

San Bernardino County  
Land Use Services Department  
Planning Division

385 North Arrowhead Avenue, 1<sup>st</sup> Floor • San Bernardino, CA 92415  
Phone Number (909)387-8311 • Fax Number (909) 387-3223

## NOTICE OF PREPARATION AND NOTICE OF PUBLIC SCOPING MEETING

**FROM:** San Bernardino County Land Use Services Department  
385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0187

**TO:** Responsible Agencies and Interested Parties

**DATE:** June 1, 2021

**SUBJECT:** Notice of Preparation of a Draft Environmental Impact Report and Scoping meeting

The County of San Bernardino, as the lead agency under the California Environmental Quality Act (CEQA), will be coordinating the preparation of an Environmental Impact Report (EIR) for the proposed Yorba Villas Project. The County is requesting identification of environmental issues and information that you or your organization believes should be considered in the EIR.

**Project Title:** Yorba Villas Residential Project EIR

**Project Number:** PROJ-2021-00008

**Project Applicant:** Yorba Villas, LLC

**Project Location:** 4570 FRANCIS AVE, UNICORPORATED CHINO , CA 91710

**Project Description:** A POLICY PLAN AMENDMENT FROM VERY LOW DENSITY RESIDENTIAL (VLDR) TO LOW DENSITY RESIDENTIAL (LDR) AND A ZONING DISTRICT CHANGE FROM SINGLE RESIDENTIAL- 1 ACRE MINIMUM (RS-1) TO SINGLE RESIDENTIAL (RS) FOR A PROPOSED 45 UNIT PLANNED DEVELOPMENT ON 13.35 GROSS ACRES, CONSISTING OF THE SUBDIVISION OF TWO LOTS INTO FORTY-FIVE (45) OWNERSHIP LOTS AND TWO (2) COMMON LOTS LOCATED AT 4570 FRANCIS AVENUE IN THE UNICORPORATED AREA OF CHINO.

The proposed project includes 45 residential lots and 2 lettered lots (non-residential) to accommodate the development of 45 single-family home gated community with extensive landscaping. The lettered lots will provide for a landscaped water quality and detention basin and park, and an emergency vehicle access driveway to Yorba Avenue.

The landscaped detention basin and park are located at the corner of Francis and Yorba to soften the intersection. The park will be private and include standard park amenities and maintained by the HOA. This detention basin will be screened with landscaping with a flat bottom basin seeded with native plants and grasses.

The minimum lot size is 7,861 square feet and the maximum lot size is 13,838 square feet and the average lot size is 8,533 square feet. There are three main housing plans: Plan 1 contains 2,820 livable square feet and Plan 2 contains 3,062 livable square feet, and Plan 3 contains 3,100 livable square feet. Each plan has three architectural elevation options: Hacienda Ranch, California Ranch, and Spanish Colonial.

**Potential Environmental Effects:** An EIR will be prepared to evaluate the Project's potential environmental impacts and analyze project alternatives. The topic areas to be analyzed in detail in the EIR are Aesthetics, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Tribal Cultural Resources, and Cumulative Impacts. The EIR will evaluate the Project's consistency with applicable zoning and regulations governing scenic quality and potential impacts from light and glare. The EIR will evaluate the Project's potential to conflict with any land use plan, policy, or regulation. The EIR will also evaluate the Project's potential to result in noise from construction and operation activities that could affect nearby sensitive receptors. The EIR will evaluate the Project's potential to affect any species identified as a candidate, sensitive, or special status, riparian habitat or other sensitive natural community, federally protected wetlands, or wildlife movement. The EIR will also identify if there are any archaeological, historic, or paleontological resources onsite that could be adversely affected by Project. The potential for the Project to affect the existing drainage patterns of the site or to affect water quality for downstream waters will also be evaluated in the EIR.

**Public Review Period:** June 1, 2021 to July 5, 2021.

**Responses and Comments:** Please send your responses and comments by July 5, 2021 to Steven Valdez, Senior Planner at [Steven.Valdez@lus.sbcounty.gov](mailto:Steven.Valdez@lus.sbcounty.gov) or at the following address:

Steven Valdez, Senior Planner  
County of San Bernardino  
Land Use Services Department – Planning Division  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0187

## Notice of Scoping Meeting:

Pursuant to State CEQA Guidelines Section 15082(c) (Notice of Preparation and Determination of Scope of EIR), the County will conduct a scoping meeting for the purpose of soliciting comments of adjacent cities, responsible agencies, trustee agencies, and interested parties requesting notice as to the appropriate scope and content of the Draft EIR. Due to the ongoing pandemic and in an effort to slow the spread of covid-19, the Project will have a virtual scoping meeting. The date and meeting details are as follows:

**Date:** Wednesday, June 16, 2021  
**Time:** 6:00 PM – 8:00 PM (Pacific Standard Time)  
**Place:** Via Zoom [<https://us06web.zoom.us/j/86337876786>]



## Document Availability: *Notice of Preparation*

This Notice of Preparation can be viewed on the County of San Bernardino website at: <http://cms.sbcounty.gov/lus/Planning/Environmental/Valley.aspx>. Due to the Governor's Executive Order N-54-20, the NOP will not be available at a physical location. If unavailable on the website, you may obtain the document in electronic format by telephoning the Land Use Services Department at either (909) 601-4743, or by emailing Senior Planner, Steven Valdez at [Steven.Valdez@lus.sbcounty.gov](mailto:Steven.Valdez@lus.sbcounty.gov). To request a PDF version of the document from the Land Use Services Department database, please reference the project number above.

If you require additional information please contact Steven Valdez, Senior Planner, at (909) 601-4743.