

NOTICE OF EXEMPTION

TO: Clerk of the Board of Supervisors, County of San Bernardino
FROM: Community Development Department, City of Chino Hills
DATE: November 9, 2023
SUBJECT: FILING OF A NOTICE OF EXEMPTION
PROJECT TITLE: Site Plan Review 22SPR04 and Minor Use Permit 23MUP03 Golftec, Inc.
Project Location: The project is located on a vacant property at 15656 Yorba Avenue in the City of Chino Hills, County of San Bernardino (Assessor's Parcel Number 102-847-101)
Project Applicant: Golftec, Inc.
Project Description: The project consists of a new indoor golf instruction facility on a one-acre portion of the existing 176-acre Los Serranos Country Club and Golf Course located at 15656 Yorba Avenue. The proposed golf instruction facility would consist of a 3,376 square foot building with offices, a lobby/sales area, five instructions bays, an outdoor putting green, and an expansion of the shared parking area with 17 additional parking stalls. The new one-story building would have a maximum height of 16'-3" feet with an architectural style similar to the Los Serranos Golf Course clubhouse.

Public Agency Carrying Out Project: City of Chino Hills
Public Agency Contact: Kim Zuppiger, Contract Planner – (909) 364-2761

Exempt Status (Check One):

☐ **Ministerial** (Section 21080 (b)(1) of the CEQA Statutes; Section 15268 of the CEQA Guidelines)
☐ **Declared Emergency** (Section 21080 (b)(3) of the CEQA Statutes; Section 15269 (a) of the CEQA Guidelines)
☐ **Emergency Project** (Section 21080 (b)(4) of the CEQA Statutes; Section 15269 (b)&(c) of the CEQA Guidelines)
☒ **Categorical Exemption** (Section 15332 of the CEQA Guidelines)
☐ **Statutory Exemption** (Section 15061(b)(3) of the CEQA Guidelines)

Reasons why the project is exempt: The proposed project is an infill development, consisting of the construction of a new indoor golf instruction facility on a vacant portion of an existing golf course that is surrounded by properties developed with urban uses. The project is consistent with the City's General Plan and zoning and the project site is within the city limits, less than five acres in area, and substantially surrounded by urban uses; has no value as habitat for endangered, rare, or threatened species; would not generate any significant environmental impacts; and can be adequately served by existing utilities and public services.

Signature: 
Kim Zuppiger

Title: Contract Planner

☒ **Signed by the Lead Agency**

Date received by the Clerk of the Board of Supervisors for Filing: _____