

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

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

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

Lead Agency (if different from above):

Address:

Contact:

Phone:

DATE FILED & POSTED

Posted On: 11/12/2024

Removed On: 12/18/2024

Receipt No: 36/11122024/860

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: ADDENDUM No. 2 to the EIR for the 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 Number (APN): 1057-261-06

Project Description:

This addendum serves as the environmental review for a proposed modification to the implementation timing (deferring the implementation from prior to the 1st residential occupancy to prior to the 45th occupancy) of intersection improvements at the intersection of Shady View Drive/State Route 71 Off-Ramp at Butterfield Ranch Road and at the intersection of Twin Knolls Drive and Butterfield Ranch Road. The deferral of the Traffic Control Improvements will not cause a new significant environmental effect nor result in a substantial increase in the severity of the project's previously identified significant effects. No further changes or modifications to the approved project are proposed.

The project proposes the development of a single-family residential subdivision, consisting 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 demolition of an existing oil storage tank facility, and the construction of a replacement oil storage tank facility. 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 (X Lead Agency or Responsible Agency)

described project on September 5, 2023, and has made the following determinations regarding the above described project.

- 1. The project [X will] will not have a significant effect on the environment.
2. X An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X were] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X was] was not adopted for this project.
5. A statement of Overriding Considerations [X was] was not adopted for this project.
6. Findings [X were] were not 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/1867/31585/Shady-View-Residential

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

Date: November 7, 2024 Date Received for filing at OPR:

San Bernardino County
2024 NOV 12 PM 12:55
CLERK OF THE BOARD OF SUPERVISORS



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

[Print](#) [StartOver](#) [Save](#)

RECEIPT NUMBER:
 36 — 11122024 — 860
 STATE CLEARINGHOUSE NUMBER (If applicable)
2021060576

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Chino Hills	LEAD AGENCY EMAIL	DATE 11122024
COUNTY/STATE AGENCY OF FILING San Bernardino	DOCUMENT NUMBER	
PROJECT TITLE		

Addendum No. 2 to the EIR for the Shady View Residential Project

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

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,051.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	0.00
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input checked="" type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	

#00000941

PAYMENT METHOD: Cash Credit Check Other

TOTAL RECEIVED \$ 50.00

SIGNATURE X <i>Jennifer Luna</i>	AGENCY OF FILING PRINTED NAME AND TITLE Jennifer Luna, Deputy Clerk
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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

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

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Chino Hills	LEAD AGENCY EMAIL	DATE 09092022
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 (909) 364-2749
PROJECT APPLICANT ADDRESS 14000 City Center Drive	CITY Chino Hills	STATE CA
		ZIP CODE 91709

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> |
|
 | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> 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 X	AGENCY OF FILING PRINTED NAME AND TITLE Kari Schram, Deputy Clerk
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