



State of California - Department of Fish and Wildlife
**2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**
DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

Print

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RECEIPT NUMBER:

36 — 01302024 — 056

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 01302024
COUNTY/STATE AGENCY OF FILING San Bernardino	DOCUMENT NUMBER	
PROJECT TITLE		

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

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)	\$4,051.25	\$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	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:

153

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 50.00

SIGNATURE: X	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Clerk, Jessica Ruiz
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DEVELOPMENT SERVICES
RECEIVED

FEB 02 2024



CITY OF CHINO
BOARD OF SUPERVISORS

NOTICE OF DETERMINATION JAN 30 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 ☐ 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 REFILED & POSTED

posted On: 1/30/24

Removed On: 3/13/24

Receipt No: 36-01302024-056

NOTICE OF DETERMINATION

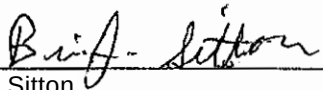
PROJECT NO.: PL22-0096 (SA) & PL23-0002 (TPM No. 20693)

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 Dei 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 Dei 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
JG2KJAH30 AM11: 33
G0UHL1YC? -OKHATUNV
Cidw *---»