residential) land use designation of The Preserve Specific Plan (Block 3), which includes Tentative Tract Map No. 20446 for a 114-lot subdivision on 21.9 adjusted gross acres of land in the LDR land use district.

This is to advise that 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 September 19, 2022, the Chino Planning Commission approved PL21-0045 (Master Site Approval) and PL21-0057 (Tentative Tract Map No. 20446), 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.

Andrea Gilbert, Senior Planner

9/20/2022 Date

CLERK OF THE BOARD OF SUPERVISORS

233159

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

City of Chino / CDP

Date: 9-18-03

Document No:

16521165213

Phone Number: 916-916-7513

Project Title: RSP MSA 2003-01 PTTM Nbs 16418, 16419, 16519, 16520, 16521, 16522, 16523

Project Applicant Name: Patrick Lory Lewis Incorporated, LLC

Project Applicant Address: 1156 N. Mountain Ave, Voland, CA 91785

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

State: 916

City: Chino

Zip: 91710

Check Nos: 0080480, 0080485

Environmental Impact Report

Negative Declaration

Application Fee Water Diversion (State Water Resources Control Board Only)

Projects Subject to Certified Regulatory Programs

County Administrative Fee

Project that is exempt from fees

Environmental Impact Report

Negative Declaration

Application Fee Water Diversion (State Water Resources Control Board Only)

Projects Subject to Certified Regulatory Programs

County Administrative Fee

Project that is exempt from fees

\$850.00 \$
\$1,250.00 \$ 1,250.00
\$850.00 \$
\$850.00 \$ 35.00
~~\$25.00~~

TOTAL RECEIVED \$ 1,285.00

Signature: John R. Knight

Title: Deputy Clerk

Signature and title of person receiving payment:

Signature: [Blank]

Title: [Blank]

Signature and title of person receiving payment:

Signature: [Blank]

Title: [Blank]

Signature and title of person receiving payment:

Signature: [Blank]

Title: [Blank]

Signature and title of person receiving payment:

Signature: [Blank]

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Signature: [Blank]

Title: [Blank]

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
CLERK OF SUPERVISORS
SAN BERNARDINO COUNTY

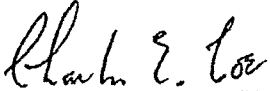
CDFG IMPACT FEE

DATE: September 18, 2003

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

2. A statement of Overriding Considerations was adopted for this project.

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



Charles E. Coe, AICP
Director of Community Development

CALIFORNIA

03 SEP 18 AM 10:54

SEP 18 2003