

CITY OF RANCHO CUCAMONGA
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION



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- SUBJECT:** Notice of Intent to Adopt a Mitigated Negative Declaration – 5-unit Arapaho Road Subdivision
- LEAD AGENCY:** City of Rancho Cucamonga Planning Department
10500 Civic Center Drive
Rancho Cucamonga, California 91730
909-774-4316
- PROJECT NAME:** Five Single-Family Home Units, Arapaho Road Subdivision
- APPLICANT:** The Applicant for the proposed project is Leo Zhang, LRZT Inc. 2738 Pepperdale Drive, Rowland Heights, CA 91748
- CITY/COUNTY:** City of Rancho Cucamonga, San Bernardino County.
- LOCATION:** The proposed project site is located within the eastern terminus of Arapaho Road within the northeastern portion of the City. Regional access to Rancho Cucamonga is possible from three area freeways: State Route 210 (SR-210), Interstate 15 (I-15), and Interstate 10 (I-10). The proposed project site is comprised of one parcel and has a total of approximately 146,429 square feet of lot area (3.36 acres). The Assessor Parcel Number (APN) applicable to the proposed project site is 0225-181-73-0-000. The proposed project site is located in the *VL (Very Low Residential)* zone and has a General Plan Land Use designation of *Very Low Residential*. The proposed project site is currently undeveloped.
- DESCRIPTION:** The City of Rancho Cucamonga Planning Department, in its capacity as the Lead Agency, is reviewing a request by Leo Zhang of LRZT Inc. to construct five single-family home units on the eastern terminus of Arapaho Road within the northeastern portion of the City. The total gross land area would be 146,429 square feet (3.36 acres). According to the Tentative Tract Map No. 20152, the vacant land would be divided into six (6) lots. Lot 1 would be 25,910 square feet. Lot 2 would be 27,523 square feet. Lot 3 would be 20,005 square feet. Lot 4 would be 27,729 square feet. Lot 5 would be 20,452 square feet. Additionally, there would also be a Lot “A” that would be 7,256 square feet.
- FINDINGS:** The environmental analysis prepared for the proposed project indicated that the project will not result in any significant adverse immitigable impacts. For this reason, the City of Rancho Cucamonga has determined that a Mitigated Negative Declaration is the appropriate CEQA document. The following findings may be made based on the analysis contained as part of the Initial Study’s preparation:
- The proposed project *will not* have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species or eliminate important examples of the major periods of California history or prehistory.
 - The proposed project *will not* have impacts that are individually limited, but cumulatively considerable.
 - The proposed project *will not* have environmental effects which will cause

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substantially adverse effects on human beings, either directly or indirectly.

REVIEW: Copies of the Initial Study and Mitigated Negative Declaration will be available for public review at the following location:

City of Rancho Cucamonga Planning Department
10500 Civic Center Drive
Rancho Cucamonga, California 91730

Copies of the IS/MND can also be found online at:

<https://www.cityofrc.us/divisions/planning>

Please send your comments to the attention of Mr. Tabe Van de Zwaag, Planning Associate at the City of Rancho Cucamonga Planning Department at the above address. A Planning Commission hearing is tentatively scheduled for May 12, 2021.

Tabé van der Zwaag

Signature

Date: March 22, 2021
