



NOTICE OF DETERMINATION

December 9, 2020

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

Contact: Andrea Gilbert
Phone #: 909-334-3328

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

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): n/a

Project Title: Chino Villas Assisted Living/ Memory Care/Office and Commercial Buildings Project

Project Applicant: Chendu Holding, LLC

Project Location (include county): The Project site is located on the north side of Philadelphia Street approximately 330 feet west of Benson Avenue and 1,800 feet east of Central Avenue in the City of Chino (City), **San Bernardino County**, and consists of Assessor's Parcel Numbers (APNs) 1014-591-06 and 1014-591-07.

Project Description: The conceptual site plan provides for the development on Lot A of a three-story senior assisted living (87,200 square feet with 96 beds) and memory care (12,688 square feet with 24 beds) facility totaling 99,888 square feet and 120 beds. The proposed residential spaces range in size from studios (354 square feet) to two-bedroom suites (727 square feet). Development of Lot B includes development of two three-story office buildings with a total area of 65,000 square feet, and one 1,500-square foot fast-food restaurant with a drive-through.

This is to advise that on December 7, 2020, the Chino Planning Commission approved PL19-0079 (Site Approval) and PL19-0080 (Special Conditional Use Permit) and adopted the project's MND. The City of Chino 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 MND and record of project approval are available to the general public at Chino City Hall, 13220 Central Avenue, Chino, California 91710.
(\$50)

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PROJECT NO.: PL19-0079 and PL19-0080

DATE: December 9, 2020



Andrea Gilbert
Senior Planner



Date

Date Received for filing at OPR: n/a