NOTICE OF DETERMINATION

August 21, 2025

To: X Governor's Office of Land Use and Climate Innovation
For U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Sacramento, CA 95814

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

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

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: PL24-0110 (Site Approval)

Project Location (include county): Southeast corner of Pine Avenue and West Preserve Loop (APNs: 1057-181-02, and portions of 1057-441-04 and 1057-181-37)

Project Applicant: Chino Holding Company, LLC

Project Description: PL24-0110 (Site Approval) - A request to construct 850 luxury rental units within Block 6 and Block 8 master plan areas at a density of 24.38 dwelling units per acre on 34.86 adjusted gross acres of land in the Community Core 16 (CC-16), High Density Residential 16 (HDR 16), and High Density Residential 30 (HDR 30) land use designations of The Preserve Specific Plan.
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 August 20, 2025, the Chino Planning Commission approved PL24-0110 (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; 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.

Maria Staar
Maria Staar, Senior Planner

8/21/25
Date

($50)
Date Received for filing at OPR: