



Notice of Availability of a Draft Program Environmental Impact Report for General Plan and Zoning Map/Code Update

The Draft Program Environmental Impact Report (DPEIR) (SCH #2013051082) for the General Plan and Zoning Map/Code update (project) is now available for review. Public comment on this document is invited for a 45-day period from January 13, 2025, through March 3, 2025. More information is provided below.

PROJECT LOCATION: The project proposes to rezone 11 Housing Element sites located throughout the city. The sites are as follows: Site 1 – Shoppes II (APN 1022-021-30,31), Site 2 – Park Overflow (APN 1032-221-05), Site 3 & 11 – Los Serranos Golf Course (APN 1028-351-01), Site 4 – Western Hills Golf Course (APN 1031-011-40), Site 5 & 9 – Wang Property (APN 1030-041-03,04), Site 6 – The Shoppes (APN 1022-021-49), Site 7 – The Commons (APN 1025-471-06, 07, 1025-461-04, 06, 1025-481-03, 04), Site 8 & 10 – Canyon Estates (APN 1017-251-09, 14). The zoning code amendments are city-wide.

PROJECT DESCRIPTION: The project proposes to update the General Plan and Zoning Maps to implement the recently certified Housing Element. The project also includes updating the corresponding elements to implement the Housing Element: Land Use; Circulation; Conservation; Parks, Recreation, and Open Space; Noise; and Economic Development. In addition, a comprehensive update to the Safety Element is proposed for consistency with recent State legislation. Also, the project proposes to amend two Specific Plans to incorporate housing sites identified in the Housing Element. Lastly, the project proposes to amend Chapter 16.02 General Provisions and Definitions, 16.04 Zoning Districts Designated, 16.11 Multi-Family Ownership Housing and Conversion to Condominium, 16.34 Parking and Loading, 16.58 Administrative Procedures, and add Chapter 16.05 Objective Design Standards, and 16.15 Housing Priority Districts.

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

Lead Agency Approvals – City of Chino Hills

1. Certification of PEIR
2. General Plan Amendment
3. Zoning Map/Code Amendment
4. Specific Plan Amendments

SIGNIFICANT IMPACTS: The Draft PEIR identifies potentially significant impacts in the following California Environmental Quality Act (CEQA) environmental issue areas: Air Quality, Biological Resources, Noise, and Transportation. As described in the DPEIR, all but one of these impacts can be fully mitigated, with two impacts remaining significant and unavoidable (transportation effects regarding Vehicle Miles Traveled [VMT] and Air Quality).

ADDRESS WHERE COPY OF DRAFT EIR IS AVAILABLE: The Draft PEIR and other project materials are now available for public review and download on the City of Chino Hills website at <https://www.chinohills.org/124/General-Plan>.

PUBLIC REVIEW PERIOD FOR THE DRAFT PEIR: January 13, 2025 to March 3, 2025. All comments on the Draft PEIR must be received by the City by March 3, 2025 to be considered in the Final PEIR. Pursuant to Section 15088a of the CEQA Guidelines, late comments will be considered

only at the City's discretion. Comments must be directed to:

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If you have any questions regarding this notice, please contact Michael Hofflinger, Planning Manager, at mhofflinger@chinohills.org.