

DATE FILED & POSTED
Posted On: 05.22.2025
Removed On: 06.27.2025
Receipt No: 06.05222025.370

Appendix D

Notice of Determination

To:
 Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

From:
Public Agency: City of Chino
Address: 13220 Central Avenue
Chino, CA 91710
Contact: Kim Le
Phone: (909) 334-3330

County Clerk
County of: San Bernardino
Address: 385 N. Arrowhead Avenue, 2nd Floor
San Bernardino, CA 92415

Lead Agency (if different from above):
Address: _____
Contact: _____
Phone: _____

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

State Clearinghouse Number (if submitted to State Clearinghouse): 2008091064
Project Title: Eden Mixed-Use Development Project - Addendum to the City of Chino General Plan Certified EIR
Project Applicant: Orbis Real Estate Partners
Project Location (include county): NW corner of Schaefer Avenue/Euclid Avenue, Chino, San Bernardino County

Project Description:
The Eden Mixed-Use Project consists of approximately 10.5-acre Project site with the following uses: 264 residential units in a four-story "wrap" configuration; a commercial/retail component providing 20,800 square feet of retail uses and fast food/restaurant uses; and a self-storage component of approximately 134,100 square feet. The Project would also provide parking and site amenities consistent with Municipal Code requirements for the Mixed-Use District.

This is to advise that the City of Chino has approved the above
(Lead Agency or Responsible Agency)
described project on May 21, 2025 and has made the following determinations regarding the above
(date)
described project.

- 1. The project [will 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.
 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.
- 4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
- 5. A statement of Overriding Considerations [was was not] adopted for this project.
- 6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
City of Chino, Community Development Department, 13220 Central Avenue, Chino, CA 91710

Signature (Public Agency):  Title: Senior Planner

Date: 5/21/25 Date Received for filing at OPR: _____



State of California—The Resources Agency
 DEPARTMENT OF FISH AND GAME
2010 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT# **390876**
 STATE CLEARINGHOUSE # (if applicable)
 SCH# **20080910104**

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY **CITY OF CHINO** DATE **7/8/10**
 COUNTY/STATE AGENCY OF FILING **SAN BERNARDINO, CA** DOCUMENT NUMBER
 PROJECT TITLE **ENVISION CHINO 2025 GENERAL PLAN UPDATE**
 PROJECT APPLICANT NAME **CITY OF CHINO** PHONE NUMBER **909 591-9865**
 PROJECT APPLICANT ADDRESS **13220 CENTRAL AVE. 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:

| | | |
|-----------------------------------------------------------------------------------------------------|------------|-------------------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR) | \$2,792.25 | \$ 2792.25 |
| <input type="checkbox"/> Mitigated/Negative Declaration (ND)(MND) | \$2,010.25 | \$ _____ |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | \$850.00 | \$ _____ |
| <input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP) | \$949.50 | \$ _____ |
| <input checked="" type="checkbox"/> County Administrative Fee | \$50.00 | \$ 50.00 |
| <input type="checkbox"/> Project that is exempt from fees | | |
| <input type="checkbox"/> Notice of Exemption | | |
| <input type="checkbox"/> DFG No Effect Determination (Form Attached) | | |
| <input type="checkbox"/> Other _____ | | \$ _____ |

PAYMENT METHOD: **00286014**
 Cash Credit Check Other TOTAL RECEIVED \$ **2842.25**
00286013

SIGNATURE **X [Signature]** TITLE **Deputy Clerk**



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

RECEIPT NUMBER:
 36 — 05222025 — 370
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2008091064

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

| | | |
|-------------------------------------------------|-------------------|------------------|
| LEAD AGENCY City of Chino | LEAD AGENCY EMAIL | DATE 05222025 |
| COUNTY/STATE AGENCY OF FILING San Bernardino | DOCUMENT NUMBER | |

PROJECT TITLE

Eden Mixed-Use Development Project - Addendum to the City of Chino General Plan Certified EIR

| | | |
|------------------------------------------------------|-------------------------|--------------------------------|
| PROJECT APPLICANT NAME Orbis Real Estate Partners | PROJECT APPLICANT EMAIL | PHONE NUMBER (909) 334-3330 |
| PROJECT APPLICANT ADDRESS 13220 Central Avenue | CITY Chino | STATE CA |
| | | ZIP CODE 91710 |

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|------------------------------------------------------------------------------------------------------|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$4,123.50 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,968.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,401.75 | \$ | 0.00 |
| | | | |
| <input checked="" type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input checked="" type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |

- | | | | |
|-------------------------------------------------------------------------------------------------------------|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD: # 8719

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 50.00

| | |
|---------------|------------------------------------------------------------------------|
| SIGNATURE | AGENCY OF FILING PRINTED NAME AND TITLE Jennifer Luna, Deputy Clerk |
|---------------|------------------------------------------------------------------------|