

NOTICE OF DETERMINATION

December 2, 2025

To: Office of Planning and Research
For U.S. Mail:
P.O. Box 3044
Sacramento, CA 95812-3044

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

Street Address:
1400 Tenth St.
Sacramento, CA 95814

From: City of Chino
Planning Division
P.O. Box 667
Chino, CA 91708-0667
Contact: Brian Sitton
Phone #: (909) 334-3422

Lead Agency (if different from above):

Address: _____
Contact: _____

SUBJECT: Filing of Notice of Determination in compliance with CEQA Guidelines Sections 15162 and 15168.

State Clearinghouse Number (if submitted to the State Clearinghouse): SCH# 89070310

Project Title: PL25-0075 (Site Approval) & PL25-0076 (Tentative Tract Map No. 20825)

Project Applicant: Chino Valley Investments, LP

Project Location (include county): North side of Chino Hills Parkway, approximately 600 feet east of Ramona Avenue (APN: 1025-191-06, 1025-151-07 & 08, 1025-482-01 and 1025-491-01). City of Chino; County of San Bernardino

Project Description: A request to subdivide 8.26 adjusted gross acres of land into one lot for condominium purposes for the construction of a 130-unit, 42-building residential development at a density of 15.7 dwelling units per acre located within the CG (Commercial General) zoning district within the Affordable Housing Overlay district.

This is to advise that the City of Chino Planning Commission has approved the above described project on Nov. 19, 2025 and has made the following determinations regarding the above described project:

- 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
- 3. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- 4. Findings (were were not) made pursuant to the provisions of CEQA.

NOTICE OF DETERMINATION

PROJECT NO.: PL25-0075 (SA) & PL25-0076 (TTM No. 20825)

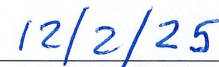
DATE: November 19, 2025

5. In accordance with CEQA Guidelines Section 15168 and 15162, the Project is within the scope of the Eucalyptus Business Park Specific Plan Environmental Impact Report ("Specific Plan EIR") as modified by the Addendum adopted January 17, 2024 for a prior 298-unit multifamily residential development consisting of two 4-story buildings at a density of 36 dwelling units per acre at 4700 Chino Hills Parkway ("Prior Residential Project") (SCH#89070310). The Project will not have any new or more severe significant impacts beyond what was identified for the Prior Residential Project in the Addendum, and there is no new information of substantial importance that has become available that would result in new or more severe significant impacts. The Project includes only 130 dwelling units, which is a significantly less dense residential project compared to the Prior Residential Project's approved 298 dwelling units and is therefore inherently less impactful. The Addendum to the Specific Plan EIR adopted in connection with the City's approval of the Prior Residential Project concluded that no subsequent or supplemental EIR was required. The Project falls within the scope of the Specific Plan EIR as modified by the Addendum, as it is a less dense and reduced scale, and therefore, inherently less impactful residential development. Furthermore, all applicable mitigation measures from the Specific Plan EIR that were incorporated into the Addendum are incorporated as conditions of the Project approval and therefore implemented by the Project. As such, the Project will not result in environmental effects that were not examined in the Specific Plan EIR as modified by the Addendum, and a subsequent or supplemental EIR is not required. Therefore, consistent with CEQA Guidelines Section 15168 and 15162, the Project's impacts are "within the scope" of and addressed and adequately mitigated in the Specific Plan EIR as modified by the Addendum, and no further environmental review is necessary as the Project does not meet the conditions for a subsequent or supplemental EIR pursuant to CEQA Guidelines Section 15162.

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; (909) 334-3253.



Brian Sitton
Associate Planner



Date:

Date Received for filing at OPR:



CLERK OF THE BOARD OF SUPERVISORS

NOTICE OF DETERMINATION 2024 JAN 30 AM 11:23

January 19, 2024

COUNTY OF SAN BERNARDINO CALIFORNIA

To: Office of Planning and Research
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

Contact: Brian Sitton
Phone #: (909) 334-3422

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

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): SCH# 89070310

Project Title: PL22-0096 (Site Approval) & PL23-0002 (Tentative Parcel Map No. 20693)

Project Applicant: Chino Valley Investments, LP

Project Location (include county): North side of Chino Hills Parkway, approximately 600 feet east of Ramona Avenue (APN: 1025-191-06, 1025-151-07 & 08, 1025-482-01 and 1025-491-01). Chino Ca., County of San Bernardino

Project Description: A request to merge 8.26 adjusted gross acres of land into one lot for the construction of a 298-unit residential rental community consisting of two 4-story apartment buildings at a density of 36 dwelling units per acre located within the C/O (Commercial/Office) land use designation of the Eucalyptus Business Park Specific Plan within the Affordable Housing Overlay.

This is to advise that the Chino Planning Commission has approved the above described project on January 17, 2024 (Lead Agency of Responsible Agency) and has made the following determinations regarding the above described project:

- 1. The project () will or (X) will not have a significant effect on the environment.
2. (X) An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA; or
3. () A Negative Declaration was prepared for this project pursuant to the provisions of CEQA; or
4. Findings ((X) were () were not) made pursuant to the provisions of CEQA.

DATE FILED & POSTED

Posted On: 1/20/24

Removed On: 3/13/24

Receipt No: 36-01302024-056

NOTICE OF DETERMINATION

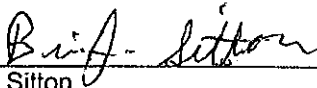
PROJECT NO.: PL22-0096 (SA) & PL23-0002 (TPM No. 20693)

DATE: January 19, 2024

5. As demonstrated by the Addendum to the Eucalyptus Business Park Specific Plan (EBPSP) Final Environmental Impact Report (Final EIR) (SCH#89070310) dated December 2023 and adopted by the City Council for the Rancho Del Chino Initial Study / Addendum to the Eucalyptus Business Park Specific Plan Final EIR, dated 2006, that previously-certified FEIR adequately describes the proposed activity for the purposes on the California Environmental Quality Act (CEQA) pursuant to Sections 15162 and 15164 of the CEQA Guidelines. The Addendum concluded that conditions within the limits of the Specific Plan area have not substantially changed subsequent to certification of the EIR as it pertains to the Rancho Del Chino project. Section 15162 of the California Environmental Quality Act (CEQA) provides that no further environmental review or Negative Declaration is required for subsequent projects or minor revisions to projects within the scope of a previous Negative Declaration or EIR. Consistent with the findings under this section, staff has determined that:

- 1) No substantial changes are proposed in the project which will require revisions to the previous EIR due to new significant environmental effects or a substantial increase in severity of previously identified significant effects;
- 2) No substantial changes occur with respect to the circumstances under which the project is undertaken that require major revisions to the previous EIR due to new significant environmental effects or a substantial increase in severity of previously identified significant effects; and
- 3) No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
 - A. The project will have one or more significant effects not discussed in the previous EIR;
 - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - D. Mitigation measures or alternatives which are considerable different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

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; (909) 334-3253.



Brian Sitton
Associate Planner

1/19/24

Date:

Date Received for filing at OPR:

CLERK OF THE
BOARD OF SUPERVISORS
2024 JAN 30 AM 11:23
COUNTY OF SAN BERNARDINO
CALIFORNIA

COMMUNITY DEVELOPMENT
RECEIVED

SEP 12 2007



REC-#330259
CLERK OF THE BOARD

SEP 10 2007

COUNTY OF
SAN BERNARDINO

NOTICE OF DETERMINATION

September 6, 2007

To: Office of Planning and Research
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

Contact: Warren Morellon
Phone #: (009) 464-8324

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

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): 89070310 (Original EBSP)

Project Title: Tentative Parcel Map No. 18718, Site Approval No. 2007-05, and Special Conditional Use Permit No. 2007-09

Project Location (Include county): Northeast corner of Ramona Avenue and Chino Hills Pkwy, Chino, CA (AP Nos. 1025-191-07, 1025-201-05, 1025-201-06), San Bernardino County

Project Description: A request to construct the second phase consisting of a 115,400-square-foot of commercial center on approximately 12.5 acres of land in the C (Commercial) land use designation of a previously approved project totaling approximately 340,363 square feet of major retail uses, 75,966 square feet of retail shops, 18,000 square feet of convenience food uses, 15,000 square feet of restaurant uses, and 328,000 of industrial uses within the Eucalyptus Business Park Specific Plan (EBSP).

This is to advise that the Chino Planning Commission has approved the above described project on August 20, 2007 and has made the following determinations regarding the above described project:

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. Please refer to Original EBSP SCH 89070310; 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. A Statement of Overriding Considerations (was or was not) adopted for this project.
4. Findings (were were not) made pursuant to the provisions of CEQA.

FILED & POSTED

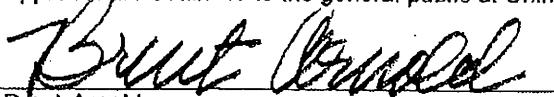
NOTICE OF DETERMINATION

PROJECT NO.: TPM 18718, SA 2007-05, & SCUP 2007-09

DATE: September 6, 2007

5. On August 1, 2006, an Addendum to the EBSPSP Final EIR (Final EIR) was adopted by the City Council for the Rancho del Chino project, which included future development of the subject 12.5-acre commercial site. The Addendum concluded that conditions within the limits of the Specific Plan area have not substantially changed subsequent to certification of the EIR as it pertains the Rancho del Chino project. Section 15162 of the California Environmental Quality Act (CEQA) provides that no further environmental review or Negative Declaration is required for subsequent projects or minor revisions to projects within the scope of a previous Negative Declaration or EIR. Consistent with the findings under this section, staff has determined that 1) no substantial changes are proposed in the project which will require revisions to the previous Mitigated Negative Declaration due to new significant environmental effects or a substantial increase in severity of previously identified significant effects; 2) no substantial changes occur with respect to the circumstances under which the project is undertaken that require major revisions to the previous Mitigated Negative Declaration due to new significant environmental effects or a substantial increase in severity of previously identified significant effects; and 3) no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Mitigated Negative Declaration was adopted has been found.

This is to certify that the (final EIR with comments and responses or the Negative Declaration) and record of project approval are available to the general public at Chino City Hall, 13220 Central Avenue, Chino, California 91710.



Brent Arnold
City Planner

9-6-07

Date

Date Received for filing at OPR:

Notice of Determination

CLERK OF THE BOARD

AUG 08 2006

COUNTY OF SAN BERNARDINO

To: Office of Planning and Resources
1400 Truth Street, Room 121,
P.O. Box 3004
Sacramento, CA 95812-3044

From: City of Chino
13220 Central Avenue
Chino, CA 91708

County Clerk
County of San Bernardino
385 N. Arrowhead Avenue
San Bernardino, CA 92415

Applicant: Panattoni Development
18111 Von Karman Avenue, Suite 800
Irvine, CA 92612

Subject:

Filing of Notice of Determination in compliance with Section 21106 or 21152 of the Public Resources Code.

Eucalyptus Business Park Specific Plan Addendum

Project Title

89070310 (Original EBSP)

Mr. Brent Arnold

(909) 627-7577

State Clearinghouse Number
(If submitted to Clearinghouse)

Lead Agency
Contact Person

Area Code/Telephone/Extension

Project Location (include county): San Bernardino County, City of Chino, north of Chino Hills Parkway, east of Ramona Avenue, south of Eucalyptus Avenue and west of Verba Court.

Project Description: The project proposes 340,363 sf of major retail uses, 75,963 sf of small shops, 18,000 sf of convenience food uses, 15,000 sf of restaurant uses, and 328,000 sf of industrial uses.

This is to advise that the City of Chino ^{Lead Agency} ^{Responsible Agency} has approved the above described project on August 3, 2006 and has made the following determinations regarding the above described project:

1. The project will will not result in any new or different impacts than those considered and addressed in the Original EBSP (SCH 89070310).
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. Please refer to the Original EBSP SCH 89070310.
 A 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. (Original EBSP)
4. A statement of Overriding Considerations was was not adopted for this project. (Original EBSP)
5. Findings were were not made pursuant to the provisions of CEQA. (Original EBSP)**

** The Addendum found no new impacts that had not been addressed in the Original EBSP.

This is to certify that the Eucalyptus Business Park Specific Plan, Addendum, and record of project approval is available to the General Public at:

City of Chino, 13220 Central Avenue, Chino, CA 91708

[Signature]
Signature (Public Agency)

August 3, 2006
Date

city planner
Title

Date received for filing at OPR:

DATE FILED & POSTED

DENNIS R. YATES
Mayor

EUNICE M. ULLOA
Mayor Pro Tem

COMMUNITY DEVELOPMENT
SEP 12 2007



GLENN DUNCAN
EARL C. ELROD
TOM HAUGHEY
Council Members

PATRICK J. GLOVER
City Manager

CITY of CHINO
CALIFORNIA DEPARTMENT OF FISH AND GAME
CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

PROJECT NO.: Tentative Parcel Map No. 18718, Site Approval No. 2007-05, and Special Conditional Use Permit No. 2007-09

PROJECT APPLICANT: Architects Orange, 144 N. Orange Street, Orange, CA 92866, (714) 639-9860

PROJECT LOCATION: Northeast corner of Ramona Avenue and Chino Hills Parkway, Chino, CA (AP Nos. 1025-191-07, 1025-201-05, 1025-201-06)

PROJECT DESCRIPTION: A request to construct a 115,400-square-foot commercial center on approximately 12.5 acres of land in the C (Commercial) land use designation within the Eucalyptus Business Park Specific Plan.

FINDINGS OF EXEMPTION: Pursuant to state environmental law, an *Environmental Checklist* has been prepared for the above-described project, evaluating potential adverse environmental impacts that may be associated with the proposed project. Based upon the information contained within the *Environmental Checklist*, there is no evidence that the proposed project will have any potential adverse effect on wildlife resources.

CERTIFICATION

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources as defined in Section 711.2 of the Fish and Game Code.

Brent Arnold
City Planner

Date

