

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: Rempel Mixed-Use

Project Location Specific: 9505 Base Line Road – APN 0208-432-16

Project Location - County: San Bernardino

Description of Nature, Purpose, and Beneficiaries of Project:

A request to subdivide a 2.3-acre lot into 50 numbered lots for the construction of a mixed-use development including multi-family residences and live/work units located at the southwest corner of Base Line Road and Amethyst Avenue in the Neighborhood General 3 zone.

Name of Public Agency Approving Project: City of Rancho Cucamonga

Name of Person or Agency Carrying Out Project: True Life Companies

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
- ☐ Statutory Exemptions, State code number

Reasons Why Project is Exempt:

The project qualifies as a Class 32 exemption under State CEQA Guidelines Section 15332 - In-Fill Development Projects for the following reasons: (1) the project is consistent with the applicable General Plan designations and all applicable General Plan policies as well as with the applicable zoning designation and regulations, (2) the proposed development occurs within the City limits on a project site of no more than five acres substantially surrounded by urban uses, (3) the project site has no value as a habitat for endangered, rare or threatened species, (4) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (5) the site can be adequately served by all required utilities and public services.

a. The General Plan Land Use and Zoning designation for the project site are Neighborhood Corridor and Neighborhood General 3, respectively, which permits the development of a mixed-use development of the proposed size and configuration. The project complies with the majority of City's development standards and design guidelines other than those outlined in the Master Plan and Minor Exception sections of this report.

b. The project site is located within the City limits on a site less than 5 acres and is surrounded by existing residential and commercial development and City infrastructure.

c. The project site has no value as a habitat for endangered, rare, or threatened species as determined by the Biological Resources study provided within the CEQA exemption (Glenn Lukos Associates 2023).

d. The following are the four environmental factors that need to be analyzed in order to determine that the project, respectively, qualifies for the Class 32 Exemption:

(1) Traffic: The Trip Generation Analysis and Vehicle Miles Traveled (VMT) Screening Analysis (Ganddini Group, March 2025) was prepared for the project which determined that the number of trips generated by the project would not create a significant impact. The proposed mixed-use project is anticipated to generate 322 total daily trips including 23 AM peak hour trips and 27 PM peak hour trips occurring on a typical weekday. Therefore, the proposed Project is not expected to generate 50 or more trips during the AM or PM peak hour and does not require a detailed Level of Service (LOS) analysis. Additionally, the proposed project satisfies the City- established VMT screening criteria for projects located in a low VMT area. Therefore, preparation of a transportation impact study with VMT analysis is not warranted, and the project may be presumed to result in a less than significant VMT impact. Furthermore, a New Roadway Connection Analysis (Fehr & Peers, May 2025) determined that based on the travel patterns for the existing surrounding single-family neighborhood, a greater number of trips would occur along the Ruby Avenue street connection through the project site from the adjacent residents than those of the project site.

(2) Noise: A Noise and Vibration Impact Analysis was prepared for the project (Ganddini Group, March 2025). The analysis determined that the construction and operational noise and vibration levels would not exceed the City's noise thresholds is expected to result in less than significant impacts.

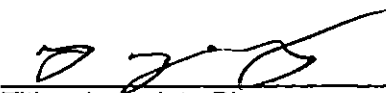
(3) Air Quality: Based on the Air Quality Assessment (Ganddini Group, April 2025), emissions generated during construction and operation of the Project would not result in in the generation of criteria air pollutants that would exceed South Coast Air Quality Management District's (SCAQMD's) significance thresholds. It was also determined that the GHG emissions will comply with the consistency measures outlined in the City's CAP checklist. Overall, all air quality and GHG impacts are considered less than significant.

(4) Water Quality: The project will include a Grading Plan, Best Management Practices (BMPs) outlined in the Water Quality Management Plan (WQMP), and a Landscape Plan that will be prepared and reviewed for consistency with the City's adopted standard measures and regulatory compliance measures. The water quality analysis determined that the project would not result in any significant impacts associated with hydrology and water quality during construction and/or operations. (Adkan Engineers, March 2024).

e. The site can be adequately served by all required utilities and public services as determined by the reviewing departments of the City of Rancho Cucamonga and external utility agencies.

Lead Agency Contact Person: Bond Mendez

Area Code/Telephone/Extension: (909) 774-4326

Signature: 
Title: Associate Planner

Date: 8/21/25