



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 May 18, 2020, 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 Chino Planning Commission will hold a public hearing for the consideration of the following project:

File No.: PL18-0043 (Tentative Tract Map No. 20215) & PL18-0044 (Tentative Tract Map No. 20216)

Proposal/Environmental Determination: A request for approval of the following Tentative Tract Maps located within The Rancho Miramonte holdings of The Preserve Specific Plan:

- PL18-0043 (Tentative Tract Map No. 20215) – A request for a “B” level subdivision of 124.6 acres into 298 numbered lots, consisting of 283 fee simple residential lots, 12 condominium lots, and 3 non-residential lots for the future construction of up to 482 residential units, a recreation center, and a neighborhood commercial center located within the Low Density Residential (LDR), Medium Density Residential (MDR), Neighborhood Commercial (NC), and Open Space Recreation (OS-R) land use designations.
- PL18-0044 (Tentative Tract Map No. 20216) – A request for a “B” level subdivision of 76.11 acres into 272 numbered lots consisting of 265 fee simple residential lots and 7 condominium lots for the future construction of up to 341 residential units within the Low Density Residential (LDR) land use designation.

An Addendum to the Edgewater Communities Environmental Impact Report (SCH No. 2006121093) for the Rancho Miramonte holdings has been approved for this project area pursuant to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines. The project is within the scope of the EIR, which adequately describes the activity for the purposes of CEQA.

Location: Generally located south of Chino-Corona Road and east of Cucamonga Avenue
(APN 1057-212-01, 02, 03, 04 & 25 and 1057-211-03 & 04)

Applicant: Trumark Homes

Additionally, please note that pursuant to Executive Order N-29-20, issued by Governor Newsom this noticed public hearing may be held via a remote teleconference system. If the May 18, 2020 meeting is to be held via a teleconference system, then participation instructions may be obtained by visiting www.cityofchino.org/calendar and selecting the May 18, 2020 meeting date. All updates regarding the City's response to COVID-19, including changes to public meetings, can be obtained by visiting www.cityofchino.org and selecting “COVID-19.”

All interested residents and stakeholders are invited to participate 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 may be submitted to planning@cityofchino.org and will be accepted by the Development Services Department through May 18, 2020, at 5:30 pm 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 Andrea Gilbert, Senior Planner at (909) 334-3328 or via email at agilbert@cityofchino.org.

NICHOLAS S. LIGUORI, AICP
DIRECTOR OF DEVELOPMENT SERVICES

Governor's Office of Planning & Research

MAY 11 2020

STATE CLEARINGHOUSE

Project Location Map

