

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

San Bernardino County Clerk of the Board
385 N. Arrowhead Ave., 2nd Floor
San Bernardino, CA 92415-0130

DATE FILED & POSTED

Posted On: 9/9/22

Removed On: 10/22/22

Receipt No: 36-09092022-601

From:

Public Agency: City of Chino Hills
Address: 14000 City Center Drive
Chino Hills, CA 91709

Contact: Ryan Gackstetter, Senior Planner. Phone: (909) 364-2749

Lead Agency (if different from above):

Address:

Contact:

Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2021060576

Project Title: Shady View Residential Project

Project Applicant: TH Shady View LLC and Optima Conservation Resources Exploration, LLC

Project Location (include county): South of southern termini of Shady View Drive and Via La Cresta, City of Chino Hills, San Bernardino County; Assessor Parcel Numbers (APNs): 1025-561-04, 1025-561-5 and 1025-561-06

Project Description: The project proposes the development of a single-family residential subdivision. The proposed subdivision would consist of 159 single-family residential homes, a community recreation center, private interior streets, debris basins, utility infrastructure, and other associated improvements. Additionally, the project includes approximately 80.8 acres of homeowners' association-maintained open space. The proposed project is designed to be consistent with the City of Chino Hills General Plan and Chino Hills Zoning Code. The existing General Plan land use designation is split between two residential land uses, Agriculture Ranch and Low Density Residential. In addition, the zoning for the property is split between two residential zoning districts, R-S Low Density Residential and R-A Agriculture/Ranches. The location of the split occurs at the same location for both land use and zoning. As proposed, all residential development would occur in the Low-Density Residential land use designated, R-S zoned portion of the site. The project consists of four main components: (1) residential development; (2) oil tank removal and construction; (3) amenities and open space; and (4) access, circulation, and parking.

This is to advise that the City of Chino Hills has approved the above (Lead Agency or Responsible Agency)

described project on September 6, 2022 and has made the following determinations regarding the above described project.

- 1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: https://www.chinohills.org/1779/Shady-View-Trumark-Homes

Signature (Public Agency): [Signature] Title: Senior Planner

Date: September 8, 2022 Date Received for filing at OPR:

COUNTY OF SAN BERNARDINO
CLERK OF THE BOARD OF SUPERVISORS
2022 SEP 9 AM 9:25



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

**Print**    **StartOver**    **Save**

RECEIPT NUMBER:  
 36 — 09092022 — 601  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
 2021060576

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY <b>City of Chino Hills</b>	LEAD AGENCY EMAIL	DATE <b>09092022</b>
COUNTY/STATE AGENCY OF FILING San Bernardino	DOCUMENT NUMBER	

PROJECT TITLE

**Shady View Residential Project**

PROJECT APPLICANT NAME TH Shady View LLC and Optima Conservation Resources Exploration LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER <b>(909) 364-2749</b>
PROJECT APPLICANT ADDRESS <b>14000 City Center Drive</b>	CITY <b>Chino Hills</b>	STATE <b>CA</b>
		ZIP CODE <b>91709</b>

**PROJECT APPLICANT** (Check appropriate box)

- Local Public Agency     School District     Other Special District     State Agency     Private Entity

**CHECK APPLICABLE FEES:**

- |   |            |                    |
|---|------------|--------------------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR)                               | \$3,539.25 | \$ <u>3,539.25</u> |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                                   | \$2,548.00 | \$ <u>0.00</u>     |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,203.25 | \$ <u>0.00</u>     |

- Exempt from fee
- Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- |   |          |                    |
|---|----------|--------------------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ <u>0.00</u>     |
| <input checked="" type="checkbox"/> County documentary handling fee   |          | \$ <u>50.00</u>    |
| <input type="checkbox"/> Other  |          | \$ <u>        </u> |

**PAYMENT METHOD:**

- Cash     Credit     Check     Other

**TOTAL RECEIVED**    \$ 3,589.25

SIGNATURE <b>X</b>	AGENCY OF FILING PRINTED NAME AND TITLE <b>Kari Schram, Deputy Clerk</b>
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