

# 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 #: 2021060049

Project Title: Yorba Villas Residential Project

Lead Agency: County of San Bernardino

Contact Name: Steven Valdez

Email: Steven.valdez@lus.sbcounty.gov Phone Number: (909) 601-4743

Project Location: Chino San Bernardino  
*City* *County*

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

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 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 (DU/acre) to Low Density Residential (LDR) which allows for a maximum of 5 DU/acre. The Zone Change would be from Single Residential 1-acre Minimum (RS-1) to Single Residential (RS) which allows for 4 DU/acre. 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. The purpose is to allow for innovation in site planning and other aspects of project design, and more effective design responses to site features, uses on adjoining properties, and environmental impacts than the Development Code standards would produce without adjustment. The County expects each PDP project to be of obvious, higher quality than conventional design standards.

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

Impacts to biological resources would be less than significant with a mitigation measure requiring construction occurring outside of the general bird nesting season and a pre-construction survey of potential nesting habitat. Impacts to cultural resources would be less than significant with mitigation by retaining an archaeologist for on-call services and consult with the County and Gabrieleno Band of Mission Indians Kizh-Nation in the event an archaeological deposit is encountered. Impacts to paleontological resources would be less than significant with a mitigation measure requiring a qualified paleontologist to be retained to provide services for the Project and a Paleontological Resources Impact Mitigation Plan (PRIMP). Impacts to hazardous resources would be less than significant with a mitigation measure requiring a Site Management Plan (SMP) to be prepared by a qualified hazardous materials consultant. Impacts to tribal cultural resources would be less than significant with mitigation by retaining a Native American monitor from the Gabrieleno Band of Mission Indians Kizh-Nation.

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

During the NOP's public review process multiple comments were submitted raising concerns regarding the Project's potential impacts on flooding, noise, and traffic.

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

State Water Quality Control Board - Santa Ana Region  
South Coast Air Quality Management District  
Local Agency Formation Commission for San Bernardino County