



State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE**CASH RECEIPT**

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIVED

DEC 19 2025

DEVELOPMENT SERVICES

Print

StartOver

Save

RECEIPT NUMBER:

36 — 12162025 — 940

STATE CLEARINGHOUSE NUMBER (If applicable)

89070310

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

City of Chino-Planning Division

LEAD AGENCY EMAIL

-

DATE

12162025

COUNTY/STATE AGENCY OF FILING

San Bernardino

DOCUMENT NUMBER

-

PROJECT TITLE

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

PROJECT APPLICANT NAME

Chino Valley Investments, LP

PROJECT APPLICANT EMAIL

-

PHONE NUMBER

(909)334-3422

PROJECT APPLICANT ADDRESS

P.O. Box 667

CITY

Chino

STATE

CA

ZIP CODE

91708-0667

PROJECT APPLICANT (Check appropriate box)☒ Local Public Agency☐ School District☐ Other Special District☐ State Agency☐ Private Entity**CHECK APPLICABLE FEES:**☒ Environmental Impact Report (EIR)

\$4,123.50

\$

4,123.50

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,968.75

\$

0.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,401.75

\$

0.00

☐ Exempt from fee☐ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

0.00

☒ County documentary handling fee

\$

50.00

☐ Other

\$

PAYMENT METHOD:

#4475 & #4481

☐ Cash☐ Credit☒ Check☐ Other**TOTAL RECEIVED**

\$

4,173.50

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Alicia Meza, Deputy Clerk



CLERK OF THE
BOARD OF SUPERVISORS

NOTICE OF DETERMINATION

2025 DEC 15 PM 2:28

December 5, 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: SAN BERNARDINO COUNTY
CALIFORNIA
City of Chino
Planning Division
P.O. Box 667
Chino, CA 91708-0667
Contact: Brian Sittou
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.

DATE FILED & POSTED

Posted On: 12.16.25

Removed On: 01.21.26

Receipt No: 36-12162025-940

NOTICE OF DETERMINATION**PROJECT NO.:** PL25-0075 (SA) & PL25-0076 (TTM No. 20825)**DATE:** December 5, 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

12/5/25

Date:

Date Received for filing at OPR:

CLERK OF THE
BOARD OF SUPERVISORS
2025 DEC 15 PM 2:28
SAN BERNARDINO COUNTY
CALIFORNIA