



NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that pursuant to the requirements of the California Environmental Quality Act (CEQA), the City of Chino has completed a Draft Environmental Impact Report (DEIR) for the proposed Altitude Business Centre Project. Based on the analysis presented in the DEIR, the Project would result in significant and unavoidable adverse impacts to the following environmental resource areas: Agriculture and Forestry Resources, Air Quality, and Transportation/Traffic. All other environmental effects evaluated in the DEIR are determined to be less than significant, or can be feasibly reduced to less-than-significant levels with incorporation of the mitigation measures provided in the DEIR.

A copy of the DEIR and its technical appendices are on file and available to the public during normal working hours at the following locations: (1) City of Chino Development Services Department, City Hall, 13220 Central Avenue, Chino, CA 91710; and (2) Chino Branch Public Library, 13180 Central Ave., Chino CA 91710. The DEIR and its technical appendices also are available for review online at the following website:

https://www.cityofchino.org/city_hall/departments/community_development/planning/environmental_documents.

Inquiries regarding the project and/or the DEIR should be directed to **Ms. Andrea Gilbert**, Senior Planner at (909) 334-3328. Written comments must be sent to City Hall (13220 Central Avenue, Chino, CA 91710), care of Andrea Gilbert. Comments also may be sent by email to Ms. Gilbert at agilbert@cityofchino.org.

- 1. Project Name:** Altitude Business Centre Project
- 2. Project Description:** The Project involves the demolition of the property's existing residential and agricultural/dairy land uses and the construction and operation of a business center complex with up to 25 buildings totaling up to 1,219,015 square feet (s.f.) of building space. The principal discretionary approvals required of the City of Chino to implement the Project include: **PL16-0456**, a **Tentative Parcel Map** that would subdivide the approximately 72-acre Project site into 21 numbered lots ranging in size from 0.35-acre to 11.19 acres and five (5) landscape lots ranging in size from 0.02-acre to 0.22-acre; **PL16-0457**, a **Master Site Approval (MSA)** that would provide a general development plan, including site layout, architectural design, and landscape design, for the proposed business center complex, **PL17-0044**, a **Site Approval (SA)** that provides a specific development plan for Buildings 1 through 6 of the proposed MSA, and **PL17-0042**, a **Special Conditional Use Permit** that would allow the development of buildings larger than 50,000 s.f. on the Project site.
- 3. Project Location:** The Project site is located in the southeastern portion of the City of Chino, San Bernardino County, California. The Project site is located south of Kimball Avenue, north of Bickmore Avenue, approximately 1,000 feet east of Euclid Avenue, and approximately 660 feet west of Rincon Meadows Avenue. The Project site is not included on any list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5.
- 4. Lead Agency:** City of Chino, Development Services Department – Planning Division, 13220 Central Avenue, Chino, CA 91710; Phone (909) 334-3314.
- 5. Applicant:** Richland Real Estate Fund, LLC

PUBLIC COMMENT regarding the proposed project and/or adequacy of the DEIR will be accepted in writing and will be considered by the City of Chino. The period for public review during which the City will receive written comments on the DEIR will begin on April 20, 2019, and end on June 3, 2019.

Governor's Office of Planning & Research
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STATE CLEARINGHOUSE