



CLERK OF THE
BOARD OF SUPERVISORS

NOTICE OF DETERMINATION

2025 DEC -2 PM 1:33

December 2, 2025

SAN BERNARDINO COUNTY

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 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.

DATE FILED & POSTED

Posted On: 12.2.25

Removed On: 01.07.26

Receipt No: 36-12022025-895

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:

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2025 DEC -2 PM 1:38
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CALIFORNIA