

EXHIBIT C



Development Services Department
Planning Division
13220 Central Avenue
Chino, CA 91710
(909) 334-3253

www.cityofchino.org

CITY of CHINO

Appeal Application

Appeal Process

The applicant or any interested aggrieved person may appeal the determination of the Development Services Director or Planning Commission within ten (10) calendar days from the date of such determination. The appeal must be in writing in accordance with Section 20.23.150 of the City of Chino Zoning Ordinance. The required appeal fee as adopted by the City Council must accompany an appeal to the Planning Commission of a decision of the Development Services Director or an appeal to the City Council of a decision of the Planning Commission or it will be considered incomplete and the appeal will not be considered. A building permit will not be issued until after the 10-day appeal period is complete. If an action of the Commission is appealed, the City Council will hear the appeal and render a final decision.

General Information (Print of Type)

Appellant's Name: Supporters Alliance for Environmental Responsibility (SAFER) Phone Number: 510-836-4200
Mailing Address: 1939 Harrison Street, Suite 150 Oakland, CA 94612
Email Address: victoria@lozeaudrury.com Fax Number: _____
Contact Name: Victoria Yundt Phone Number: 510-836-4200

Type of Appeal Requested

- ☐ An appeal to the Planning Commission of an administrative action or determination
☒ An appeal to the City Council of a Planning Commission action or determination
☐ An appeal to the City Council of an environmental action or determination

Project number(s): PL24-0097, PL24-0098, PL24-0120

Project address or location: Located at the southwest corner of Schaefer Avenue and Oaks Avenue (APNs: 1021-052-04, -06, -09 and -11)

Specific action or decision which is being appealed:
The Planning Commission's July 16, 2025 decisions to (1) adopt Resolution No. PC2025-012, approving the Chino Gateway Terminal Project including PL24-0097 (Special Conditional Use Permit), PL24-0098 (Site Approval), and PL24-0120 (Special Conditional Use Permit); and (2) adopt an Addendum to the City of Chino General Plan Environmental Impact Report (SCH No. 2008091064), certified in 2010, for the Project.

Specific grounds for the appeal, and the relief requested is as follows:
The grounds for this appeal are set forth in the attached letter, dated July 15, 2025. SAFER requests that the City Council withdraw the Planning Commission's approval of the Project and Addendum and direct staff to prepare an initial study for the Project, followed by a project-specific EIR or negative declaration as required by CEQA.

Staff Use Only

PL24-0097 (SCUP), PL24-0098 (SA), PL24-0120 (SCUP)	Date Received 7/23/25	Filing Fee <input type="checkbox"/> Resident <input checked="" type="checkbox"/> Non-Resident	Received By Kim Le
Related Files	Time Received 2 PM	Receipt No. 76860	Supervisor Authorization

Appellant's Affidavit

I hereby certify that the statements and information contained herein are in all respects true and correct to the best of my knowledge and belief.

Appellant's Signature: Victoria Yundt Date: _____

Print Name: Victoria Yundt

Relationship to Subject Appeal:

☐ Property Owner

☐ Business Owner

☐ Resident

☐ Other: _____



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July 15, 2025

VIA EMAIL

Jimmy Alexandris, Chairperson
Lissa Fraga, Vice Chairperson
Brandon Blanchard, Commissioner
Kevin Cisneroz, Commissioner
Steve Lewis, Commissioner
Vincent Lopez, Commissioner
Lawrence Vierira, Commissioner
Planning Commission
City of Chino
P.O. Box 667
Chino, CA 91708-0667
Planning@cityofchino.org

Kim Le, Senior Planner
Development Services Department
City of Chino
13220 Central Avenue
Chino, CA 91710
kle@cityofchino.org

**Re: Comment on Addendum to the City of Chino General Plan EIR (SCH 2008091064) for the Chino Gateway Terminal Project July 15, 2025
Planning Commission Agenda Item 4**

Dear Chair Alexandris, Vice Chair Fraga, Honorable Planning Commissioners and Ms. Le:

This comment is submitted on behalf of Supporters Alliance for Environmental Responsibility ("SAFER") regarding the Chino Gateway Terminal Project (PL24-0097, PL24-0098, PL24-0120), which proposes demolition of three existing buildings and associated ancillary structures (totaling 17,716 square feet) and the development of a 158,548 square-foot warehouse building and a 3,520 square-foot multi-tenant restaurant building, located on an approximately 7.35-acre site bounded by Schaefer Avenue and Oaks Avenue intersection in the City of Chino, on Accessor's Parcel Numbers 1021-052-04, 1021-052-06, 1021-052-09, and 1021-052-11 ("Project"), to be heard as Agenda Item 4 at the Planning Commission's July 15, 2025 meeting.

SAFER objects to the City's reliance on an Addendum to the City of Chino General Plan Environmental Impact Report (SCH No. 2008091064), certified in 2010 ("GPEIR"), for the Project. Under the California Environmental Quality Act ("CEQA"), an addendum is not appropriate because the Project is not within the scope of the prior program EIR and there is new information available since certification of the 2010 GPEIR indicating new significant impacts and/or the availability of new mitigation measures. Therefore, SAFER requests that the Planning Commission refrain from taking any action on the Project at this time and,

July 15, 2025

Comment on Addendum to the City of Chino General Plan EIR for the Chino Gateway
Terminal Project
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instead, direct staff to prepare an initial study for the Project, followed by a project-specific EIR or negative declaration as required by CEQA.

Sincerely,

A handwritten signature in blue ink, appearing to be 'R Davis', with a long horizontal flourish extending to the right.

Rebecca Davis
LOZEAU | DRURY LLP