

NOTICE OF EXEMPTION

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

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

Project Title: Harvest at Terra Vista Master Plan (DRC2022-00074)

Project Location Specific: APN: 1077-422-51, -55, -98, -99, 1090-121-38, -39

Project Location - County: San Bernardino

Description of Nature, Purpose, and Beneficiaries of Project:

Establish Master Plan at the Northwest corner of Foothill Boulevard and Milliken Avenue. The Master Plan will enable the construction of a mixed-use development comprised of 671 apartments and 20,841 square feet of commercial space within the Mixed-Use Urban Corridor (MU-UCR) District.

Name of Public Agency Approving Project: City of Rancho Cucamonga

Name of Person or Agency Carrying Out Project: WDCC Milliken West Residential, LLC

Exempt Status:

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption Section 15332 – In-fill Development Projects
- Statutory Exemptions, Guidelines Section 15061(b)(3)
- Projects Consistent with a Community Plan, General Plan, or Zoning (Sec. 15183(c))

Reasons Why Project is Exempt:

The City of Rancho Cucamonga adopted a comprehensive update to the City's General Plan (GPU) and certified a Program Environmental Impact Report (EIR) (SCH No. 2021050261) on December 15, 2021. As part of the GPU, the Project site was designated for "City Corridor – High" land uses, which allows for residential development at densities ranging from 36 to 60 dwelling units per acre (du/ac) and non-residential development at a Floor Area Ratio (FAR) ranging from 0.6 to 1.5. The GPU EIR assumed the Project site would be developed with 722 multi-family residential dwelling units and 337,154 square feet of commercial retail land uses, and analyzed this level of development intensity.

Pursuant to Section 15183(c) of the CEQA Guidelines, and as demonstrated by the CEQA Section 15183 Compliance Memorandum prepared for the Project, the Project is exempt from further environmental review because the Project is consistent with the general plan and zoning designation for the approximately 17.2-acre Project site, and the development density and use regulations established by the existing zoning and general plan for which an EIR was certified. The Project will not have one or more significant effects not discussed in the GPU EIR (i.e., peculiar impacts), nor have more severe effects than previously analyzed. No additional or different mitigation measures beyond those identified in the GPU EIR are required to reduce the impacts of the Project to a level of less than significant.

Lead Agency Contact Person: David Eoff IV, Senior Planner

Area Code/Telephone/Extension: (909) 477-2750

Signature: 
David F. Eoff IV, Senior Planner

Date: 05-19-2022