

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

San Bernardino County Clerk of the Board
385 N. Arrowhead Ave., 2nd Floor
San Bernardino, CA 92415-0130

From:

Public Agency: City of Chino Hills
Address: 14000 City Center Drive
Chino Hills, CA 91709

Contact: Joann Lombardo, Community
Development Director Phone: (909) 364-2740

Lead Agency (if different from above):

Address:

Contact:

Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2021120186

Project Title: Rancho Cielito

Project Applicant: Greening Family LLC (dba Rolling Ridge Ranch)

Project Location (include county): south of Lake Los Serranos between Pipeline Avenue and Ramona Avenue, City of Chino Hills, San Bernardino County Assessor Parcel Numbers (APNs): 1025-561-04, 1025-561-5 and 1025-561-06

Project Description: The Rancho Cielito project would develop 354 apartment units in two separate villages that are bifurcated by Lake Los Serranos; 166 apartments in the East Village and 188 apartments in the West Village. The project included approval of the following: 1) Tentative Parcel Map No. 20343 to allow the subdivision of three existing parcels that total 48.37 acres (consisting both of land and the water surface area of Lake Los Serranos) into a total of four new parcels; 2) Site Plan Review 17SPR02 to allow construction of 354 medium density residential apartment units and two clubhouses; and 3) Minor Variance No. 17MNV02 to allow an increase in building height from 35' to 44'-8" feet (28% increase) to screen the mechanical equipment for three elevator towers and allow an increase the maximum building height from 35' to 41'-10" (19% increase) for the three story roof elements in order blend with the elevator towers. The Project would be constructed in a several phases beginning in 2023, with completion and occupancy expected in 2025.

This is to advise that the City of Chino Hills has approved the above (X) Lead Agency or ( ) Responsible Agency

described project on February 22, 2022 and has made the following determinations regarding the above (date)

described project.

- 1. The project [ ] will [X] will not have a significant effect on the environment.
2. [ ] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [X] A Mitigated Negative Declaration (MND) was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X] were [ ] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [ ] was not adopted for this project.
5. A statement of Overriding Considerations [ ] was [X] was not adopted for this project.
6. Findings [X] were [ ] were not made pursuant to the provisions of CEQA.

This is to certify that the final MND with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: https://www.chinohills.org/1417/Rancho-Cielito

Signature (Public Agency): Joann Lombardo Title: Community Development Director

Date: February 24, 2022 Date Received for filing at OPR: