



PUBLIC HEARING NOTICE

City of Chino • Development Services Department

13220 Central Avenue, PO Box 667 • Chino, CA 91708-0667 • (909) 334-3253; Fax: (909) 334-3729

Please take notice that, on **August 5, 2019, at 7:00 p.m.**, or as soon thereafter as the matter can be heard, at the Chino Senior Center, 13170 Central Avenue, Chino, California, the **Planning Commission will hold a public hearing** to consider the following matters:

File Nos.: PL18-0010 (Master Site Approval), PL18-0011 (Tentative Tract Map No. 20161), PL18-0092 (Tentative Tract Map No. 20169), PL18-0093 (Tentative Tract Map No. 20170), PL18-0094 (Tentative Tract Map No. 20171), PL18-0095 (Tentative Tract Map No. 20172), and PL19-0038 (Tentative Tract Map No. 20270)

Proposal/Environmental Determination: A request to amend a portion of the previously approved Van Vliet master plan that includes the subdivision of 44.13 adjusted gross acres of land and an associated 1.5-acre lot that includes a basin for the development of up to 494 residential units in the Medium Density Residential (MDR) land use designation of The Preserve Specific Plan.

An Addendum to The Preserve - Chino Sphere of Influence – Subarea 2 Final Environmental Impact Report (SCH# 2000121036) for Van Vliet – Tentative Tract Map No. 20161 has been prepared for the project pursuant to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines that identifies the project is within the scope of the EIR, which adequately describes the activity for the purposes of CEQA. All supporting environmental documentation is available on the City's website at http://cityofchino.org/city_hall/departments/community_development/planning/environmental_documents.

Location: South of Bickmore Avenue, north of Pine Avenue, east of Mayhew Avenue and west of Rincon Meadows Avenue (APNs: 1057-011-03 thru 07, 1057-021-03, thru 05, 1057-041-03, 09, & 12, 1057-061-03 thru 09, and 1057-071-05) **(See map on reverse side)**

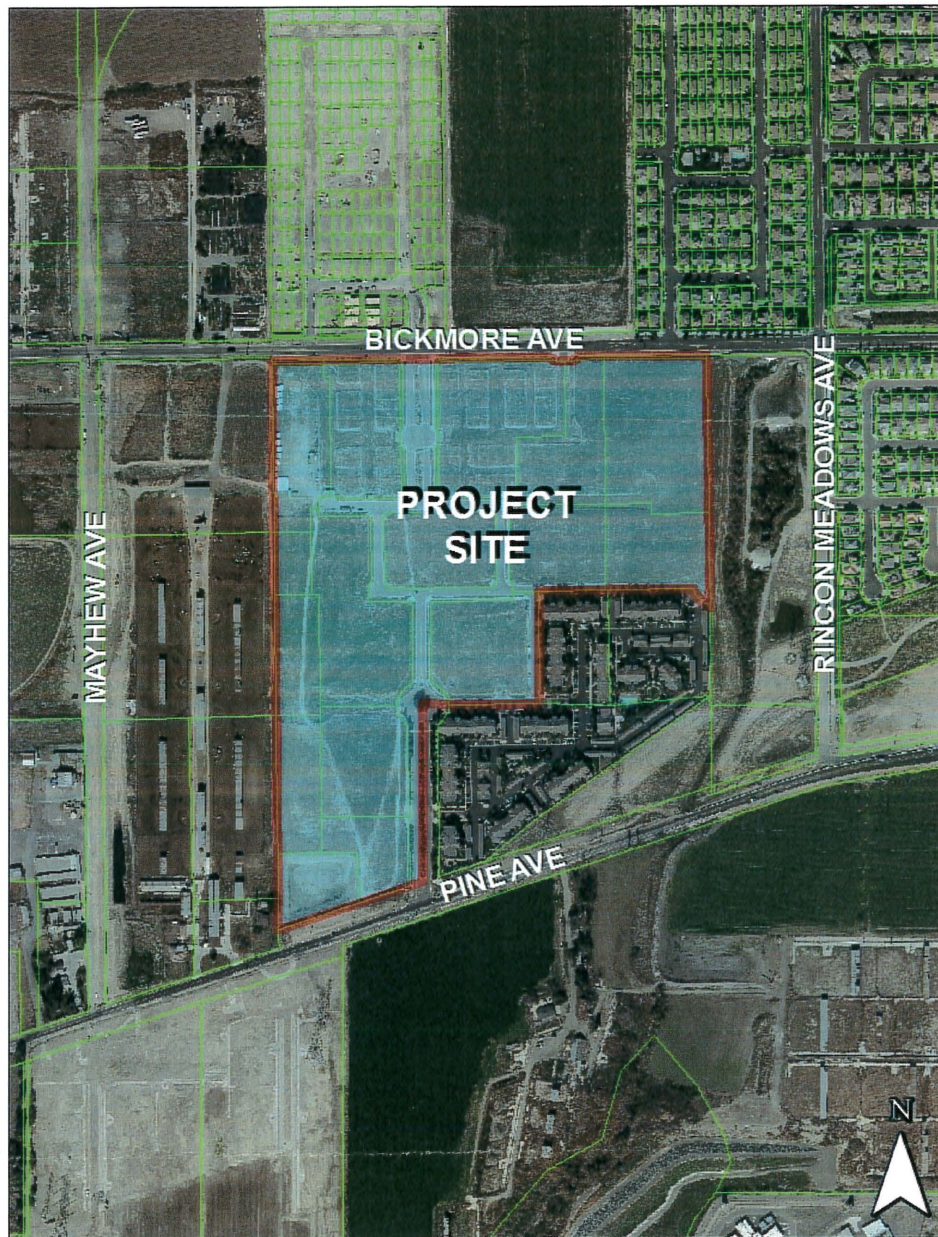
Applicant: Chino Preserve Development Corporation

All interested residents and stakeholders are invited to attend and, if desired, provide testimony at this public hearing. Written comments will be accepted by the Development Services Department through August 5, 2019, 5:30 p.m., or at the hearing.

Be advised that should you wish to challenge the decision of the Chino Planning Commission on this pending project, you shall be limited to raising only those issues you or someone else raised during the public hearing described in this notice. Questions regarding the project may be directed to **Maria Staar, Senior Planner** at **(909) 334-3333** or via email at **mstaar@cityofchino.org**.

NICHOLAS S. LIGUORI, AICP
DIRECTOR OF DEVELOPMENT SERVICES

Project Location Map



Governor's Office of Planning & Research

JUL 29 2019

STATE CLEARINGHOUSE



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Please take notice that, on **August 5, 2019, at 7:00 p.m.**, or as soon thereafter as the matter can be heard, at the Chino Senior Center, 13170 Central Avenue, Chino, California, the **Planning Commission will hold a public hearing** to consider the following matters:

File Nos.: PL18-0012 (Master Site Approval), PL18-0013 (Tentative Tract Map No. 20164), PL18-0014 (Tentative Tract Map No. 20165), PL18-0015 (Tentative Tract Map No. 20166), PL18-0016 (Tentative Tract Map No. 20167), PL18-0017 (Tentative Tract Map No. 20168), PL18-0097 (Tentative Tract Map No. 20248), and PL18-0098 (Tentative Tract Map No. 20249)

Proposal/Environmental Determination: A request for approval of the following applications for Block 4 in the Low Density Residential (LDR) land use designation of The Preserve Specific Plan:

- PL18-0012 (Master Site Approval) and PL18-0013 (Tentative Tract Map No. 20164) – An “A” level master plan and subdivision for conveyance purposes of a 55.86 adjusted gross acre project site for the development of 388 residential units at an overall density of 6.95 dwelling units per acre.
- PL18-0014 (Tentative Tract Map No. 20165) – A “B” level subdivision of 15.00 adjusted gross acres into 79 lots and 6 lettered lots at a density of 5.27 dwelling units per acre.
- PL18-0015 (Tentative Tract Map No. 20166) – A “B” level subdivision of 10.43 adjusted gross acres into 69 lots and 5 lettered lots at a density of 6.62 dwelling units per acre.
- PL18-0016 (Tentative Tract Map No. 20167) – A “B” level condominium map for future development of a 4-pack detached residential condo product comprised of 60 residential units on 7.58 adjusted gross acres at a density of 7.92 dwelling units per acre.
- PL18-0017 (Tentative Tract Map No. 20168) – A “B” level condominium map for future development of an auto court residential product comprised of 68 detached residential units on 8.49 adjusted gross acres at a density of 8.00 dwelling units per acre.
- PL18-0097 (Tentative Tract Map No. 20248) – A “B” level condominium map for future development of a 4-pack detached residential condo product comprised of 56 residential units on 7.23 adjusted gross acres at a density of 7.75 dwelling units per acre.
- PL18-0098 (Tentative Tract Map No. 20249) – A “B” level condominium map for future development of an auto court residential product comprised of 56 detached residential units on 7.13 adjusted gross acres at a density of 7.85 dwelling units per acre.

An Addendum to The Preserve Chino Sphere of Influence – Subarea 2 Final Environmental Impact Report (SCH# 2000121036) for Block 4 – Tentative Tract Map No. 20164 has been prepared for the project pursuant to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines that identifies the project is within the scope of the EIR, which adequately describes the activity for the purposes of CEQA.

Location: East of East Preserve Loop, south of Market Street, west of Hellman Avenue, and north of Legacy Park Street (APNs: 1057-391-02 thru 08)

(See map on reverse side)

Applicant: Chino Development Corporation

All interested residents and stakeholders are invited to attend and, if desired, provide testimony at this public hearing. All supporting environmental documentation is available on the City's website at http://cityofchino.org/city_hall/departments/community_development/planning/environmental_documents. Written comments will be accepted by the Development Services Department through August 5, 2019, 5:30 p.m., or at the hearing.

Be advised that should you wish to challenge the decision of the Chino Planning Commission on this pending project, you shall be limited to raising only those issues you or someone else raised during the public hearing described in this notice. Questions regarding the project may be directed to Michael Hitz, Principal Planner at (909) 334-3448 or via email at mhitz@cityofchino.org.

NICHOLAS S. LIGUORI, AICP
DIRECTOR OF DEVELOPMENT SERVICES

Governor's Office of Planning & Research

JUL 29 2019

Project Location Map

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