

City of Rancho Cucamonga **MITIGATED NEGATIVE DECLARATION**

The following Mitigated Negative Declaration is being circulated for public review in accordance with the California Environmental Quality Act Section 21091 and 21092 of the Public Resources Code.

Project File No.: Design Review DRC2018-00326

Related Files: Variance DRC2018-00760, Minor Exception DRC2018-00761 and Minor Exception DRC2018-00762

Public Review Period Closes: April 10, 2019

Project Name: Five Star Foods

Project Applicant: Charles Joseph Associates
9581 Business Center Drive, Suite D
Rancho Cucamonga, CA 91730

Project Location (also see attached map): Located in the Industrial Park (IP) District at 10234 4th Street – APN: 0210-371-01.

Project Description: ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2018-00326, VARIANCE DRC2018-00760, MINOR EXCEPTION DRC2018-00761, AND MINOR EXCEPTION DRC2018-00762 - CHARLES JOSEPH ASSOCIATES - A request to demolish an existing metal industrial building of approximately 13,000 square feet, a request to reduce the required amount of truck trailer stall parking from 4 stalls to 1 stall, a request to reduce the required amount of vehicle parking from 96 parking stalls to 74 parking stalls, and a request to reduce the required minimum 5 foot side yard building setback to 4 feet 6 inches in conjunction with a request for site plan and architectural review to construct a 58,130 square foot industrial office, manufacturing and warehouse building on 2.76 acres of land within the Industrial Park (IP) District at 10234 4th Street; APN: 0210-371-01.

FINDING

This is to advise that the City of Rancho Cucamonga, acting as the lead agency, has conducted an Initial Study to determine if the project may have a significant effect on the environment and is proposing this Mitigated Negative Declaration based upon the following finding:

The Initial Study identified potentially significant effects but:

- (1) Revisions in the project plans or proposals made or agreed to by the applicant before this proposed Mitigated Negative Declaration was released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and
- (2) There is no substantial evidence before the agency that the project, as revised, may have a significant effect on the environment.

If adopted, the Mitigated Negative Declaration means that an Environmental Impact Report will not be required. The factual and analytical basis for this finding is included in the attached Initial Study. The project file and all related documents are available for review at the City of Rancho Cucamonga Planning Department at 10500 Civic Center Drive (909) 477-2750 or Fax (909) 477-2847.

NOTICE

The public is invited to comment on the proposed Mitigated Negative Declaration during the review period.

April 10, 2019
Date of Determination

Adopted By



Source: ESRI Aerial Imagery.

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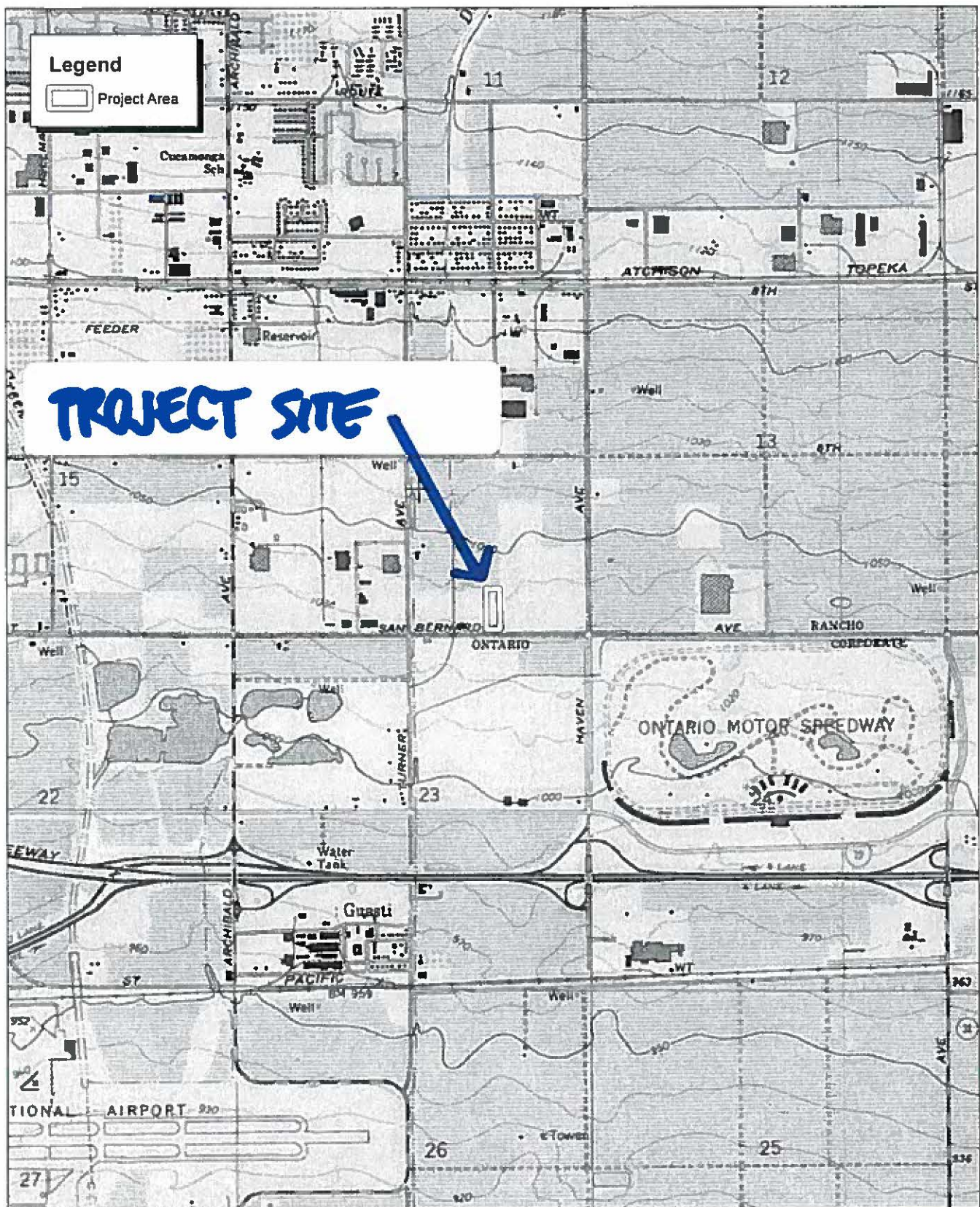


1,000 500 0 1,000
Feet

Exhibit 3 Local Vicinity Map Aerial Base

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FIVE STAR GOURMET FOODS
10234 4TH STREET, RANCHO CUCAMONGA, CALIFORNIA
PHASE I CULTURAL RESOURCES ASSESSMENT



Source: USGS Guasti 7.5' Quadrangle / T15, R7W, Sec14

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2,000 1,000 0 2,000
Feet

Exhibit 2

Local Vicinity Map
Topographic Base

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