

# Notice of Availability of a Draft Focused Environmental Impact Report to Provide Comments on the Draft EIR

The Draft Focused Environmental Impact Report (DEIR) (SCH #2022040301) for the Paradise Ranch Residential Project (project) is now available for review. Public comment on this document is invited for a 45-day period from December 2, 2022, through January 16, 2023. More information is provided below.

**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.

**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. 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.

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. Site Plan Review
4. Residential Design Review
5. Tree Removal Permit

**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 Resources, Geology/Soils, Greenhouse Gas Emissions, Noise, Transportation, Tribal Cultural Resources 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]).

**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/1624/Paradise-Ranch>. 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: December 2, 2022 to January 16, 2023**

All comments on the Draft EIR must be received by the City no later than 5:00pm on January 16, 2023 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:

Michael Hofflinger, Planning Manager  
City of Chino Hills  
Community Development Department  
14000 City Center Drive  
Chino Hills, CA 91709  
[mhofflinger@chinohills.org](mailto:mhofflinger@chinohills.org)

If you have any questions regarding this notice, please contact Michael Hofflinger, Planning Manager, at [mhofflinger@chinohills.org](mailto:mhofflinger@chinohills.org).

**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.