

DATE FILED & POSTED

Posted On: 7.16.25

Removed On: 8.21.25

Receipt No: 36-07162025-500

Notice of Determination

Appendix D

To:

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

County Clerk

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

From:

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

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 (input checked) Lead Agency or (input unchecked) Responsible Agency

described project on July 15, 2025 and has made the following determinations regarding the above described project.

- 1. The project [input unchecked] will [input checked] will not have a significant effect on the environment.
2. [input checked] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [input unchecked] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [input checked] were [input unchecked] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [input checked] was [input unchecked] was not adopted for this project.
5. A statement of Overriding Considerations [input unchecked] was [input checked] was not adopted for this project.
6. Findings [input checked] were [input unchecked] 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): [Handwritten Signature] Title: Senior Planner

Date: 07/15/25 Date Received for filing at OPR:

SAN BERNARDINO COUNTY CLERK OF THE BOARD OF SUPERVISORS JUL 16 AM 11:24

CLERK OF THE BOARD OF SUPERVISORS
 2025 JUL 16 AM 11:56
 SAN BERNARDINO COUNTY CALIFORNIA



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

RECEIPT# **390876**
 STATE CLEARINGHOUSE # (if applicable)
SOH# 2008091004

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF CHINO	DATE 7/18/10
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 909 631-9815
PROJECT APPLICANT ADDRESS 13220 CENTRAL AVE. 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:

<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: **00286011**
 Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ **2842.25**

SIGNATURE: **x [Signature]**
 TITLE: **Deputy Clerk**

WHITE - PROJECT APPLICANT
 YELLOW - DFG/ISS
 PINK - LEAD AGENCY
 GOLDEN ROD - COUNTY CLERK
 FE 7/08 (Rev. 1/09)



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 — 07162025 — 500
 STATE CLEARINGHOUSE NUMBER (If applicable)
2008091064

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Chino	LEAD AGENCY EMAIL -	DATE 07162025
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 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) | | | |
| <hr/> | | | |
| <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: #1026

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 50.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Alicia Meza, Deputy Clerk
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