

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:** TENTATIVE TRACT MAP SUBTT20790 AND MAJOR DESIGN REVIEW  
DRC2024-00429

**Project Location Specific:** The northeast corner of Etiwanda Avenue and Baseline Road  
(APN: 0227-131-17, -38, -39, -46, -50, and -51).

**Project Location - County:** San Bernardino

**Description of Nature, Purpose, and Beneficiaries of Project:** A request to merge six undeveloped lots totaling 9.37 gross acres into two lots and construct a mixed-use development with 180 residential units, including 5 percent (5%) very low-income housing pursuant to the State Density Bonus Law, on approximately 8.69-gross acres (Lot 1) and 8,100 square feet of commercial space on approximately 0.68-gross acres (Lot 2). The proposal is located within the Traditional Town Center Land Use and in the Center-1 (CE1) Zoning.

**Name of Public Agency Approving Project:** City of Rancho Cucamonga

**Name of Person or Agency Carrying Out Project:** NH Etiwanda, LLC (Newbridge Homes)

**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));
- State CEQA Guidelines
- Statutory Exemptions, AB 130, Guidelines Section 21080.66.

**Reasons Why Project is Exempt:**

The Planning Department determined that the project is statutorily exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines, pursuant to Assembly Bill 130, Section 21080.66, as it meets all applicable statutory requirements. The Project is a mixed-use development within the incorporated boundaries of the city and is considered an urban area. The Project site qualifies as an urban infill, with at least 75% of its perimeter adjoining parcels developed with urban uses, and at least three sides adjoining developed urban uses. The Project complies with the maximum allowed parcel size of 20 acres. The Project is consistent with the density and applicable requirements of the General Plan land use designation and zoning, except for specific development standards addressed through an incentive and waivers pursuant to State Density Bonus Law and SB 330. The project meets the required Government Code Section 65913.4(a)(6). The site does not involve the demolition of historic structures. No hazardous materials were identified on the Project site as documented on the Phase I Environmental Site Assessment and limited Phase II soil sampling. Tribal consultation was conducted and applicable conditions of approval were incorporated into the project.

**Lead Agency Contact Person:** Haide Aguirre, Senior Planner

**Area Code/Telephone/Extension:** (909) 774 – 4311 ext. 4326

**Signature:** Haide Aguirre  
Title: Haide Aguirre, Senior Planner

**Date:** 2/26/2026