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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Nerio Farms Residential Community

Lead Agency: County of San Bernardino

Contact Name: Daniel Ruiz, AICP - Associate Planner

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Project Location: Chino (Unincorporated) San Bernardino
City *County*

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The following environmental factors will be potentially affected by this project and involve at least one impact that is a "Potentially Significant Impact": Utilities/Service Systems, Land Use/Planning, Population/Housing, Tribal Cultural Resources, and Mandatory Findings of Significance.

Related to Utilities and Service Systems, the topic of sanitary sewer infrastructure will be further evaluated in the Environmental Impact Report (EIR) to determine the impacts associated with the capacity of existing sewer facilities, or the required expansion of existing facilities. Potentially significant impacts related to Land Use/Planning may occur due to increasing the allowed density of the Project Site and will also be evaluated further in the EIR. The Project includes an off-site sewer extension that could increase infrastructure capacity in the surrounding area and potentially facilitate additional development in the area. Removing an existing constraint to growth has the potential to indirectly induce population growth (Population/Housing) and this impact will be evaluated further in the EIR. Potentially significant impacts related to Tribal Cultural Resources have been identified which shall be evaluated further in the EIR. Related to the Mandatory Findings of Significance, potentially significant impacts are also anticipated and will be further evaluated in the EIR. Mitigation measures are incorporated to reduce potential impacts to less than significant related to Air Quality, Biological Resources, Cultural Resources, Paleontological Resources, and Noise.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

5 public comments were received for the project which raised the issues of overbuilding the area, impacts on surrounding roads, increased parking constraints, graffiti at the site, traffic accidents in the vicinity, impacts on wildlife, impacts on the natural habitat in the area, pedestrian safety, sidewalk availability, as well as issues related to the orientation of the proposed homes.

Provide a list of the responsible or trustee agencies for the project.

Responsible agencies:
Local Agency Formation Commission (LAFCO) for San Bernardino County
City of Chino
Ontario International Airport - Inter Agency Collaborative (ONT-IAC)
South Coast Air Quality Management District (SCAQMD)
Santa Ana Regional Water Quality Control Board

California Department of Fish and Wildlife (CDFW)