



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the City of Chino is considering a recommendation that the project herein identified will have no significant environmental impact in compliance with Section 15070 of the State CEQA guidelines. A copy of the **MITIGATED NEGATIVE DECLARATION** and the **ENVIRONMENTAL CHECKLIST**, which supports the proposed findings, are on file at the City of Chino.

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

State Clearinghouse Number: n / a

Project Applicant: Clover Estate, Inc.

Project Contact Person: Andrea Gilbert, Senior Planner

Telephone Number: (909) 334-3328

Email: agilbert@cityofchino.org

Project Location: The 7.3-acre Project site is within the Santa Ana del Chino Land Grant, as shown on the United States Geological Survey (USGS) Ontario, California 7.5-minute quadrangle. The majority of the site (northern 85 percent) is located within Township 1 South, Range 8 West, with the southerly 15 percent of the site located within Township 2 South, Range 8 West of the San Bernardino Base & Meridian. The Project site is adjacent to 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), 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.

Information Available: The **INITIAL STUDY/MITIGATED NEGATIVE DECLARATION** for the Project and supporting environmental documentation is also available on the City's website at https://www.cityofchino.org/city_hall/departments/community_development/planning/environmental_documents.

Comments on the Mitigated Negative Declaration: The City of Chino requests your written comments on the Mitigated Negative Declaration during a **20-day review period** which begins **Saturday, November 14, 2020**, and ends **Monday, December 7, 2020**. Please direct your comments or questions to Andrea Gilbert, Senior Planner, 13220 Central Avenue, Chino, California 91710 or agilbert@cityofchino.org.

Notice Date: November 14, 2020


Andrea Gilbert, Senior Planner