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MATTHEW C. BALLANTYNE  
City Manager

## CITY of CHINO

### NOTICE OF APPLICATION APPROVAL

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**DATE:** April 26, 2021

**TO:** Pat Loy  
Chino Preserve Development Corp  
1156 N. Mountain Avenue  
Upland, CA 91786

**PROJECT NO.:** PL19-0071 (Master Site Approval) PL19-0082 (Site Approval), PL20-0016 (Tentative Parcel Map 20313), PL20-0017 (Special Conditional Use Permit), PL20-0018 (Special Conditional Use Permit), SP20-0025 (Sign Program)

**REQUEST:** A request for the following applications:

- PL19-0071 (Master Site Approval) – A request for approval of a “B” level master site approval for development of a commercial center and multi-family residential development on a total of 39.91 acres of land.
- PL19-0082 (Site Approval), PL20-0016 (Tentative Parcel Map 20313), PL20-0017 (Special Conditional Use Permit) and PL20-0018 (Special Conditional Use Permit), and SP20-0025 (Sign Program) – A request for approval to subdivide 16.19 acres for the development of a 146,648 square foot commercial center (“Town Center at The Preserve”). The request includes a request for approval of a conditional use permit to construct three drive-through uses; a conditional use permit to establish up to ten Alcoholic Beverage Control (ABC) licenses for on-site and off-site consumption of alcohol for businesses within the commercial center; and for the approval of a sign program for the project.

**LOCATION:** Located south of Pine Avenue, north of Market Street, between West Preserve Loop Road and East Preserve Loop Road (APNs: 1057-181-02, -03, -04, -06, -07, and -35)

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On April 5, 2021, the Chino Planning Commission approved your application, described above. Enclosed is a copy of the conditions of approval imposed on the project.

Project approval will expire on **April 5, 2022**, if building permits are not obtained. The expiration date may be extended upon written request by the applicant on a City application form. The request must be received by the Development Services Department at least 90 days prior to expiration of the application.



In order to obtain building permits for your project, you are required to submit construction drawings for plan check to the Building Division. Please contact the Building Division at (909) 334-3251 for further information on the plan check submittal requirements, fees, etc. **Construction drawings will not be accepted into plan check unless conditions of approval and all relevant plans are included in the set.** Should you have any questions regarding this matter, or require additional information or clarification, please feel free to contact me at (909) 334-3333.

Respectfully,



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Maria Staar  
Senior Planner

xc: Development Services Department File, Walt Mitchell