



COUNTY OF SAN BERNARDINO
NOTICE OF AVAILABILITY (NOA) / NOTICE OF INTENT (NOI) TO ADOPT
A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR YORBA VILLAS RESIDENTIAL PROJECT
(SCH # 2021060049)

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, County Staff prepared a Draft Environmental Impact Report (EIR) that identifies and evaluates the environmental impacts of the proposed Policy Plan Amendment (PPA), Zoning Change (ZC), Planned Development (PD), and Tentative Tract Map (TTM) for Bornstein Enterprises proposed Yorba Villas Residential Project.

Project Title: Yorba Villas Residential Project

Project No.: PROJ-2021-00008

Project Location: The Project site is located at 4570 Francis Avenue (APNs 1013-211-21 and 1013-211-22) in unincorporated San Bernardino County within the City of Chino Sphere of Influence. The site is located at the northwest corner of the intersection of Francis Avenue and Yorba Avenue. Regional access to the Project site is generally provided via State Route 60 (SR-60) at the Ramona Avenue exit. The regional location of the Project site is shown in Figure 3-1, *Regional Location*. Local access to the Project site is provided by Francis Avenue as shown in Figure 3-2, *Local Vicinity*.

The Project site is located within the southernmost portion of the unincorporated area of the County of San Bernardino. Areas across from Francis Avenue (to the south) are within the City of Chino. Areas across from Yorba Avenue (to the east) are within unincorporated San Bernardino County.

Project Description: The applicant, Borstein Enterprises, has submitted Applications to the County of San Bernardino for a General Plan Amendment (GPA), a Zone Change (ZC), a Planned Development Permit (PDP), and a Tentative Tract Map (TTM) for the Project referred to as the Yorba Villas Residential Project. The GPA would amend the Countywide Policy Plan category from Very Low Density Residential (VLDR) which allows for a maximum of 2 dwelling units per acre to Low Density Residential (LDR) which allows for a maximum of 5 dwelling units per acre. The Zone Change would be from Single Residential 1-acre Minimum (RS-1) to Single Residential (RS) which allows for 4 units per acres. The TTM is to develop 45 single-family homes, new private streets, a small private park, street improvements (along Francis and Yorba Avenue), and on-site stormwater infrastructure. The PDP allows for flexibility in the application of Development Code standards.

Where to Send Comments: Members of the public and interested agencies and individuals are invited to provide written comments on the Draft EIR. All written comments must be provided to the County during the 45-day public review period. Written comments will be accepted by mail or by e-mail and must be received by January 28, 2022.

Environmental Topics Evaluated: The Draft EIR examined the potential of the proposed Project to generate impacts related to the following environmental topics:

- Aesthetics
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Tribal Cultural Resources
- Project Alternatives

SIGNIFICANT ENVIRONMENTAL EFFECTS: Implementation of the proposed Yorba Villas Residential Project could result in potentially significant impacts to biological resources, cultural resources, geology and soils, hazards and hazardous materials, and tribal cultural resources. The Draft EIR includes mitigation measures that would reduce these effects to a less than significant level. The proposed certification of the EIR includes adoption of CEQA Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program.

Document Availability: The Draft EIR and documents incorporated by reference in the Draft EIR are available for review at the County of San Bernardino website at: <http://cms.sbcounty.gov/lus/Planning/Environmental/Valley.aspx>. The Draft EIR is also available during regular business hours at:

- County of San Bernardino Land Use Services Department, Planning Division, 385 North Arrowhead Avenue, San Bernardino, CA 92415; between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday.
- Chino Branch Library, 13180 Central Avenue, Chino, CA 91710; (909) 465-5280; Library Hours: Monday – Wednesday 11:00 a.m. to 7:00 p.m., Thursday 10:00 a.m. to 6:00 p.m., Friday 10:00 a.m. to 6:00 p.m., and Saturday 9:00 a.m. to 5:00 p.m. This branch is closed Sunday.

The comment period begins on December 15, 2021. All comments must be received no later than January 31, 2022 at 5:00 PM. Please submit comment to steven.valdez@lus.sbcounty.gov or to:

For additional information please contact Steven Valdez, Senior Planner, by email at:

Steven.Valdez@lus.sbcounty.gov.
County of San Bernardino
Land Use Services Department
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187

Public Hearing: County Staff will schedule a public hearing to consider adoption of the EIR at a future date. In advance of the hearing date, Staff will distribute a separate notice regarding that hearing.