

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #**Project Title:** Summerland Senior Care Facility Chino**Lead Agency:** County of San Bernardino**Contact Person:** Steven Valdez, Senior Planner**Mailing Address:** 385 N. Arrowhead Avenue**Phone:** 909-387-4421**City:** San Bernardino**Zip:** CA**County:** San Bernardino**Project Location:** County: San Bernardino

City/Nearest Community: Chino

Cross Streets: Serenity Trail and Chino Avenue

Zip Code:

Longitude/Latitude (degrees, minutes and seconds): 34 ° 0 ' 46.69 " N / 117 ° 44 ' 0.31 " W Total Acres: 3.16

Assessor's Parcel No.: 1023-011-51

Section: 8

Twp.: T02S

Range: R08W

Base: 8

Within 2 Miles: State Hwy #: State Highway 71

Waterways: Chino Creek

Airports: None

Railways: None

Schools: Don Lugo High School

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☒ Mit Neg Dec

Other:

☐ FONSI

Governor's Office of Planning & Research

Local Action Type:☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☒ General Plan Amendment☐ Master Plan☐ Prezone

STATE CLEARINGHOUSE

☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☐ Other:**Development Type:**☐ Residential: Units _____ Acres _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Educational: _____☐ Recreational: _____☐ Water Facilities: Type _____ MGD _____☐ Transportation: Type _____☐ Mining: Mineral _____☐ Power: Type _____ MW _____☐ Waste Treatment: Type _____ MGD _____☐ Hazardous Waste: Type _____☒ Other: Residential Care Facility**Project Issues Discussed in Document:**☐ Aesthetic/Visual☐ Fiscal☐ Recreation/Parks☐ Vegetation☐ Agricultural Land☐ Flood Plain/Flooding☐ Schools/Universities☐ Water Quality☒ Air Quality☐ Forest Land/Fire Hazard☐ Septic Systems☐ Water Supply/Groundwater☒ Archeological/Historical☐ Geologic/Seismic☐ Sewer Capacity☐ Wetland/Riparian☐ Biological Resources☐ Minerals☐ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☒ Noise☐ Solid Waste☐ Land Use☐ Drainage/Absorption☐ Population/Housing Balance☐ Toxic/Hazardous☐ Cumulative Effects☐ Economic/Jobs☐ Public Services/Facilities☐ Traffic/Circulation☐ Other:**Present Land Use/Zoning/General Plan Designation:**

Single Residential, 1 Acre Minimum (RS-1)

Project Description: (please use a separate page if necessary)

A Conditional Use Permit for a 3-story, 45 foot tall residential care facility (senior assisted living and memory care) with subterranean parking, consisting of 109 units (79 assisted living units, and 30 memory care units) on 3.16 acres and a General Plan/ Land Use/Zoning Map Amendment from Single Residential, 1-acre minimum (RS-1) to General Commercial (CG).

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input checked="" type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date March 23, 2020 Ending Date April 23, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>Romo Planning Group, Inc.</u>	Applicant: <u>Johnny Murad, PE</u>
Address: <u>9431 Haven Avenue, Ste. 232</u>	Address: <u>3990 Concours, Suite 330</u>
City/State/Zip: <u>Rancho Cucamonga, CA 91730</u>	City/State/Zip: <u>Ontario, CA 91764</u>
Contact: <u>Ernest Perea</u>	Phone: <u>909-941-7799</u>
Phone: <u>951-729-5383</u>	

Signature of Lead Agency Representative:  Date: 3/20/2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Summerland Senior Care Facility Chino

Lead Agency: County of San Bernardino

Contact Name: Steven Valdez, Senior Planner

Email: steven.valdez@lus.sbcounty.gov

Phone Number: 909-387-4421

Project Location: City of Chino Sphere of Influence
City

San Bernardino
County

Project Description (Proposed actions, location, and/or consequences).

A GENERAL PLAN AMENDMENT TO CHANGE THE CURRENT LAND USE ZONING DESIGNATION FROM SINGLE RESIDENTIAL (RS-1) TO GENERAL COMMERCIAL (CG), IN CONJUNCTION WITH A CONDITIONAL USE PERMIT FOR PROPOSED 3-STORY, 45-FOOT TALL RESIDENTIAL CARE FACILITY (SENIOR ASSISTED LIVING AND MEMORY CARE) WITH SUB-TERRAINEAN PARKING, CONSISTING OF 109 UNITS (79 ASSISTED LIVING UNITS, AND 30 MEMORY CARE UNITS) IN THE UNINCORPORATED AREA OF CHINO, ON 3.16 ACRES

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project will not result in any potentially significant impacts. The less than significant impacts associated with the project are related to air quality and noise impacts during construction, and the discovery of cultural, tribal and paleontological resources during construction activities.

The Noise and Air Impact analysis considered cumulative impacts in the analyses, and mitigation measures would be required to reduce cumulative impacts with noise and air quality. The mitigation measures proposed will reduce the impacts to air quality and noise, as described in mitigation measures AIR-1, and NOI-1 through 4. The mitigation measures will limit the number of truckloads per day, require the screening of rooftop equipment, and require the placement of a six foot tall fence along the rear property line, prior to issuance of a building permit, to reduce noise impacts during construction.

According to the cultural resources assessment prepared for the Project, 13 cultural resource studies have taken place resulting in the recording of one cultural resource within one mile of the project site. The nearest cultural resource was a historic-period single-family residence approximately one mile to the east of the project site. Of the 13 previous studies, none have previously assessed the project site, and no cultural resources have been previously within its boundaries. Although the Project Site doesn't contain any documented cultural resources, there remains the possibility that undiscovered, buried resources (including archaeological and tribal cultural resources) might be encountered during construction. Incorporation of mitigation measures CR-1, GEO-1 and TCR-1 would reduce any potential impacts to any undiscovered resources to less than significant and ensure that the Proposed Project would not eliminate important examples of the major periods of California history or prehistory

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

During the County Project Notice Phase of Review, nearby residents raised concerns about traffic, parking, water quality, noise, land use compatibility, and police and fire service response times.

Provide a list of the responsible or trustee agencies for the project.

State: Water Quality Control Board - Santa Ana Region

County: Land Use Services Department - Building and Safety, Public Health - Environmental Health Services and Department of Public Works

Regional: South Coast Air Quality Management District

Local: City of Chino, Chino Valley Fire District