

## 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: Spruce and Red Oak Mixed Use Project

Project Location Specific: Northeast corner of the Spruce Avenue and Red Oak Street intersection – APN: 0208-353-18

Project Location - County: San Bernardino

Description of Nature, Purpose, and Beneficiaries of Project: The proposed project consists of the development of a seven-story mixed-use building with up to 176 residential units wrapped around a seven-level parking structure. The proposed unit mix would consist of 30 studio units, 87 one-bedroom units (of which 2 units are proposed as one-bedroom live/work units), and 59 two-bedroom units. The building would also include 9,270 square-feet of retail/commercial space consisting of 5,910 SF of ground floor retail, 1,400 square feet of live/work retail/commercial space (700 square feet for each unit), and 1,960 square feet of ground floor co-work/commercial space. On-site facilities and amenities for project residents include a leasing office, a lobby/mailroom, flex area, a ground-level courtyard, a paseo dog wash, three roof terraces, and a roof top fitness center, lounge, and pool area. The proposed project also include various hardcape and landscape improvements onsite, as well as offsite roadway improvements within the Red Oak Street and Spruce Avenue right-of-ways.

Name of Public Agency Approving Project: City of Rancho Cucamonga

Name of Person or Agency Carrying Out Project: City of Rancho Cucamonga

Exempt Status: (Check one)

- 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 153332 – Infill Exemption
- Statutory Exemptions. State code number

Reasons Why Project is Exempt: CEQA Guidelines Section 15332 – In-Fill Development Projects. Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section. As described above, the project is an in-fill mixed-use development project consisting of a five-story 176 residential unit podium-style building and 7,870 square feet of ground-level commercial use.


Pursuant to CEQA Guidelines Section 15300.2 (Exceptions), a categorical exemption is not allowed if the project would have one of the following impacts: 1) cumulative impact; 2) significant effect; 3) impact to scenic highways; 4) hazardous impact due to project being located on any hazardous materials list compiled pursuant to Section 65962.5 of the Government Code; and 5) impact on historical resources. The proposed project has been reviewed under Section 15300.2 for any characteristics or circumstances that might invalidate findings that the project is exempt under Section 15332. As substantiated and discussed in detail in the attached supplemental information, the proposed project would not have a significant impact, and exceptions under Section 15300.2 would not prohibit the use of an exemption for this project.

Therefore, project implementation would meet the criteria under Class 32 and the City of Rancho Cucamonga has determined that the proposed project is categorically exempt under CEQA

Guidelines Section 15332.

Lead Agency Contact Person: Tabe van der Zwaag, Associate Planner

Area Code/Telephone/Extension: (909) 774-4316

Signature:  \_\_\_\_\_  
Title: Tabe van der Zwaag

Date: \_\_\_\_\_