

**NOTICE OF PREPARATION AND SCOPING MEETING  
DRAFT FOCUSED ENVIRONMENTAL IMPACT REPORT  
PARADISE RANCH RESIDENTIAL PROJECT**

**(Tentative Tract Map 20286, Site Plan Review 19SPR02, Tract Home Design Review 466, Tree Removal Permit 19TRP01)**

**DATE:** March 30, 2022

**TO:** Responsible Agencies, Trustee Agencies, and Interested Parties

**PROJECT NAME:** Paradise Ranch (TTM 20286) Project

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

**PROJECT SPONSOR:** The True Life Companies  
Contact: Gordon Jones  
Michael Torres  
2372 Morse Avenue, Suite 618  
Irvine, California 92614

**PROJECT ADDRESS:** 16200 and 16220 Canyon Hills Road, Chino Hills, California 91709

**GENERAL PLAN AND ZONING DESIGNATION:** Rural Residential, R-R

**PUBLIC COMMENT PERIOD:** March 30, 2022-April 29, 2022

**SCOPING MEETING:** April 13, 2022

**SUBJECT:** Notice of Preparation for Draft Focused Environmental Impact Report and Scoping Meeting for the Paradise Ranch (TTM 20286) Project

The City of Chino Hills (City) intends to prepare an Environmental Impact Report (EIR) for the proposed Paradise Ranch (TTM 20286) Project (Project). In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation 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 EIR will be prepared by outside consultants under the supervision of the City of Chino Hills, Community Development Department.

**PROJECT LOCATION:** The approximately 85.2-acre Project Site is at 16200 and 16220 Canyon Hills Road in the City of Chino Hills. The Project Site encompasses Assessor's Parcel Numbers (APNs) 1000-051-09 and 1000-051-19 and is bounded by single-family residential to the north, south and east, and by undeveloped land to the west. Esquilime Drive is located further north of the Project Site, Saint Joseph Hill of Hope is located further west of the Project Site, and Summer Canyon is located further south of the Project Site.

Regional access to the Project Site is provided by SR142 (State Route 142) located approximately 0.8 miles to the south of the Project Site via Canon Hills Road. Local access to the Project Site is provided via Canyon Hills Road. The OmniRide microtransit service serves residents, visitors, students, and employees in the Chino and Chino Hills area and provides local service to the Project Site.

**PROJECT DESCRIPTION:** The Project would demolish the 1,250 square foot, three-bedroom residential use, barn, and stables. The applicant is proposing to subdivide the 85.2-acre property into a total of 52 lots. Lots 1 through 50 will include the development of single-family residential homes featuring six architectural styles with a total of four different floor plans for each style. The six architectural styles include: Adobe Ranch, Cottage Farmhouse, Monterey Andalusian, Santa Barbara, Agrarian Traditional, and Tuscan Farmhouse. The design of the residential homes also include three enhanced elevations: Front Enhanced, Side Enhanced, and Rear Enhanced. There are a total of four different floor plans for the residential homes, each of which are two-story and range between four and five bedrooms.

Lots 1 through 50 will range from a lot size of 7,200 square feet to 12,412 square feet. Lot 51 will maintain the existing single-family home on-site and Lot A (Lot 52) will remain vacant native land.

**REQUESTED APPROVALS:** The list below includes the anticipated requests for approval of the Project. The EIR will analyze impacts associated with the Project and will provide environmental review sufficient for all necessary entitlements and public agency actions associated with the Project. The discretionary entitlements, reviews, permits, and approvals required to implement the Project include, but are not necessarily limited to, the following:

- Tentative Tract Map,
- Site Plan Review for Clustered development,
- Tract Design Review, and
- Tree Removal Permit.

**POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:** Based on an Initial Study, the proposed project could have potentially significant environmental impacts in the following topic areas, which will to be addressed in the EIR: Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Noise, Transportation, and Tribal Cultural Resources.

**PUBLIC SCOPING MEETING:** Public Scoping Meeting will be held in an Open House format at the Chino Hills Community Center to share information regarding the Project and the environmental review process and to receive written comments regarding the scope and content of the environmental analysis to be addressed in the focused EIR. City staff, environmental consultants, and project representatives 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:** April 13, 2022

**Time:** 6:00 pm to 8:00 pm

**Location:** Chino Hills Community Center  
14250 Peyton Drive  
Chino Hills, CA 91709

**FILE REVIEW AND 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 - Friday, 7:30 A.M. - 5:30 P.M. A copy of this notice and the Initial Study prepared for the project may be viewed online at <https://www.chinohills.org/1624/Paradise-Ranch>.

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 April 29, 2022.**

Please direct your comments to:

**Mail:** Michael Hofflinger, Planning Manager  
City of Chino Hills  
Community Development Department  
1400 City Center Drive  
Chino Hills, California 91709

**E-mail:** mhofflinger@chinohills.org

Michael Hofflinger, Planning Manager  
City of Chino Hills  
Community Development Department  
14000 City Center Drive  
Chino Hills, California 91709  
Phone No. (909) 364-2777

Sincerely,  
Community Development Department


A handwritten signature in blue ink, appearing to read "Michael Hofflinger".

Michael Hofflinger, Planning Manager

**Attachments:**

Figure 1 - Regional Vicinity and Vicinity Map  
Figure 2 - Site Plan



 Project Site  
Source: Google, 2021



**PROJECT SUMAN - SITE**

**LEGEND**

1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
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**EXTERIOR SITE RECORD**

- 1. ADJACENT AREA
- 2. ADJACENT AREA
- 3. ADJACENT AREA
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- 30. ADJACENT AREA

**ENHANCED EXTERIOR LEGEND**

- FRONT ENHANCED
- SIDE ENHANCED
- REAR ENHANCED
- AREA ENHANCED

**NOTES:**

THIS SITE PLAN IS TO BE USED ONLY FOR REFERRING FLOOR PLAN TYPES AND ARCHITECTURAL STYLES. REFER TO CIVIL DRAWINGS FOR GARDEN AND SITE SPECIFIC ITEMS.

Figure 2 Site Plan