Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Nerio Farms Residenital Community

Lead Agency: County of San Bernardino — Contact Person: Daniel Ruiz

Mailing Address: 385 N. Arrowhead Avenue, 1st Floor — Phone: (909)387-3025

City: San Bernardino — Zip: 92415 — County: San Bernardino

Project Location: County: San Bernardino — City/Nearest Community: Chino

Cross Streets: Pipeline Avenue and E Phillips Blvd — Zip Code: 91710

Longitude/Latitude (degrees, minutes and seconds): 34 ° 2 ′ 42.42 ″ N / 117 ° 42 ′ 54.14 ″ W Total Acres: 24.16

Assessor's Parcel No.: 101316101, 101311101, and 101311102 — Section: 34 — Twp.: 1 South — Range: 8 West — Base: SBBM

Within 2 Miles: State Hwy #: 60 — Waterways:

Airports: — Railways: Union Pacific Railroad — Schools: Various Schools within 2 Miles

Document Type:

CEQA: ☒ NOP ☐ Draft EIR — NEPA: ☐ NOI — Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☐ Mit Neg Dec Other: ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☒ Rezone ☐ Annexation
☒ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☒ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☒ Land Division (Subdivision, etc.) ☐ Other:

Development Type:

☒ Residential: Units 90 Acres 24.16
☐ Office: Sq.ft. Acres Employees ☐ Transportation: Type
☐ Commercial: Sq.ft. Acres Employees ☐ Mining: Mineral
☐ Industrial: Sq.ft. Acres Employees ☐ Power: Type MW
☐ Educational: ☐ Waste Treatment: Type MGD
☒ Recreational: Lettered lot for park area ☐ Hazardous Waste: Type
☐ Water Facilities: Type MGD ☒ Other: Lettered lot for off-site access, basin area, and wireless facility

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation
☒ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☒ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☒ Other: Cultural, TCR, Energy, GHG

Present Land Use/Zoning/General Plan Designation:

Disturbed agricultural land and active plant nursery; Wireless Facility/ Single Residential (RS) Zoning/ Very Low Density Residential GPD

Project Description: *(please use a separate page if necessary)*

A General Plan Amendment, Zone Change, Planned Development Permit, and Vesting Tentative Tract Map for the development of 90 residential homes and one (1) cell site lot on approximately 24 acres located at 4103 Phillips Boulevard, Chino, CA (APNs: 1013-111-01, -02, and 1013-161-01). Separate from these County of San Bernardino discretionary approvals, 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

_____	Air Resources Board	_____	Office of Historic Preservation
_____	Boating & Waterways, Department of	_____	Office of Public School Construction
_____	California Emergency Management Agency	_____	Parks & Recreation, Department of
_____	California Highway Patrol	_____	Pesticide Regulation, Department of
_____	Caltrans District # _____	_____	Public Utilities Commission
_____	Caltrans Division of Aeronautics	X	Regional WQCB # 8
_____	Caltrans Planning	_____	Resources Agency
_____	Central Valley Flood Protection Board	_____	Resources Recycling and Recovery, Department of
_____	Coachella Valley Mtns. Conservancy	_____	S.F. Bay Conservation & Development Comm.
_____	Coastal Commission	_____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____	Colorado River Board	_____	San Joaquin River Conservancy
_____	Conservation, Department of	_____	Santa Monica Mtns. Conservancy
_____	Corrections, Department of	_____	State Lands Commission
_____	Delta Protection Commission	_____	SWRCB: Clean Water Grants
_____	Education, Department of	_____	SWRCB: Water Quality
_____	Energy Commission	_____	SWRCB: Water Rights
X	Fish & Game Region # 6	_____	Tahoe Regional Planning Agency
_____	Food & Agriculture, Department of	_____	Toxic Substances Control, Department of
_____	Forestry and Fire Protection, Department of	_____	Water Resources, Department of
_____	General Services, Department of		
_____	Health Services, Department of	_____	Other: _____
_____	Housing & Community Development	_____	Other: _____
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date October 15, 2026 Ending Date November 16, 2026

Lead Agency (Complete if applicable):

Consulting Firm: EPD Solutions, Inc.
Address: 3333 Michelson Drive, Suite 500
City/State/Zip: Irvine, CA, 92612
Contact: Megan Rupard
Phone: (949)267-8407

Applicant: Bornstein Enterprises
Address: 11726 San Vicente Blvd., Suite 300
City/State/Zip: Los Angeles, California, 90049
Phone: (310)582-1991 ext. 203

Signature of Lead Agency Representative: _____ **Date:** 10/15/26

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.