



City of Rancho Cucamonga
MITIGATED NEGATIVE DECLARATION

The following Mitigated Negative Declaration is being circulated for public review in accordance with the California Environmental Quality Act Section 21091 and 21092 of the Public Resources Code.

Project File No.: DRC2018-00912

Public Review Period Closes: January 8, 2020

Project Name: Industrial Project-Phelan

Project Applicant:

Phelan Development

450 Newport Beach Dr, Suite 405

Newport Beach, CA 92660

Project Location (also see attached map): Located on 9th Street, west of Vineyard Avenue.
APN's: 0207-262-26, 0207-262-35, 0207-262-36, 0207-262-41, and 0207-262-42.

Project Description: Phelan Development Company is proposing to develop approximately 11.73-acres (510,847 gross square feet) located at 8768 – 8798, and 8810 East 9th Street with three combination office/warehouses that are similar to those that exist within the immediate vicinity of the project site, east of the Cucamonga channel as well as similar to those located west of the project site along the south side of East 9th Street.

FINDING

This is to advise that the City of Rancho Cucamonga, acting as the lead agency, has conducted an Initial Study to determine if the project may have a significant effect on the environment and is proposing this Mitigated Negative Declaration based upon the following finding:

The Initial Study identified potentially significant effects but:

- (1) Revisions in the project plans or proposals made or agreed to by the applicant before this proposed Mitigated Negative Declaration was released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and
- (2) There is no substantial evidence before the agency that the project, as revised, may have a significant effect on the environment.

If adopted, the Mitigated Negative Declaration means that an Environmental Impact Report will not be required. The factual and analytical basis for this finding is included in the attached Initial Study. The project file and all related documents are available for review at the City of Rancho Cucamonga Planning Department at 10500 Civic Center Drive (909) 477-2750 or Fax (909) 477-2847.

NOTICE

The public is invited to comment on the proposed Mitigated Negative Declaration during the review period.

Date of Determination

Adopted By

CITY OF RANCHO CUCAMONGA
NOTICE OF DETERMINATION

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

FROM: City of Rancho Cucamonga
Planning Department
P. O. Box 807
Rancho Cucamonga, CA 91729

Receipt Number _____

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

PROJECT DESCRIPTION: (Clerical include case #)

PROJECT LOCATION (include County):

APPLICANT: (Name /Address & Phone)

STATE CLEARINGHOUSE NUMBER: N/A (IF THIS FORM IS USED FOR A NOD ON AN EIR, THAT STATE NEEDS THIS NUMBER AS WELL AS THE LATITUDE AND LONGITUDE OF THE PROJECT SITE)

This is to advise that the **City of Rancho Cucamonga** approved the above-described project on *, with an effective date of *, and has made the following determinations regarding the above 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 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 this project.
4. A statement of overriding considerations __ was, X was not, adopted for this project.
5. Findings X were, __ were not, made pursuant to the provisions of CEQA.

This is to certify that the final EIR or Mitigated Negative Declaration and record of project approval is available to the General Public at: **City of Rancho Cucamonga, 10500 Civic Center Drive, Rancho Cucamonga, California.**

_____*_____
(Signature) (Date) Planning Director (909) 477-2750
(Title) (Telephone)