



NOTICE OF DETERMINATION

August 21, 2025

To: Governor's Office of Land Use and Climate Innovation
For U.S. Mail:

P.O. Box 3044
Sacramento, CA 95812-3044

Street Address:
1400 Tenth St.
Sacramento, CA 95814

From: City of Chino

Planning Division

P.O. Box 667
Chino, CA 91708-0667

San Bernardino County
Clerk of the Board of Supervisors
385 North Arrowhead Ave, 2nd Floor
San Bernardino, CA 92415-0131

Contact: Maria Staar
Phone #: (909) 334-3333

Lead Agency (if different from above): _____

Address: _____
Contact: _____

SUBJECT: Filing of Notice of Determination in compliance with Sections 21108 and 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to the State Clearinghouse): 1989070310

Project Title: PL24-0151 (Site Approval)

Project Location (include county): Located on the west side of Corporate Center, approximately 625 west of Ramona Avenue (APNs: 1025-211-19)

Project Applicant: BCT Development Acquisition Co. LLC

Project Description: PL24-0151 (Site Approval) - A request to construct a 110-unit residential rental community consisting of 14 three-story residential buildings and a recreation building on 4.12 adjusted gross acres of land at a density of 26.7 dwelling units per acre located within the AM (Auto Mall) land use designation of the Eucalyptus Business Park Specific Plan within the Affordable Housing Overlay. Adoption of an Addendum to The Eucalyptus Business Park Specific Plan Environmental Impact Report (SCH# 89070310) dated July 2025 prepared by Harris & Associates, which has been prepared for this project pursuant to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines. The project is within the scope of the EIR, which adequately describes the activity for the purposes of CEQA.

On August 20, 2025, the Chino Planning Commission approved PL24-0151 (Site Approval), described above. The project is within the scope of the Addendum to the Eucalyptus Business Park Specific Plan EIR, which adequately describes the proposed activity for the purposes of the California Environmental Quality Act (CEQA), pursuant to Section 15162 of the CEQA Guidelines.

1. The project (will or will not) have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA; or
A Negative Declaration was prepared for this project pursuant to the provisions of CEQA; or
A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures (were were not) made a condition of the approval of the project.
4. A Mitigation Reporting or Monitoring Plan (was was not) adopted for this project.
5. A Statement of Overriding Considerations (was or was not) adopted for this project.
6. Findings (were were not) made pursuant to the provisions of CEQA.

This is to certify that the environmental documents referenced above and record of project approval are available to the general public at Chino City Hall, 13220 Central Avenue, Chino, California 91710.

Maria Staar

Maria Staar, Senior Planner

August 21, 2025

Date