

**CALIFORNIA ENVIRONMENTAL QUALITY ACT  
NOTICE OF DETERMINATION**

To: Office of Land Use and Climate Innovation  
State Clearinghouse  
1400 Tenth Street  
Sacramento, CA 95812-3044

From: Department of Toxic Substances Control  
Site Mitigation & Restoration Program  
5796 Corporate Avenue  
Cypress, CA 90630

**Subject:** FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OF THE  
PUBLIC RESOURCES CODE

**Project Title:** Fore Foothill and Grove Response Plan

**State Clearinghouse Number:** 2021050261

**Project Location:** 8112 Foothill Boulevard and 8118 through 9226 Red Hill Country Club Drive, Rancho  
Cucamonga, CA 91370

**County:** San Bernadino

**Project Applicant:** Fore Green Development, LLC, Michael Finger, President, 1 Park Plaza #350, Irvine, CA  
92614, 949-232-7583, mfinger@foreproperty.com

**Project Description:** The Response Plan activities will address lead- and arsenic-impacted soil and volatile organic compounds (VOCs; predominantly tetrachloroethene [PCE]) in soil vapor at the Fore Foothill and Grove property (Site). Project activities for the selected remedy include the following:

- 1) Excavation of approximately 5,000 cubic yards of soil containing lead or arsenic at concentrations exceeding unrestricted residential screening levels.
- 2) Installation of a vapor intrusion mitigation system (VIMS) for residential Building 1.
- 3) Recordation of a Land Use Covenant (LUC) with the County of San Bernadino's Clerk/Recorder's Office. The LUC will ensure long-term effectiveness of the VIMS and prohibit certain activities (such as soil excavation) unless notifications and proper plans are followed. The LUC will be limited to residential Building 1 where VOC concentrations in soil vapor require the use of a VIMS to allow for residential occupancy and the Leasing, Recreation, and Retail Buildings where VOC concentrations in soil vapor limit property usage to commercial/industrial activities.
- 4) Operations and Maintenance (O&M) Plan to address VOCs and provide future property managers with the necessary information regarding land use controls and to determine the appropriate steps to perform future work at the Site to minimize worker exposure to impacted material at the Site.

Pursuant to the provisions of the CEQA, the City, as the Lead CEQA Agency, prepared a CEQA Section 15183 Compliance Memorandum (15183 Compliance Memorandum), Michael Baker International, May 2024, to evaluate the environmental effects associated with the Foothill and Grove mixed use project (Mixed Use Project). The City's 15183 Compliance Memorandum was prepared pursuant to Section 15183 of the CEQA Guidelines (Projects Consistent with a Community Plan, General Plan, or Zoning) based on the Program

Environmental Impact Report (PEIR) prepared for the City's 2021 General Plan Update (GPU), which was certified by the City on December 15, 2021 (State Clearinghouse No. 2021050261). The City's 15183 Compliance Memorandum included applicable GPU EIR mitigation measures, regulations, and standard conditions of approval to eliminate or reduce any potentially significant Project impacts to less than significant. As a Responsible CEQA Agency, DTSC completed a CEQA Memorandum to confirm that the remedial actions set forth in the Response Plan are a part of the Mixed Use Project, and to document DTSC's determination that the activities described in the Response Plan will not result in any significant environmental impacts not already identified in the City's 15183 Compliance Memorandum or a more severe significant environmental impact.

As a Responsible Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on February 23, 2026 and has made the following determinations:

1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project by the City of Rancho Cucamonga pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of project approval.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

The administrative record for this project is available to the public by appointment at the following location:

Department of Toxic Substances Control  
Site Mitigation & Restoration Program  
5796 Corporate Avenue  
Cypress, CA 90630

Additional project information is available on EnviroStor: [www.envirostor.dtsc.ca.gov/public/](http://www.envirostor.dtsc.ca.gov/public/)

<b>Contact Person</b>	<b>Contact Title</b>	<b>Phone Number</b>
Jessica Duffey	Hazardous Substances Engineer	657-777-9802

**Branch Chief's Signature:**

Date:

February 24, 2026

<b>Name</b>	<b>Title</b>	<b>Phone Number</b>
Eileen Mananian	Environmental Program Manager I (Supervisory)	714-484-5349