



**CITY OF CHINO HILLS
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that the City of Chino Hills is considering a recommendation that the project herein identified (Project) will have a less than significant environmental impact in compliance with Section 15072 of the State CEQA guidelines. A copy of the **INITIAL STUDY / MITIGATED NEGATIVE DECLARATION**, which supports the proposed findings, are on file at the City of Chino Hills

Project Title: Rancho Cielito Project

State Clearinghouse Number:

Project Applicant: City of Chino Hills

Project Contact Person: Kim Zuppiger, Project Planner

Telephone Number: (909) 364-2761

Email: kzuppiger@chinohills.org

Project Location: The project site is located at 15303 Country Club Drive, north of Los Serranos Boulevard/ Valle Vista Drive and south of Lake Los Serranos between Pipeline and Ramona in the City of Chino Hills in San Bernardino County, California. The site encompasses approximately 48 acres which includes 18.87 acres of water surface area that make up Lake Los Serranos. The site is mostly vacant except for three residential buildings. The Assessor Parcel Numbers (APNs) 1025-561-04, 1025-561-05 and 1025-561-06.

Project Description: The applicant is requesting the approval of a Tentative Tract Map, Site Plan Review and Minor Variance for development of a new residential development of 354 medium density residential apartment units. The West Village would consist of 13 two-story residential carriage buildings. The East Village would consist of 12 three-story residential buildings. Private recreation amenities include the lake, 2 clubhouses, 2 pools and a grass play area. The proposed density would be 12 dwelling units per acre which is the maximum density permitted in the RM-1 zone. Minor Variances are requested to 1) allow an increase in building height from 35' to 44'-8" feet (28% increased) to screen the mechanical equipment for three elevator towers and 2) allow an increase the maximum building height from 35' to 41'-10" (19% increase) for the three-story buildings rooftop parapet walls and shed roofs elements of multifamily residential buildings in order blend with the elevator towers. The East Village entrance would be accessible on Ramona Avenue with a second entrance on Valle Vista Drive. The West Village entrance would be located along Los Serranos Boulevard.

Information Available: The **INITIAL STUDY/MITIGATED NEGATIVE DECLARATION** for the Project and supporting environmental documentation is also available at the following locations:

- City of Chino Hills Community Development, 14000 City Center Drive, Chino Hills, CA 91709
- The City of Chino Hills website at <https://www.chinohills.org/1417/Rancho-Cielito>

Public Review Period: The 30-day public review period for the Initial Study/MND is from December 9, 2021, and ends Monday January 10, 2022.

Comments on the Mitigated Negative Declaration: The City of Chino Hills requests your written comments on the Negative Declaration during a **30-day review period** which begins **Thursday, December 9, 2021, and ends at 5:00 p.m. on Monday January 10, 2022.** Written comments and questions may be sent to: Kim Zuppiger, Project Planner, 14000 City Center Drive, Chino Hills 91709 or kzuppiger@chinohills.org

Project Impacts: Based on the findings of the Initial Study, it has been determined that the project will not have a significant effect upon the environment based on mitigating measures, which will be attached to the project as conditions of approval. A Mitigated Negative Declaration has been prepared outlining a Mitigation Monitoring and Reporting Plan. With the incorporation of mitigation measures related to aesthetics, biological resources, cultural resources, hazardous resources, paleontological resources, noise, tribal cultural resources and mandatory findings of significance, project impacts will be less than significant.

Public Hearing: The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements.

Notice Date: December 9, 2021