

**NOTICE OF PREPARATION AND SCOPING MEETING
DRAFT SUBSEQUENT PROGRAM ENVIRONMENTAL IMPACT REPORT
CHINO HILLS GENERAL PLAN UPDATE AND ZONING MAP AMENDMENT PROJECT
SCH No. 2013051082**

DATE: October 28, 2022

TO: Responsible Agencies, Trustee Agencies, and Interested Parties

PROJECT NAME: Chino Hills General Plan Update and Zoning Map Amendment Project

LEAD AGENCY: City of Chino Hills
Contact: Michael Hofflinger, Planning Manager
Community Development Department
14000 City Center Drive
Chino Hills, California 91709

PROJECT ADDRESS: City of Chino Hills citywide, and nine specific sites: The Shoppes II (APN 1022-021-30, and -31), Park Overflow (APN 1032-221-05), Los Serranos Golf Course (APN 1028-351-01), Western Hills Golf Course (APN 1031-011-40), Wang (High Density) (APN 1030-041-03, 04 & 1017-251-05), Shoppes (APN 1022-021-49), Commons (APN 1025-481-03, 04 & 1025-461-06), Canyon Estates (APN 1017-251-14), and Wang (Medium Density) (APN 1030-041-03).

PUBLIC COMMENT PERIOD: **October 28-November 28, 2022**

SCOPING MEETING: November 10, 2022, 6-8 p.m.; at the City of Chino Hills McCoy Equestrian Center, 14280 Peyton Drive, Chino Hills, CA 91709

SUBJECT: Notice of Preparation for Draft Subsequent Environmental Impact Report and Scoping Meeting for the Chino Hills General Plan Update and Zoning Map Amendment Project

The City of Chino Hills (City) is preparing a Subsequent Program Environmental Impact Report (SPEIR) for the proposed Chino Hills General Plan Update Project (Project). Pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines, the SPEIR will update the information, analysis and findings contained in the City of Chino Hills Final Program EIR General Plan Update (February 24, 2015) (Previous PEIR), which evaluated the potential impacts associated with the City's 2015 General Plan Update. The 2015 PEIR can be accessed at the link below.

<https://www.chinohills.org/DocumentCenter/View/11274/Final-Program-EIR---General-Plan-CC-Final-2-24-15-4-22-no-appendices?bidId=>

In accordance with CEQA Section 15082, the City has prepared this Notice of Preparation for the SPEIR to provide the public, nearby residents and property owners, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects. The SPEIR will be prepared by outside consultants under the supervision of the City of Chino Hills Community Development Department.

PROJECT LOCATION: The Project is located in the City of Chino Hills (see Figure 1, Project Location Map). The Project would update General Plan land use and Zoning designations on nine sites (see Figure 2, Proposed General Plan Amendment and Rezone Sites) and update General Plan Elements which affect the entire City. Specific parcels or portions of parcels proposed for either a General Plan amendment, rezoning, or both include: The Shoppes II (APN 1022-021-30, and -31), Park Overflow (APN 1032-221-05), Los Serranos Golf Course (APN 1028-351-01), Western Hills Golf Course (APN 1031-011-40), Wang (High Density) (APN 1030-041-03, 04 & 1017-251-05), Shoppes (APN 1022-021-

49), Commons (APN 1025-481-03, 04 & 1025-461-06), Canyon Estates (APN 1017-251-14), and Wang (Medium Density) (APN 1030-041-03). See Figure 2 for the precise locations of each of the nine sites.

PROJECT DESCRIPTION: The Project is an update of the General Plan to accommodate land use changes promulgated by the Chino Hills 2021-2029 Housing Element, adopted August 16, 2022; to address other changes to the General Plan required by state law; and to incorporate contemporary General Plan information regarding existing conditions and applicable planning documents.

Provisions of the Housing Element require amendments to General Plan land use designations and Zoning maps on the designated Regional Housing Needs Assessment (RHNA) sites, which includes revisions to the Land Use Element and Land Use Map of the City of Chino Hills General Plan, incorporating the land use changes for the nine RHNA sites, shown in Figure 2 below. The Housing Element also necessitates rezoning of the designated RHNA sites; therefore, the Project includes changes to the Zoning Map and Chapter 16.02, General Provisions and Definitions, of the Chino Hills Municipal Code. Table 1, below, lists the existing and proposed General Plan Land Use Map and Zoning Map land use designations for the nine RHNA sites.

Table 1
Proposed General Plan Amendment and Rezone Sites

Map ID	Name	Site Acreage	Current General Plan	Proposed General Plan	Current Zoning	Proposed Zoning	Realistic Site Density Capacity	Unit Count Based on Site Capacity Density
1	Shoppes II	8.0	High Density Residential	Very High Density Residential Housing Overlay	SP 04-01	SP 04-01/ Very High Density Residential Housing Overlay	93.0	744
2	Park Overflow	1.8	Public Park	Very High Density Residential Housing Overlay	SP 04-01	SP 04-01/ Very High Density Residential Housing Overlay ^a	27.8	50
3	Los Serranos Golf Course: PA IV PA V	12.6	Commercial Recreation	Very High Density Residential Housing Overlay	CR	Very High Density Residential Housing Overlay	25.0	315
		8.6						217
4	Western Hills Golf Course	8.3	Commercial Recreation	Very High Density Residential Housing Overlay	CR	Very High Density Residential Housing Overlay	20.0	166
5	Wang	7.3	Rural Residential	Very High Density Residential Housing Overlay	RR	Very High Density Residential Housing Overlay	20.3	148

Table 1
Proposed General Plan Amendment and Rezone Sites

Map ID	Name	Site Acre age	Current General Plan	Proposed General Plan	Current Zoning	Proposed Zoning	Realistic Site Density Capacity	Unit Count Based on Site Capacity Density
6	The Shoppes	5.7	Commercial	Mixed Use Housing Overlay	SP 04-01	SP 04-01 / Mixed Use Housing Overlay	46.8	267
7	The Commons	9.0	Commercial	Mixed Use Housing Overlay	SP -06-01	SP -06-01/ Mixed Use Housing Overlay	33.3	300
Subtotal Lower Income Sites Requiring Rezoning								2,207
8	Canyon Estates	13.3	Agriculture/Ranches	Medium Density Residential Housing Overlay	PD 19-161	Medium Density Residential Housing Overlay	12.0	160
9	Wang	30.5	Rural Residential	Medium Density Residential Housing Overlay	RR	Very High Density Residential Housing Overlay	9.0	275
Subtotal Moderate Income Sites Requiring Rezoning								435
Total Units Requiring Rezoning								2,642
<i>Notes:</i> RR = Rural Residential; up to 2 du/ac CR = Commercial Recreation SP-04-01 = The Shoppes at Chino Hills Specific Plan SP-06-01 = The Commons at Chino Hills Specific Plan RR = Rural Residential CR = Commercial Recreation PD 19-161 = Canyon Estates Planned Development <i>Source:</i> City of Chino Hills 2021-2029 Housing Element, Appendix B: Candidate Site Analysis Planning Period 2021-2029, Table B-2 Lower Income Housing Sites by Site No., Name, Units and Acres – 6th Cycle RHNA, Units; Table B-3 Lower Income RHNA Allocation Site Detail; Table B-4 Moderate Income Housing Sites by Site No., Name, Units and Acres – 6th Cycle RHNA; City of Chino Hills General Plan Map and Zoning Map.								

In addition to the Housing and Land Use Element updates, the City is required to make other changes to the General Plan in response to recent State legislation. To comply with Senate Bill (SB) 379, Assembly Bill (AB) 2140, and SB 1241, the Project updates the Safety Element to include new goals and policies for wildland and urban fire hazards, flood hazards, and climate change adaptation and resiliency strategies. In 2022, the City recently adopted Transportation Study Guidelines for Vehicle Miles Traveled. These Guidelines would be incorporated into the General Plan Circulation Element as part of the Project. In 2020, the City Parks and Recreation Commission approved a new Parks and Recreation Master Plan that would be incorporated into the Parks, Recreation and Open Space Element.

The Project also includes updates to the remaining General Plan Chapters: Conservation; Noise and Economic Development. Updates of these chapters address changed conditions and updated City plans and policies.

To ensure consistency, the Project also includes a Zoning Map amendment to incorporate the changes promulgated by the proposed General Plan Land Use Map, and, by reference, the Parks and Recreation Master Plan as its recommendations are incorporated in the Parks, Recreation and Open Space Element.

REQUESTED APPROVALS: The list below includes the anticipated requests for approval of the Project.

- Certification of the SEIR;
- Adoption of General Plan and Land Use Map Update (22GPA02)
- Amendment of Zoning Map (22ZC02)
- Adoption of changes to the Definitions sections of Chino Hills Municipal Code Amendment Chapter 16.02 (22MCA03)
- Specific Plan 04-01 6th Amendment to change the land use designations for Sites 1, 2 and 6, listed in Table 1, above
- Specific Plan 06-01 1st Amendment to change the land use designations for Site 7, listed in Table 1, above
- Approval of the Parks and Recreation Master Plan.

SUBSEQUENT EIRS AND NEGATIVE DECLARATIONS: Pursuant to CEQA Section 15162, an SPEIR is being prepared for the Project because the City has determined that the General Plan Update will require substantial changes to the Previous EIR. The SPEIR will follow the format of the Previous EIR, excluding topics related to Agriculture and Minerals for which the City was previously found to have no resources of statewide or regional importance. The SPEIR follows the contemporary CEQA checklist, adding topics related to Energy, Wildfire and Tribal Cultural Resources, which were not included in the Previous PEIR.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT: The proposed Project could have potentially significant environmental impacts in the following topic areas, which will to be addressed in the EIR: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.

PUBLIC SCOPING MEETING: Public Scoping Meeting will be held in an open house format at the McCoy Barn to share information regarding the Project and the environmental review process and to receive oral and written comments regarding the scope and content of the environmental analysis to be addressed in the SEIR. City staff, and environmental consultants will be available. The City encourages all interested individuals and organizations to attend this meeting. The date, time, and location of the public scoping meeting are:

Date: November 10, 2022

Time: 6:00 pm to 8:00 pm

Location: City of Chino Hills McCoy Equestrian Center, 14280 Peyton Drive, Chino Hills, CA 91709

FILE REVIEW AND SUBMITTING COMMENTS: The enclosed materials reflect the scope of the Project. Project information is available for public review at the City of Chino Hills, Community Development Department public

counter, 14000 City Center Drive, Chino Hills, California 91709, during office hours Monday – Thursday, 7: :30 A.M. – 5:00 P.M., and Friday, 7:30 A.M. - 4:00 P.M. A copy of this notice may be viewed at the public counter or online at <https://www.chinohills.org/124/General-Plan> by clicking on the “General Plan Update SPEIR” tab, then “Notice of Preparation & Public Scoping Meeting”.

The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. **Written comments must be submitted to this office by November 28, 2022.**

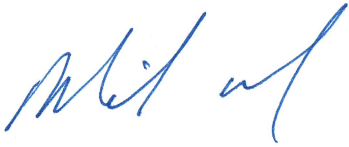
Please direct your comments to:

Mail: Michael Hofflinger, Planning Manager
City of Chino Hills
Community Development Department
14000 City Center Drive
Chino Hills, California 91709

E-mail: mhofflinger@chinohills.org

Phone: 909-364-2777

Sincerely,
Community Development Department

A handwritten signature in blue ink, appearing to read 'Michael Hofflinger', is written over a faint, larger blue ink signature that is partially obscured.

Michael Hofflinger, Planning Manager

Attachments:

Figure 1 – Project Location Map

Figure 2 - Proposed General Plan Amendment and Rezone Sites



General Plan Amendment/Rezone Sites

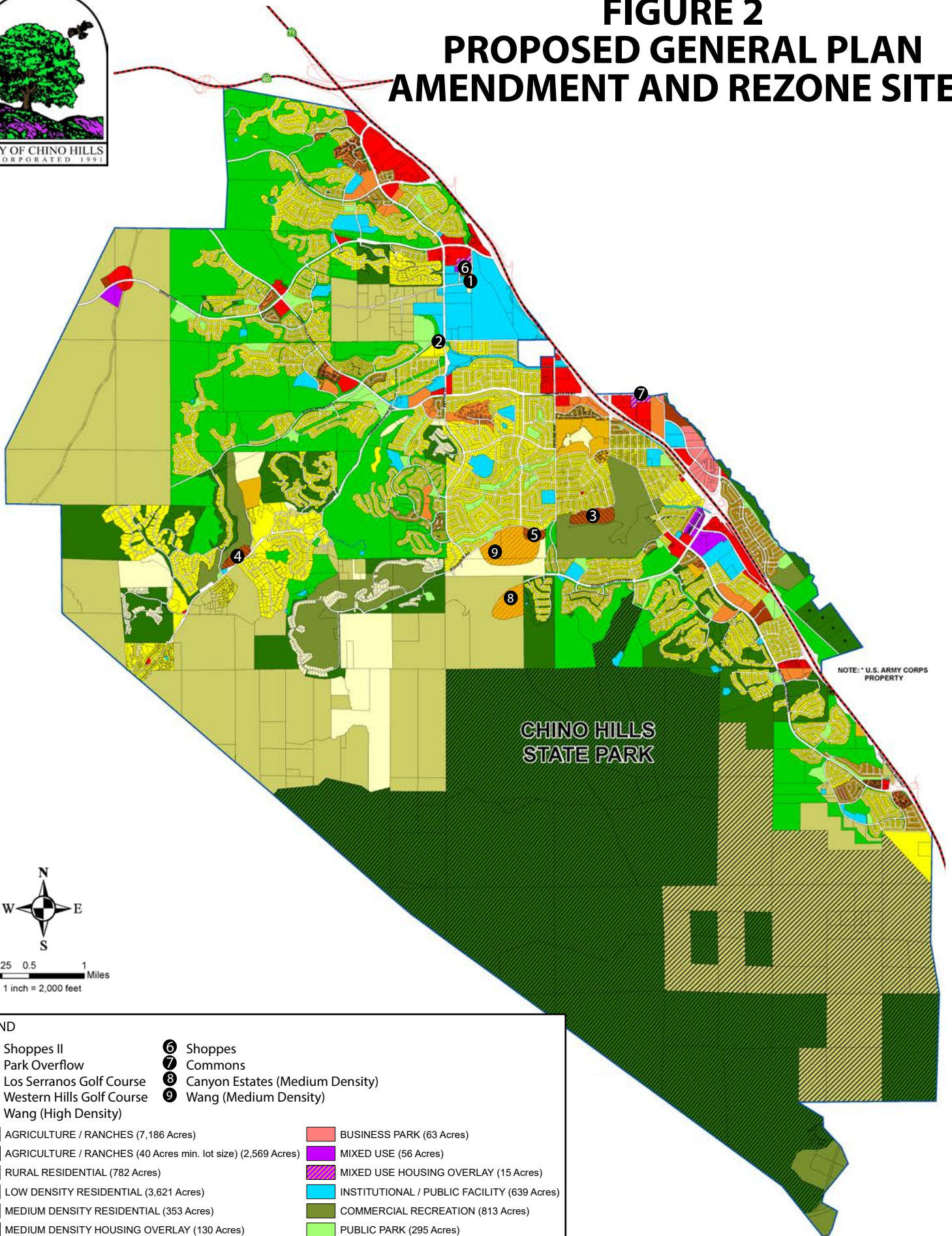
- 1 Shoppes II
- 2 Park Overflow
- 3 Los Serranos Golf Course
- 4 Western Hills Golf Course
- 5 Wang (High Density)
- 6 Shoppes
- 7 Commons
- 8 Canyon Estates (Medium Density)
- 9 Wang (Medium Density)

Source: OpenStreetMaps, 2022.





FIGURE 2 PROPOSED GENERAL PLAN AMENDMENT AND REZONE SITES



0 0.25 0.5 1 Miles
1 inch = 2,000 feet

LEGEND

- | | |
|--|---|
| ① Shoppes II | ⑥ Shoppes |
| ② Park Overflow | ⑦ Commons |
| ③ Los Serranos Golf Course | ⑧ Canyon Estates (Medium Density) |
| ④ Western Hills Golf Course | ⑨ Wang (Medium Density) |
| ⑤ Wang (High Density) | |
| AGRICULTURE / RANCHES (7,186 Acres) | BUSINESS PARK (63 Acres) |
| AGRICULTURE / RANCHES (40 Acres min. lot size) (2,569 Acres) | MIXED USE (56 Acres) |
| RURAL RESIDENTIAL (782 Acres) | MIXED USE HOUSING OVERLAY (15 Acres) |
| LOW DENSITY RESIDENTIAL (3,621 Acres) | INSTITUTIONAL / PUBLIC FACILITY (639 Acres) |
| MEDIUM DENSITY RESIDENTIAL (353 Acres) | COMMERCIAL RECREATION (813 Acres) |
| MEDIUM DENSITY HOUSING OVERLAY (130 Acres) | PUBLIC PARK (295 Acres) |
| HIGH DENSITY RESIDENTIAL (310 Acres) | PRIVATE OPEN SPACE (1,459 Acres) |
| VERY HIGH DENSITY RESIDENTIAL (34 Acres) | PUBLIC OPEN SPACE (3,186 Acres) |
| VERY HIGH DENSITY HOUSING OVERLAY (69 Acres) | CHINO HILLS STATE PARK (7,325 Acres) |
| COMMERCIAL (419 Acres) | |