

**NOTICE OF PREPARATION AND SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT REPORT
SHADY VIEW RESIDENTIAL PROJECT
(Tentative Tract Map 20317, Conditional Use Permit 19CUP06, Tract Home Design Review 474)**

To all interested parties:

NOTICE IS HEREBY GIVEN that the City of Chino Hills (City), as the Lead Agency, has determined that the Shady View Residential Project (proposed project) will require preparation of an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA). This Notice of Preparation (NOP) of a EIR and Scoping Meeting was publicly noticed and distributed on June 28, 2021.

Project Location

The Shady View Residential project site is located in the southeastern portion of the City of Chino Hills. The project site (Assessor's Parcel Number [APN] 1057-261-06) is approximately 130 acres and is located at the southern termini of Shady View Drive and Via La Cresta, south of the existing Butterfield Ranch 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 would include approximately 72 acres of homeowners' association-maintained open space. Site work and grading are expected to occur west of the proposed residential development to allow for the stabilization of the existing earthquake fault and the relocation of existing oil storage tanks and existing oil transmission lines. The relocated aboveground oil storage tanks are proposed in the northwestern portion of the project site on a 1.27-acre lot, near the western project boundary and west of the proposed residential structures. The relocated pipelines would connect the new tanks with oil facilities to the west of the project site.

Potential Environmental Effects

An EIR will be prepared to address potential environmental impacts associated with the implementation of the proposed project. Potential key environmental considerations to be addressed in the EIR include: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Noise, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities/Service Systems, and Wildfire. The Draft EIR will include a discussion of reasonable alternatives to the proposed project pursuant to CEQA Guidelines Section 15126.6. The Draft EIR will also include an analysis of cumulative effects, as well as other required CEQA sections. The project Initial Study is available for review at the following link: <https://www.chinohills.org/1779/Shady-View-Trumark-Homes>

CEQA Compliance

This NOP has been prepared in accordance with Section 15082 of the State CEQA Guidelines and will be circulated for a 30-day review period during which your comments and suggestions regarding the scope of the Draft EIR are welcomed. Due to the time limits mandated by state law, the 30-day scoping period will extend from June 28, 2021 through July 27, 2021. Your scoping comments must be sent at the earliest possible date, but no later than 5:30 PM on July 27, 2021. Comments on the scope of the Draft EIR can be mailed to:

Ryan Gackstetter, Senior Planner
City of Chino Hills Community Development Department
14000 City Center Drive
Chino Hills, CA 91709

Or provided via email to rgackstetter@chinohills.org

Notice of Scoping Meeting

The City will hold a public scoping meeting to obtain information regarding the content and scope of the EIR. This scoping meeting will consist of two sessions and will take place on July 8, 2021 at the McCoy Equestrian and Recreation Center, 14280 Peyton Drive in Chino Hills, California. The first session will be conducted at 4:00 p.m., with a second session conducted at 7:00 p.m. All public agencies, organizations, and interested parties are encouraged to attend and participate in the meeting.

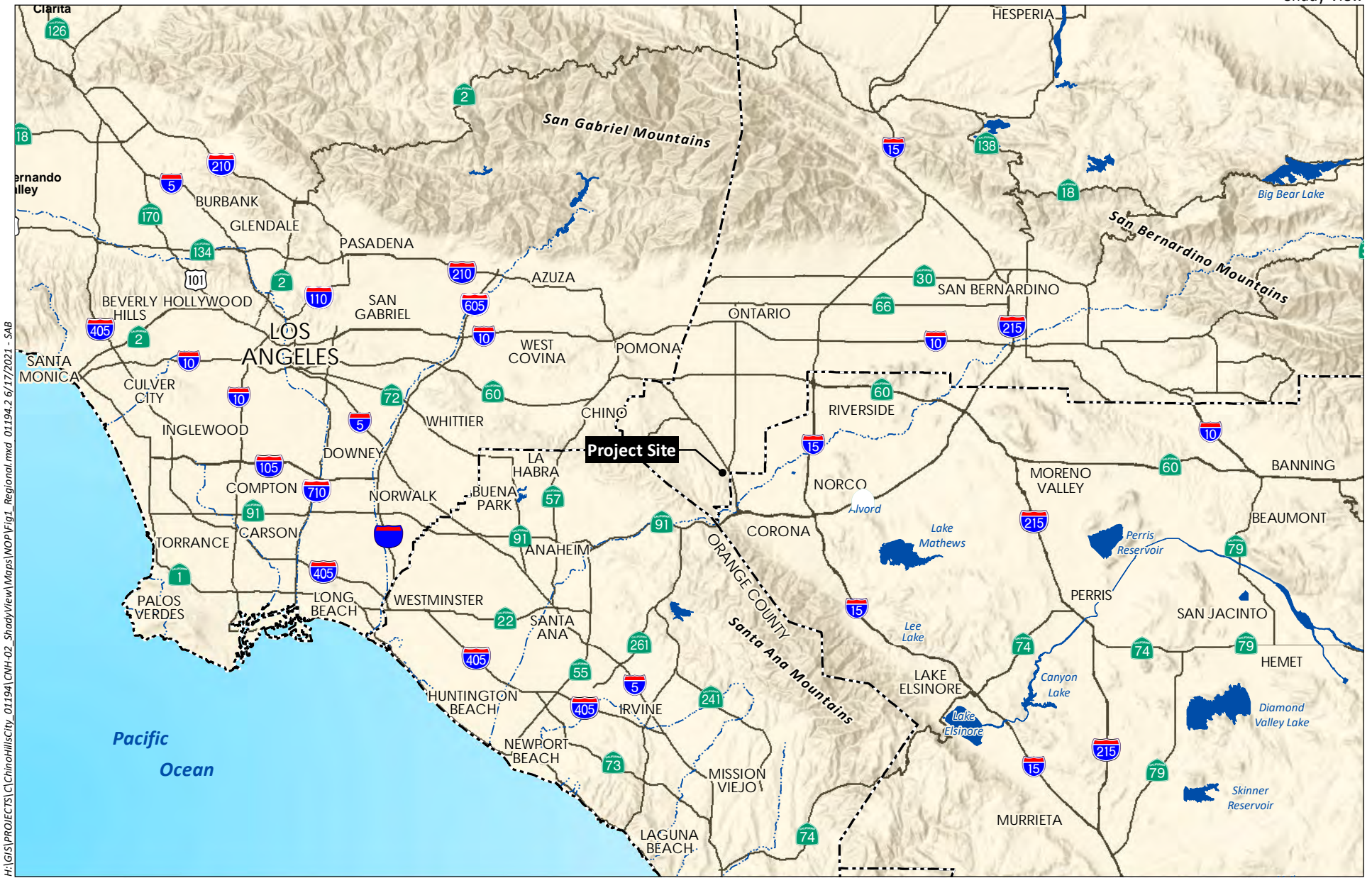
Questions regarding the proposed project or scoping meeting should be directed to Ryan Gackstetter at the contact information above.

Sincerely,

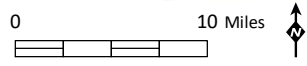


Ryan Gackstetter
Senior Planner
City of Chino Hills Community Development Department

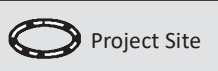
Enclosures: Figure 1 Regional Location
Figure 2 USGS Topography
Figure 3 Aerial Photograph
Figure 4 Site Plan



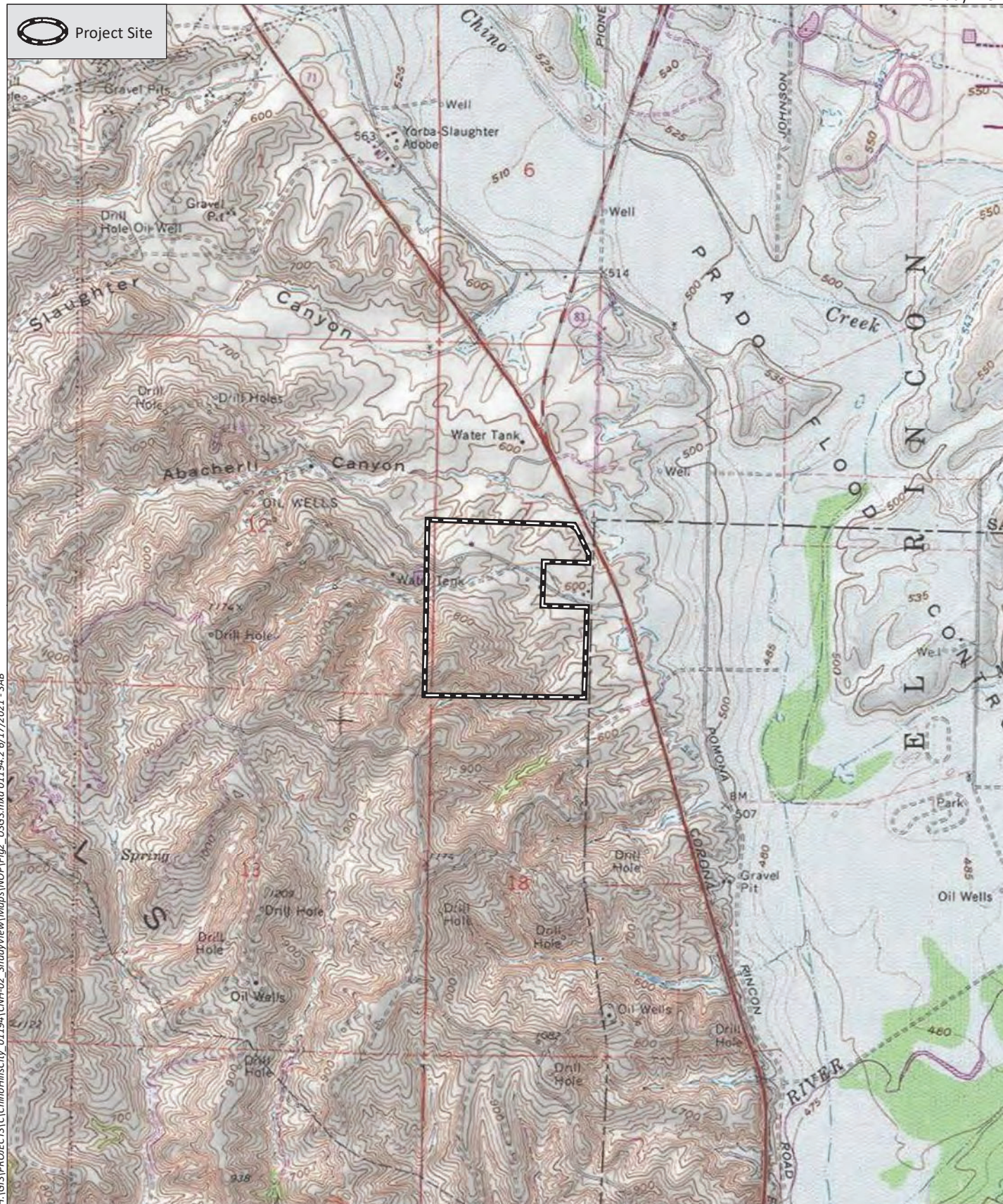
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Source: Base Map Layers (ESRI, 2013)





Project Site



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Source: Prado Dam 7.5' Quad (USGS)



 Project Site
 San Bernardino County Boundary



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Source: Aerial (NAIP, 2018)

