

DATE FILED & POSTED

Posted On:

05.22.2025

Removed On:

06.27.2025

Receipt No:

36.05222025370

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

☒

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.

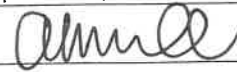
This is to advise that the City of Chino has approved the above
☒ Lead Agency or ☐ Responsible Agency

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: