San Bernardino County

NOTICE OF PREPARATION OF A DRAFT EIR

DATE: October 15, 2026

TO: Responsible Agencies and Interested Parties

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report

Pursuant to the California Environmental Quality Act (CEQA), San Bernardino County (County) will conduct a review of the environmental impacts of the Nerio Farms Residential Community (Project). As the Lead Agency under CEQA, and due to the potential for significant environmental impacts, the County is issuing this Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the Project.

PROJECT TITLE: Nerio Farms Residential Community

PROJECT NUMBER: PROJ-2025-00106

PROJECT APPLICANT: Borstein Enterprises

ASSESSOR'S PARCEL NUMBERS: 1013-111-01, 1013-111-02, 1013-161-01

PROJECT SITE

The Project site is 24.16 gross acres and consists of three parcels (Assessor's Parcel Numbers (APNs): 1013-161-01, 1013-111-01, and -02). The Project site is located at the southeast corner of Pipeline Avenue and Phillips Boulevard in the southwest portion of the County of San Bernardino, adjacent to the City of Chino, as shown on Figure 1, *Regional Location*, and Figure 2, *Local Vicinity*. The site is depicted on the Ontario quadrangle of the United States Geological Survey's (USGS) 7.5-minute map series within an unsectioned area of Township 1 South, Range 8 West.

The Project site consists of disturbed agricultural land, with an active plant nursery located in the southwest corner and several structures located in the northwest and northeast corners of the site. The northwest corner is developed with a cellular communications tower, an emergency generator, and associated ancillary structures, while the northeast corner is developed with one single-family residence and various ancillary structures such as garages and storage sheds. Topography of the site is relatively level and ranges in elevation from approximately 830 to 846 feet above mean sea level. Existing conditions of the Project site and adjacent uses are shown in Figure 3, *Aerial View*, and Figure 4, *Existing Site Photos*.

Immediately north of the Project Site is Phillips Boulevard followed by single-family residential land uses. To the east of the Project Site is Essex Avenue and single-family residential land uses followed by Norton Avenue. There are also residential land uses adjacent to the south of the Project Site followed by Maple Street. Finally, to the west is Pipeline Avenue followed by single-family residential land uses as well as the Watermark Fellowship Church.

PROJECT DESCRIPTION

The Project consists of the following components:

A **Land Use Category Change** (General Plan Amendment) to change the land use designation for the Project Site from Very Low Density Residential (VLDR) to Special Development (SD).

A **Zoning Amendment** to change the zoning classification for the Project Site from Single Residential (RS-1) to Special Development - Residential (SD-RES).

A **Planned Development Permit** to promote more efficient use of the land and to create a more desirable living environment by providing greater design flexibility than would be possible through the strict application of the standard development regulations applicable to the site.

A **Vesting Tentative Tract Map** (VTTM) to subdivide existing Assessor Parcel Numbers (APNs) 1013-111-01, 1013-111-02, and 1013-161-01 into 91 numbered lots consisting of 90 residential lots for single-family homes and one lot containing the existing cell tower as well as 4 lettered lots for off-site access, parks, and basin. The proposed VTTM also includes the dedication of approximately 35 feet of ROW along Phillips Boulevard to the County which would result in an ultimate ROW of 88 feet. Improvements within this area would include widening the existing westbound lane by approximately 15.5 feet and constructing a new 32-foot-wide eastbound lane. The improvements would also include installation of curb and gutter (eight-inch curb and 24-inch gutter), a 6-foot-wide landscaped parkway buffer, and a 6-foot-wide sidewalk.

Along Pipeline Avenue, the Project would expand the easterly ROW by approximately 25.5 feet, resulting in an ultimate ROW width of 88 feet. Improvements would include widening the existing northbound lane by approximately 14.5 feet and installation of curb and gutter (eight-inch curb and 24-inch gutter). The Project would also dedicate approximately 11 feet of additional ROW to the County to accommodate a 6-foot-wide landscaped parkway buffer and a 6-foot-wide sidewalk along the Project frontage.

Improvements to Essex Avenue would include dedication of approximately 11 feet of ROW to widen the existing approximately 20-foot-wide driveway and roadway segment. Improvements would consist of an additional 6 feet of roadway width, construction of curb and gutter, installation of a 3.5-foot-wide sidewalk, and a 1-foot-wide landscape planter area for climbing vines adjacent to the wall. In addition, the Project would construct a fire department turnaround at the terminus of Essex Avenue to accommodate fire department access and maneuverings.

Separate from the County of San Bernardino discretionary approvals listed above, the City of Chino is responsible for consideration and approval of a Sewer Agreement authorizing connection to and an extension of the City of Chino's sewer system to serve the Project as well as the approval of a City of Chino Encroachment Permit for improvements associated with the proposed off-site sewer facilities within the City of Chino right-of-way.

EIR SCOPE

An Initial Study was prepared for the Project in compliance with CEQA (Public Resources Code Section 21000, et seq.) and the CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Based on the analysis contained in the Initial Study and in light of the whole record before the County, the County in its capacity as the CEQA Lead Agency for the proposed Project has

determined that an EIR shall be prepared to address the Project's potential to result in significant environmental effects to the following environmental considerations: Land Use, Population and Housing, Tribal Cultural Resources, and Utilities. The Initial Study and technical appendices supporting this preliminary determination are available at https://lus.sbcounty.gov/planning-home/environmental/valley-region/.

The EIR will assess the effects of the Project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the Project that may accomplish the Project objectives while lessening or eliminating any potentially significant Project impacts.

OPPORTUNITY FOR PUBLIC REVIEW AND COMMENT

A responsible agency means a public agency other than the lead agency, which has permitting authority or approval power over some aspect of the overall project. This Notice provides a description of the Project and solicits comments from responsible agencies, trustee agencies, federal, state, and local agencies, and other interested parties on the scope and content of the environmental document to be prepared to analyze the environmental impacts of the Project.

Comments received in response to this Notice will be reviewed and considered by the Lead Agency in determining the scope of the EIR. Due to time limits, as defined by CEQA, your response should be sent at the earliest possible date, but no later than thirty (30) days after publication of this Notice. We need to know the views of your agency as to the scope and content of the environmental information that is germane to you or to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the Project.

Public Review Period: October 15, 2026, to November 16, 2026

Please send your responses and comments by November 16, 2026, to Daniel Ruiz, AICP, Associate Planner at Daniel.Ruiz@lus.sbcounty.gov or at the following address:

Daniel Ruiz, AICP, Associate Planner
San Bernardino County
Land Use Services Department – Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187

Document Availability: This Notice of Preparation and the Project's Initial Study can be viewed on the San Bernardino County website at: https://lus.sbcounty.gov/planning-home/environmental/valley-region/. These documents also are available during regular business hours at: San Bernardino County 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.

If you require additional information please contact Daniel Ruiz, AICP, Associate Planner, at (909) 387-3025.

Figure 1: Regional Location

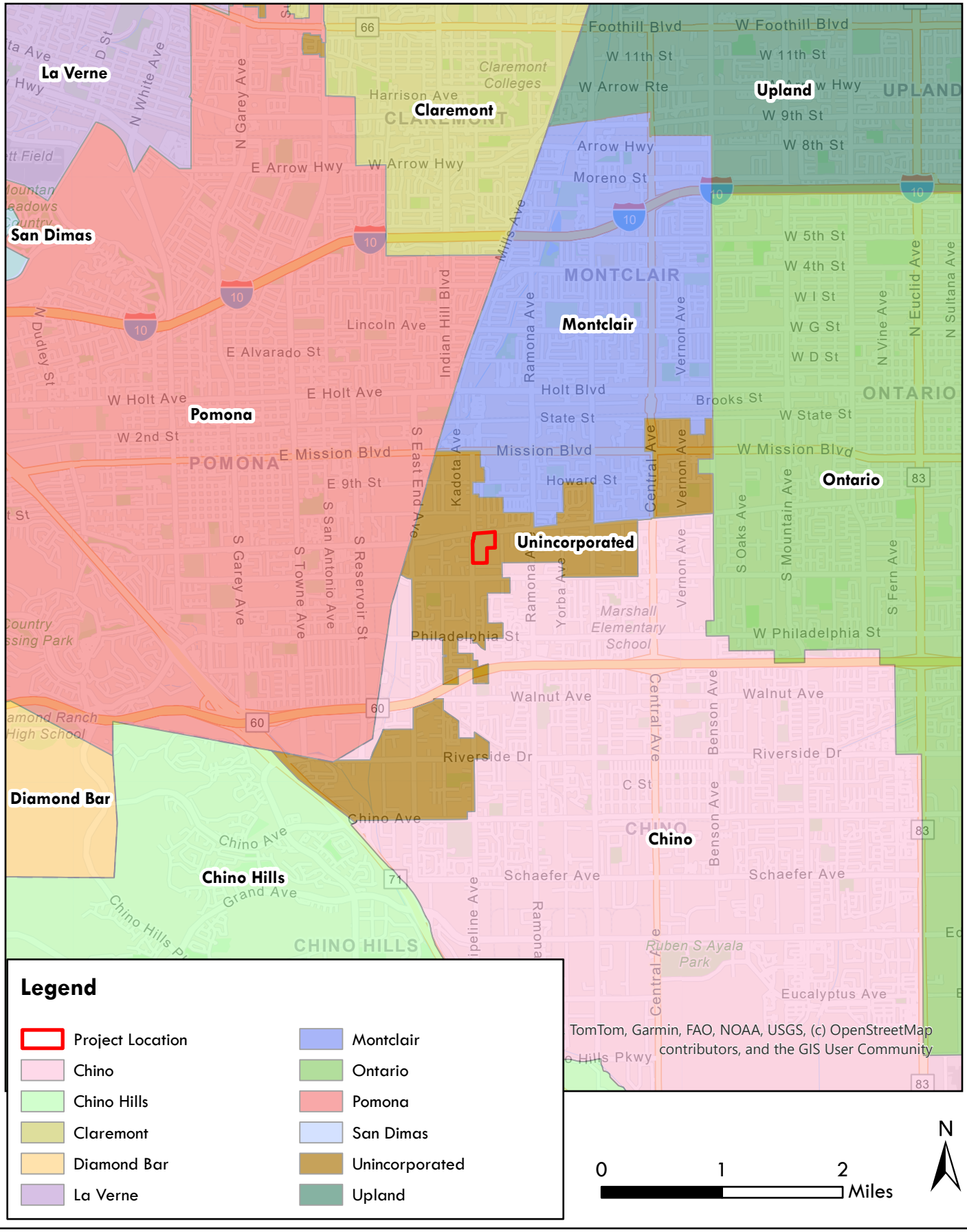
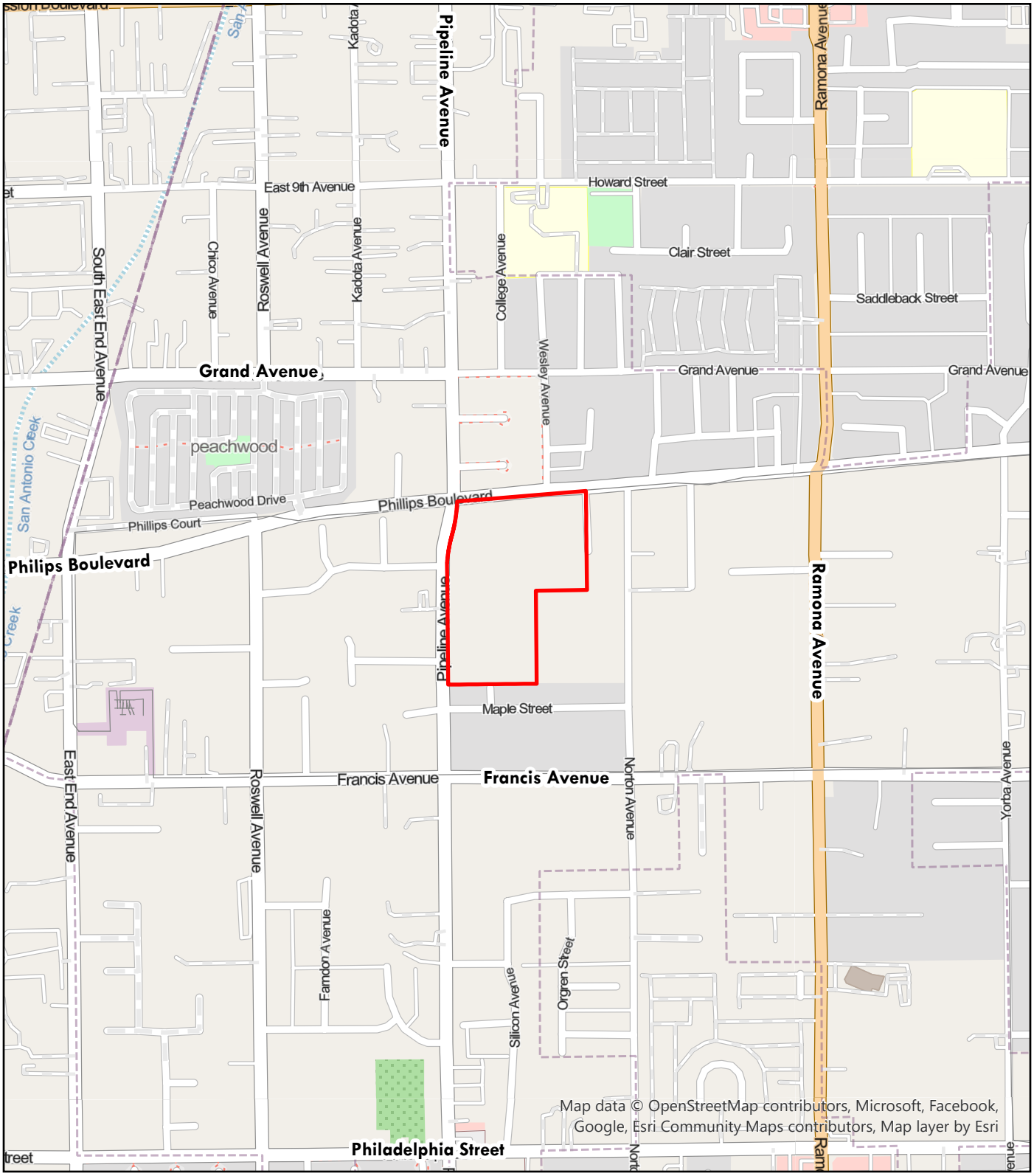


Figure 2: Local Vicinity



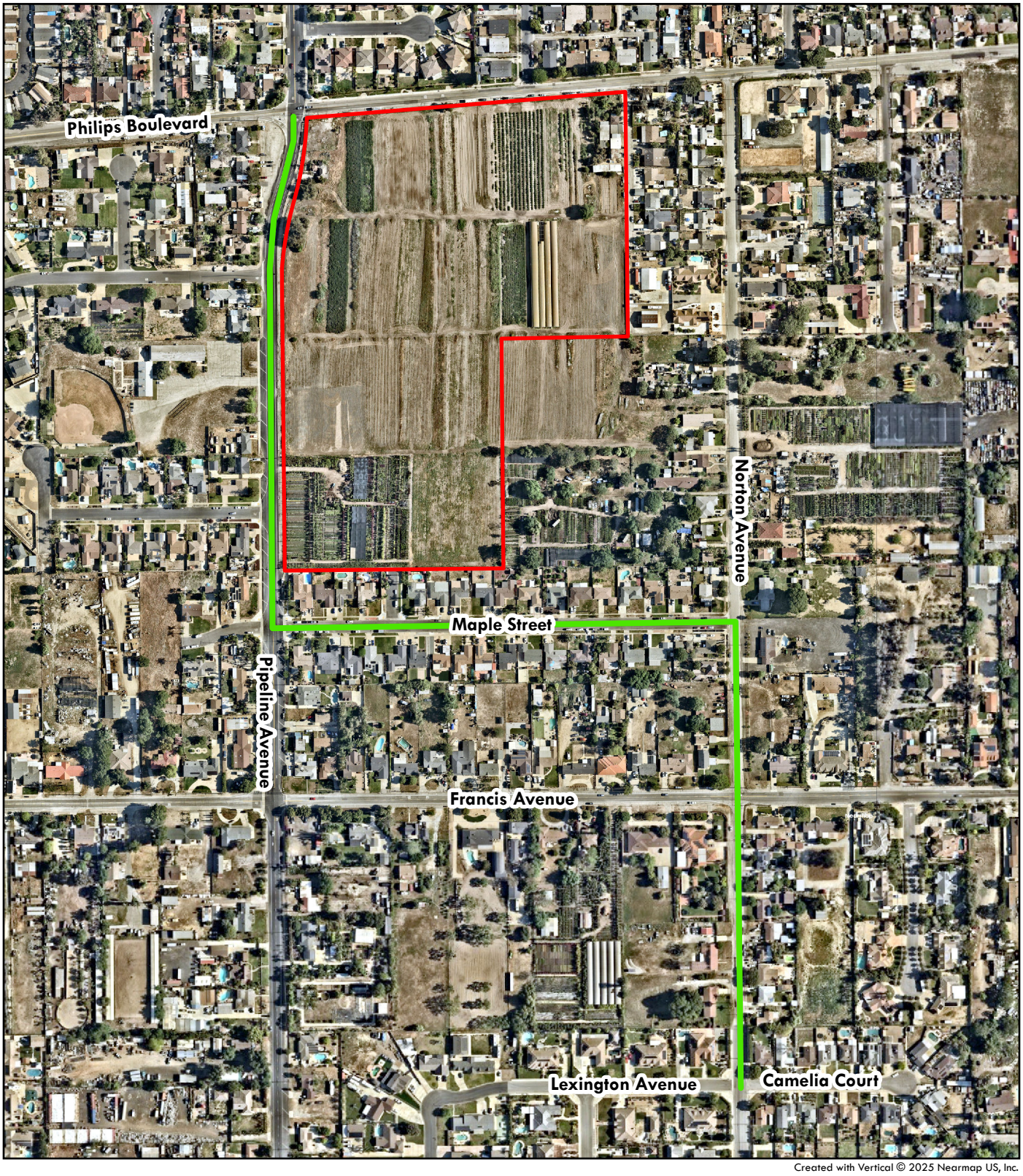
Legend

Project Boundary

0 0.15 0.3 Miles

N

Figure 3: Aerial View



Legend

Project Boundary

Offsite Sewer Improvements

0 400 800 US Feet

N



Photo 1: View of Project site from northwest corner facing east.



Photo 2: View of Project site from northwest corner facing south.



Photo 3: View of Project site from eastern edge facing west.



Photo 2: View of nursery area within the Project site.