



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND NOTICE OF PUBLIC HEARING

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 **April 19, 2021, at 7:00 p.m.**, or as soon thereafter as the matter can be heard, at Chino City Hall in the City Council Chambers, 13220 Central Avenue, Chino, California, the **Planning Commission will hold a public hearing** to consider the following project:

File Nos.: PL20-0026 (Site Approval), PL20-0027 (General Plan Amendment), PL20-0028 (Zone Change), and PL20-0029 (Site Approval)

Proposal: The Yorba XC Project includes the following applications:

- PL20-0026 (Site Approval), PL20-0027 (General Plan Amendment), and PL20-0028 (Zone Change): A request to amend the Chino General Plan land use map for a 4.62-acre parcel of land fronting Ramona Avenue from General Industrial (GI) to Public (P) and the zoning map from M2 (General Industrial) to P (Public) to allow for the construction of a two-story, 59,798 square foot administrative office building for the Chino Valley Unified School District.
- PL20-0029 (Site Approval): A request to construct a 325,300 square foot speculative industrial building on 14.25 acres of land fronting Yorba Avenue in the M2 (General Industrial) zoning district.

Environmental Review: An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the Yorba XC Project pursuant to Section 15070 of the California Environmental Quality Act (CEQA) Guidelines. The City of Chino is the Lead Agency, pursuant to CEQA and responsible for the preparation of this document. The public comment period for the IS/MND will commence on March 29, 2021 and conclude on April 19, 2021. The IS/MND is for review at Chino City Hall, located at 13220 Central Avenue, Chino, and on the City of Chino website at http://cityofchino.org/city_hall/departments/community_development/planning/environmental_documents.

Location: 13461 Ramona Avenue (APNs: 1019-441-06 & 1019-441-06-W) and 13404 Yorba Avenue (APNs: 1019-511-06, 1019-441-03 & 04) **(See map on reverse side)**

Applicant: Yorba XC, LLC

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 April 19, 2021 5:30 p.m., or at the hearing.

At the hearing, the Planning Commission will consider making a recommendation for the City Council on the project and IS/MND. 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 Andrea Gilbert, Senior Planner at (909) 334-3328 or via email at agilbert@cityofchino.org.

NICHOLAS S. LIGUORI, AICP
DIRECTOR OF DEVELOPMENT SERVICES

Project Location Map

