

Notice of Availability of a Draft Environmental Impact Report and Notice of Public Hearing to Provide Comments on the Draft EIR

The Draft Environmental Impact Report (DEIR) (SCH #2021060576) for the Shady View Residential Project (project) is now available for review. Public comment on this document is invited for a 45-day period from May 27 through July 11, 2022. More information is provided below.

PROJECT LOCATION: The project site is approximately 130 acres in area and is located in the southeastern portion of the City of Chino Hills at the southern termini of Shady View Drive and Via La Cresta, south of the existing South Trail residential development. The project site is roughly rectangular, with a square cut-out parcel in the northeast portion of the site that is not part of the project site. The project site is located east of Chino Hills State Park, and west of State Route 71 (SR-71). The City's corporate boundary and the San Bernardino County/Riverside County boundary are adjacent to the east of the project site.

PROJECT DESCRIPTION: The project proposes the development of a single-family residential subdivision. The proposed subdivision would consist of 159 single-family residential homes, a community recreation center, private interior streets, debris basins, utility infrastructure, and other associated improvements. Additionally, the project includes approximately 80.8 acres of homeowners' association-maintained open space. The proposed project is designed to be consistent with the City of Chino Hills General Plan and Chino Hills Zoning Code. The existing General Plan land use designation is split between two residential land uses, Agriculture Ranch and Low Density Residential. In addition, the zoning for the property is split between two residential zoning districts, R-S Low Density Residential and R-A Agriculture/Ranches. The location of the split occurs at the same location for both land use and zoning. As proposed, all residential development would occur in the Low-Density Residential land use designated, R-S zoned portion of the site. The project consists of four main components: (1) residential development; (2) oil tank removal and construction; (3) amenities and open space; and (4) access, circulation, and parking.

Approval of the following entitlements is necessary for the project to proceed:

Lead Agency Approvals – City of Chino Hills

1. Certification of EIR
2. Tentative Tract Map
3. Residential Design Review
4. Conditional Use Permit (for relocation of oil facilities)

Responsible Agency Approvals

1. Clean Water Action Section 404 Permit (US Army Corps of Engineers)
 2. Clean Water Act Section 401 Water Quality Certification (Santa Ana Regional Water Quality Control Board)
 3. Fish and Game Code Section 1602 Streambed Alteration Agreement (California Department of Fish and Wildlife)
 4. NPDES Construction Activities Storm Water General Permit (Santa Ana Regional Water Quality Control Board)
 5. California Department of Toxic Substances Control (cleanup and remediation of existing on-site hazardous materials)
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SIGNIFICANT IMPACTS: The Draft EIR identifies potentially significant impacts in the following California Environmental Quality Act (CEQA) environmental issue areas: air quality, biological resources, cultural and tribal cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, transportation, and wildfire. As described in the DEIR all but one of these impacts can be fully mitigated, with one impact remaining significant and unavoidable (transportation effects regarding Vehicle Miles Traveled [VMT]).

HAZARDOUS MATERIALS/WASTE ON SITE: The project site is listed on one State data base compiled pursuant to California Government Code Section 65962.5. The property is listed under the California Department of Toxic Substances Control (DTSC)'s Site Cleanup Program for voluntary removal of on-site soil contamination associated with historic oil production activities.

ADDRESS WHERE COPY OF DRAFT EIR IS AVAILABLE: The Draft EIR and other project materials are now available for public review and download on the City of Chino Hills website at <https://www.chinohills.org/1779/Shady-View-Trumark-Homes> Printed copies of the document are available for public review at the following locations during normal business hours:

City of Chino Hills
Community Development Department
14000 City Center Drive
Chino Hills, CA 91709

James S. Thalman
Chino Hills Branch Library
14020 City Center Drive
Chino Hills, CA 91709

PUBLIC REVIEW PERIOD FOR THE DRAFT EIR: May 27, 2022 to July 11, 2022

All comments on the Draft EIR must be received by the City no later than 5:00pm on July 11, 2022 to be considered in the Final EIR. Pursuant to Section 15088a of the CEQA Guidelines, late comments will be considered only at the City's discretion. Comments must be directed to:

Ryan Gackstetter, Senior Planner
City of Chino Hills
Community Development Department
14000 City Center Drive
Chino Hills, CA 91709
rgackstetter@chinohills.org

PUBLIC HEARING: Notice is hereby given that the City of Chino Hills Planning Commission will conduct a public hearing on Tuesday, June 21, 2022, and on Tuesday, August 16, 2022, to consider the project applications and solicit input and comments from public agencies and the general public on the Draft EIR for the Shady View Residential Project. **These hearings will be held at the City of Chino Hills Council Chambers, located at 14000 City Center Drive, Chino Hills, CA 91709.** There will be no transcription of oral comments at these meetings. Comments received will be summarized by staff for inclusion in the Final EIR. Those who wish to have their verbatim comments incorporated in the Final EIR must submit their comments in writing.

If you have any questions regarding this notice, please contact Ryan Gackstetter, Senior Planner, at rgackstetter@chinohills.org. Meeting facilities are accessible to persons with disabilities. By request, alternative agenda document formats are available to persons with disabilities. To arrange an alternative agenda document format or to arrange aid or services to modify or accommodate persons with a disability to participate in a public meeting, contact the City Clerk by calling (909) 364-2620.

NOTICE REGARDING CHALLENGES TO DECISIONS

Pursuant to all applicable laws and regulations, including without limitation, California Government Sections 65009, 66020, and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice, or in written correspondence delivered to the city at, or prior to, this public hearing.