

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE WESTBURY RESIDENTIAL PROJECT

SUBJECT: NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE WESTBURY RESIDENTIAL PROJECT

LEAD AGENCY: CITY OF RANCHO CUCAMONGA

CONTACT: TABE VAN DER ZWAAG, ASSOCIATE PLANNER
CITY OF RANCHO CUCAMONGA
PLANNING DEPARTMENT
10500 CIVIC CENTER DRIVE
RANCHO CUCAMONGA, CA 91730
PHONE: (909) 774-4316
EMAIL: TABE.VANDERZWAAG@CITYOFR.C.US

In accordance with the California Environmental Quality Act (CEQA) and the *State CEQA Guidelines*, the City of Rancho Cucamonga (City) is the Lead Agency for the Westbury Residential Project (proposed Project). The Project site is located on East Avenue, near the intersection of Marshall Court, approximately 500 feet north of Foothill Boulevard (Assessor's Parcel No. [APN] 1053-091-010-000). Based on the information contained in the Initial Study prepared for the proposed Project, the City has prepared a Mitigated Negative Declaration (MND) pursuant to CEQA and the *State CEQA Guidelines*. The City is distributing this Notice of Intent (NOI) to agencies that have permit authority over the proposed Project, the public within a 660-foot (ft) radius of the parcel, interested groups, and organizations in accordance with CEQA.

PROJECT DESCRIPTION

The City of Rancho Cucamonga (City) is considering the approval of a mixed-use residential and commercial development on an 11.44-acre site. The Project site is located on East Avenue, near the intersection of Marshall Court, approximately 500 feet north of Foothill Boulevard (Assessor's Parcel No. [APN] 1053-091-010-000). The Project site is currently vacant and undeveloped, and partially encumbered by utility easements. A Cucamonga Valley Water District Pumping Station is located along the southern boundary of the project site. The proposed Project includes 131 for-rent residential units (73 one-bedroom and 58 two-bedroom units), 4 commercial-ready units attached to one-bedroom units, a 1,592-square-foot (sf) commercial space, 39,467 sf of common open space with associated recreational amenities, and associated landscaping and utility improvements.

After reviewing the Initial Study and any applicable mitigating measures for the proposed Project, staff has determined that the proposed Project will not have a significant effect on the environment. Accordingly, a Mitigated Negative Declaration (MND) has been prepared.

The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. As described in Section 4.9, Hazards and Hazardous Materials, of the Mitigated Negative Declaration, off-site properties/facilities near the Project site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 have been remediated.

AVAILABILITY OF ENVIRONMENTAL ANALYSIS:

The City invites all interested parties to submit written comments on the Initial Study during the public review period. The public review period is 30 days. Therefore, due to time limits mandated by State law, comments on the Initial Study will be accepted from **May 25, 2020 to June 24, 2020 at 5:00 p.m.**

During the public review period, the Initial Study will be available for review at the following locations:

- Online at ceqanet.opr.ca.gov/
- By appointment at the City of Rancho Cucamonga, Department of Planning, 10500 Civic Center Drive, Rancho Cucamonga, CA 91730. For appointments call (909) 774-4316.

METHODS OF DELIVERING COMMENTS:

Your written comments need to be received **by June 24, 2020 at 5:00 p.m.**, the close of the public review period. Written comments can be mailed, faxed, or electronically submitted using the following contact information:

Tabe van der Zwaag, Associate Planner
City of Rancho Cucamonga
Planning Department
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

Fax:

Email: tabe.vanderzwaag@cityofrc.us

Comments received during the public review period and responses to the comments will be included in a final environmental document. If you have any questions regarding the proposed Project, please contact Tabe van der Zwaag at (909) 774-4316 or at tabe.vanderzwaag@cityofrc.us.