



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 **July 19, 2023, at 6:00 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** for the consideration of the following project:

File No.: PL20-0003 (Prezone/Annexation), PL20-0004 (Site Approval) and PL20-0005 (Tentative Parcel Map No. 20174)

Proposal:

- PL20-0003 (Prezone/Annexation) – A recommendation to the City Council regarding a request to prezone approximately 56.87 acres of land (East End Annexation) from unincorporated San Bernardino County zoning designations of Regional Industrial (IR), Community Industrial (IC), and RS-20M (Single Residential – 20,000 square feet minimum) to the City of Chino's zoning designation of Light Industrial (M1) and General Industrial (M2) consistent with the City's General Plan, in conjunction with the proposed annexation of the East End Annexation site.
- PL20-0004 (Site Approval) – A request to construct three industrial buildings, totaling 63,900 square feet (Philadelphia Street Industrial Development Site).
- PL20-0005 (Tentative Parcel Map No. 20174) – A request to subdivide 3.95 gross acres of land into three parcels for the future development of three industrial buildings (Philadelphia Street Industrial Development Site).

Environmental Determination: An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the Philadelphia Street Industrial Development Site and East End Annexation 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 project is within the scope of the MND which adequately describes the activity for the purpose of CEQA. The public comment period for the IS/MND will commence on **Wednesday, June 28, 2023, and conclude on Tuesday, July 18, 2023.** The IS/MND is available for review at Chino City Hall, located at 13220 Central Avenue and on the City of Chino's website at <https://www.cityofchino.org/591/Environmental-Documents>.

Location: The East End Annexation site is generally located south of Francis Avenue, west of East End Avenue, north of Philadelphia Street, and a small portion south of Philadelphia Street. APNs: 1013-261-17, 1013-271-01, -10, -11, -06, -13, -14, 1013-521-04, -05, -11, -14, -15, -16, -18, 1013-531-04, -07, 1016-011-02, -03, -05, -06, -08, -09, -10, & -15, including the public right of way (to centerline) of public streets abutting the above listed parcels. The Philadelphia Street Industrial Development site is located at the northwest corner of East End Avenue and Philadelphia Street (APN: 1013-521-04).

(See map on reverse side)

Applicant: Golden Management Services, Inc.

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 June 7, 2023, 4:30 p.m., 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 Kim Le, Associate Planner at (909) 334-3330 or via email at kle@cityofchino.org.

WARREN MORELION, AICP
INTERIM DIRECTOR OF DEVELOPMENT SERVICES

Project Location Map

