



City of Rancho Cucamonga  
**MITIGATED NEGATIVE DECLARATION**

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*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.*

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**Project File No.:** Tentative Parcel Map SUBTPM19855, Certificate of Appropriateness DRC2016-00291, Variance DRC2016-00290; Minor Exception DRC2018-00934 and Tree Removal Permit DRC2019-00393.

**Public Review Period Closes:** July 10, 2019

**Project Name:** SUBTPM19855 & DRC2016-00291

**Project Applicant:**

Jim Banker  
8928 Hillside Road  
Rancho Cucamonga, CA 91701

**Project Location (also see attached map):** The 3.04-acre project site is located within the Very Low (VL) Residential District on the south side of Hillside Road, approximately 540 feet west of Archibald Avenue.

**Project Description:** The applicant is requesting to subdivide the 3.04-acre project site into 4 parcels of land for future development of three (3) single-family residences on Parcels #1-#3, with the existing single-family residence (Grandma Issak House) preserved on Parcel #4. Parcels #1 - #3 will take vehicle access from the new cul-de-sac off of Hillside Road, with the existing residence on Parcel #4 continuing to take vehicle access from an existing drive access from Hillside Road. The existing 6-foot high wall along Hillside Road will be removed with the construction of the new cul-de-sac. The project includes a Tree Removal Permit (DRC2019-00393) for the removal of 17 eucalyptus trees located along the south and west property lines as well as a Certificate of Appropriateness (DRC2016-00291) to subdivide the project site and reduce the size of the parcel on which the existing residence is located. The applicant has submitted a Variance (DRC2016-00290) requesting to reduce the required lot depth from 200 feet to 150 feet. The applicant has submitted a Minor Exception application (DRC2018-00934) for the additional wall height. A Minor Exception permits an up to 2 foot increase in the permitted wall height. Combination wall heights are calculated by adding one-half the height of the retaining walls to the height of the freestanding portion of the wall. The maximum permitted calculated wall height will be 8 feet with the approval of the Minor Exception.

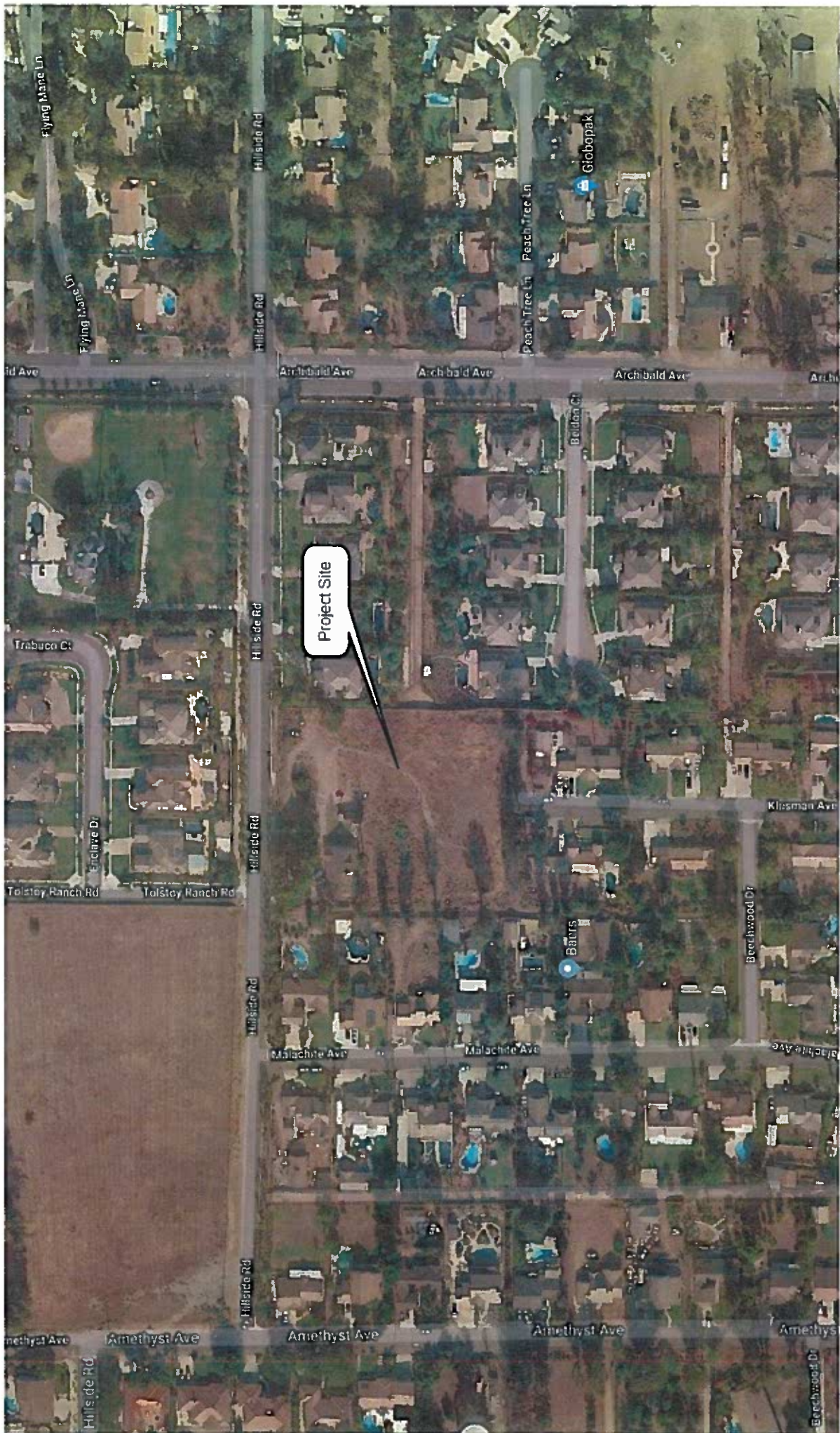
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## **FINDING**

**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.



Project Site

