



City of Rancho Cucamonga
Notice of Preparation of a Draft EIR
And Notice of Public Scoping Meeting

Date: November 18, 2019

To: Responsible and Trustee Agents/Interested Organizations and Individuals

Subject: **Notice of Preparation of a Draft Environmental Report and Notice of a Public Scoping Meeting**
9th & Vineyard Development Project

Lead Agency:

City of Rancho Cucamonga
Planning Department
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

Consulting Firm

KIMLEY-HORN AND ASSOCIATES, INC.
3880 Lemon Street, Suite 420
Riverside, CA 92501
Candyce Burnett

This NOP includes a project description and a list of the environmental issues to be examined in the environmental impact report (EIR).

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than 30 days after receipt of this notice.

Please send your response to David F. Eoff IV, Senior Planner, at the City of Rancho Cucamonga address shown above. Please include the name, phone number, email, and address of a contact person in your response.

Project Title: 9th & Vineyard Development Project

Location: The Project site is located south of E. 9th Street, directly west of Vineyard Avenue, directly north of the Burlington Northern Santa Fe (BNSF) Railway, and directly east of Baker Avenue in the City of Rancho Cucamonga in San Bernardino County, California. The 47.07-acre site is located approximately 1.4 miles north of the I-10 Freeway/Vineyard Avenue on/off ramp, approximately 2.9 miles south of the SR-210 Freeway/Carnelian Street on/off ramp, and 2.3 miles east of State Route 83.

- A. Project Overview** CP Logistics Vineyard LLC (CPL) is proposing to develop a site configuration that would include the construction of three warehouse buildings to include approximately 13,000 sf of office space and 1,024,467 sf of warehouse space for a total of 1,037,467 sf. The proposed 9th & Vineyard development Project (proposed Project) is comprised of three warehouse buildings with ancillary office space and associated parking and landscaping on approximately 47.07 acres. **Exhibit 3: Building Site Configuration.**

Governor's Office of Planning & Research

NOV 22 2019

STATE CLEARINGHOUSE



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The Project site is located on the following nine (9) Assessor Parcel Numbers (APN Nos.):

1. 0207-271-25
2. 0207-271-27
3. 0207-271-39
4. 0207-271-40
5. 0207-271-89
6. 0207-271-93
7. 0207-271-94
8. 0207-271-96
9. 0207-271-97

The Project would require a total of 370 automobile parking spaces and would provide a total of 415 automobile parking spaces. The Project would require 141 total trailer parking stalls and would provide 195 total trailer parking spaces. Refer to Table 1 for further breakdown regarding individual parking provided for each building.

Table 1: Three Building Site Summary

Building	Warehouse (sf)	Office 1st Floor (sf)	Office 2 nd Floor (sf)	Total Building (sf)	Automobile Parking Stalls		Trailer Parking Stalls	
					Required	Provided	Required	Provided
Building 1	632,580	4,000	0	636,580	195	195	100	148
Building 2	126,531	2,000	2,000	130,531	68	73	13	13
Building 3	265,356	2,500	2,500	270,356	107	147	28	34

The warehouse distribution buildings are currently planned as “speculative buildings.” Consequently, the future tenants or buyers of the buildings are not currently known. Without knowing the future tenants or buyers, an exact number of future employees or hours of operation cannot be determined. Therefore, the Environmental Impact Report (EIR) and associated technical reports will use approximate potential on-site employees, hours of operation, and vehicular traffic generation based on the Project’s proposed square footage and use as warehouse distribution facilities. A more in-depth analysis in addition to full evaluation of the historic building located near the western project boundary will be provided in the forthcoming Draft EIR.

Landscaping

Proposed landscaping would cover approximately 11.9% or 243,585 sf of the site. Landscaping would be



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installed in all areas not devoted to buildings, parking, traffic and specific user requirements, in accordance with the City's Municipal Code Section 17.36.040 which specifies landscape design guidelines for industrial districts. Building setbacks would be 35 feet along Vineyard Avenue (Secondary Highway) and 25 feet along both 9th Street (Collector Street) and Baker Avenue (Collector Street).

Construction

Construction would include the demolition of existing structures with the exception of the ±1,260 SF building located at 8803 Baker Avenue, which was deemed historically significant by the City, and the existing cell tower located approximately 300 linear feet west of Vineyard Avenue that is compliant with the City of Rancho Cucamonga's Construction and Demolition Diversion Program. CPL will pay the demolition permit and administration fee for cleanup purposes provided by Burrtec Waste Industries. Construction of the proposed Project is expected to commence in August 2020 (est.) with a construction duration of approximately 15 months (including required demolition) and would be completed in one (1) phase with buildout in November 2021 (est.). Total excavation and fill of soils for the proposed Project is anticipated to balance, with no required soil import or export.

B. Project Setting

Adjacent properties to the north are zoned for Industrial Park (IP), General Industrial (GI), Medium Density Residential (M), and General Commercial (GC) uses. Properties to the west are zoned Low Density Residential (L). The BNSF railway and properties zoned for industrial uses directly south of the site are located within the City of Ontario. The site is bordered to the east by Vineyard Avenue and the Cucamonga Creek, a concrete-lined stormwater drainage channel. Cucamonga Creek originates in the San Gabriel Mountains to the north of the site and flows roughly north to south into the Santa Ana River at the Prado Dam.

C. Requested Project Approvals

Project entitlement will include the following applications:

- **Design Review (DR)(DRC2019-00742):** The application includes the proposed review of three (3) industrial buildings totaling approximately 1,037,467 square feet that range in size from 130,531 to 636,580 square feet on approximately 47.07 acres.
- **Tentative Parcel Map (TPM)(SUBTPM20173):** The application includes the proposed review of a collapse of the nine (9) existing parcels into three (3) proposed parcels, along with the required land dedications, vacations and easements.
- **General Plan Amendment (GPA)(DRC2019-00851):** The application includes the review of a proposed amendment of the land use designation of approximately 7.06 acres located at the southwest corner of the site fronting Baker Avenue, between APN No. 0207-271-89 to the north and the BNSF Railway to the south, from General Industrial to Industrial Park.



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- **Zoning Map Amendment (ZMA)(DRC2019-00852):** The application includes the review of a proposed amendment of the zoning designation of approximately 7.06 acres located at the southwest corner of the site fronting Baker Avenue, between APN No. 0207-271-89 to the north and the BNSF Railway to the south, from General Industrial (GI) to Industrial Park (IP).
- **Uniform Sign Program (USP)(DRC2019-00855):** The application includes the review of a Uniform Sign Program which governs the design and construction of all planned and future signage at the proposed Project.
- **Tree Removal Permit (DRC2019-00853):** The application includes the review of the proposed removal of approximately one hundred ninety seven (197) trees on the site, of which seventy one (71) are considered “heritage trees” by the City. These trees will be replaced by approximately five hundred and one (501) new trees as part of the proposed Project.
- **Certificate of Appropriateness (DRC2019-00854):** The application includes the review of the proposed rehabilitation of the historically significant $\pm 1,260$ square foot building located at 8803 Baker Avenue.
- **Notice of Filing Sign Permit (DRC2019-00756):** The application includes the request to install signs on the site in order to properly notice the public of upcoming public hearings for the Project.

D. Project Characteristics

General Plan Designation: The majority of the Project site is designated as General Industrial with the exception of approximately 5.71 acres at the northwest corner of the site fronting Baker Avenue (APN No. 0207-271-89) which is designated as Industrial Park.

Zoning: The majority of the Project site is zoned as General Industrial (GI) with the exception of approximately 5.71 acres at the northwest corner of the site fronting Baker Avenue (APN No. 0207-271-89) which is zoned as Industrial Park (IP). The site is not currently governed by a Specific Plan.

E. Circulation and Parking

Vehicular access to the proposed Project would consist of six project driveways, one on 9th Street, two on Vineyard Avenue, and three on Baker Avenue. All entrances to the site would be unsignalized. Street improvements would also be provided along Vineyard Ave, E. 9th Street, and Baker Ave at the Project frontage to include improvements which may consist of the following: sidewalk, parkway landscaping, curb & gutter, dry utility undergrounding, street lights, fire hydrants, traffic signal equipment (offsite intersections), rehabilitation of existing asphalt pavement, offsite utility connections, and signing and striping as required. As shown in **Exhibit 3 – Building Site Configuration** and **Table 1 – Three Building Site Summary** (shown above), the proposed Project would meet the parking requirements for all proposed



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buildings.

Environmental Issues to be Evaluated in the EIR

Pursuant to Section 21165 of the California Public Resources Code and Section 15050 of the California Environmental Quality Act (CEQA) Guidelines, the City of Rancho Cucamonga will be the lead agency for an environmental impact report (EIR) that will be prepared to address potential impacts associated with the proposed 9th and Vineyard Development Project. CEQA Guidelines §15063 provide that if a lead agency determines that an EIR will clearly be required for a project, an Initial Study is not required. In this case, the City has already determined that an EIR will need to be prepared based on the Project's potential to create short-term, long-term and cumulative impacts associated with other developments. Therefore, an EIR will be prepared to fully evaluate the potential impacts of the proposed Project. The EIR will be comprehensive in nature evaluating all identified issues from the 2019 CEQA Initial Study Checklist.

The following issues are anticipated to be addressed in the EIR:

• Aesthetics • Agriculture and Forestry Resources • Air Quality • Biological Resources • Cultural Resources • Energy • Geology and Soils • Greenhouse Gas Emissions • Hazards and Hazardous Materials • Hydrology and Water Quality • Land Use and Planning • Mineral Resources • Noise • Population and Housing • Public Services • Recreation • Transportation • Tribal Cultural Resources • Utilities and Service Systems • Wildfire

The EIR will address the short- and long-term effects of the Project on the environment, including the impacts of any off-site improvements. It will also evaluate the potential for the Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed Project will be evaluated that may reduce impacts that are determined to be significant in the EIR. Mitigation may be proposed for those impacts that are determined to be significant. A mitigation monitoring program will also be developed as required by §15097 of the CEQA Guidelines. The environmental determination in this Notice of Preparation is subject to a 30-day public review period per Public Resources §21080.4 and CEQA Guidelines §15082. Public agencies, interested organizations, and individuals have the opportunity to comment on the proposed Project, to identify those environmental issues potentially affected by the Project which should be addressed further by the City of Rancho Cucamonga in the EIR.

As they are completed and distributed, the EIR/Environmental Documentation for the Project will be made available to download from the City's website: www.cityofrc.us



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The EIR/Environmental Documentation will be made available for review Monday through Thursday, between 7:00 AM and 6:00 PM at the following location:

City of Rancho Cucamonga
Planning Department
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

Public Review Period

CEQA requires a 30-day public review period for an NOP. In accordance with CEQA, should you have any comments, please provide a written response to this NOP within the 30-day NOP period between **November 19, 2019 through December 18, 2019**.

The City is requesting comments and guidance on the scope and content of the EIR from Responsible and Trustee agencies, interested public agencies, organizations, and the general public (pursuant to CEQA Guidelines §15082). All parties that have submitted their names and mailing addresses will be notified as part of the Project's CEQA review process. If you wish to be placed on the mailing list or have any questions or need additional information, please contact the lead agency contact noted below.

Agencies: The City requests each Responsible and Trustee agency's views on the scope and content of environmental issues relevant to your agency's statutory responsibilities in connection with the proposed Project, in a manner consistent with California Code of Regulations, Title 14, Section 15082(b). Your agency may use the EIR prepared by the City when considering any permits that your agency must issue, or other approvals for the Project.

Public Comments

The City requests your careful review and consideration of this notice, and invites **written comments** from interested agencies, persons, and organizations regarding the preparation of the EIR. Please indicate a contact person for your agency or organization. Please send your written comments to:

Attn: David F. Eoff IV, Senior Planner
City of Rancho Cucamonga
Planning Department
10500 Civic Center Drive
Rancho Cucamonga, CA 91730
Phone: (909) 774-4312
Email: david.eoff@cityofrc.us



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Please include the name, phone number, email, and address of a contact person in your response.

You may also provide oral or written comments in person at the **Scoping Meeting** noted below. Comments in response to this notice must be submitted to the City through close of business (5:00 PM) on December 19, 2019.

Public Scoping Meeting

The City will have a Scoping Meeting to present updates to the Project and the CEQA process, and to receive public comments and suggestions regarding the scope and content of the EIR. The meeting will be held at the following location, date and time:

Date: December 12, 2019

Location: City of Rancho Cucamonga
Rancho Cucamonga Civic Center, Tri-Communities Room
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

Time: 6:30 PM

Special Accommodations. Should you require special accommodations at the public scoping meeting, such as for the hearing impaired or an English translator, please contact the City of Rancho Cucamonga no later than December 2, 2019 (see contact information above).

Attachments:

Exhibit 1 – Regional Map

Exhibit 2 – Local Vicinity Map

Exhibit 3 –Building Site Configuration

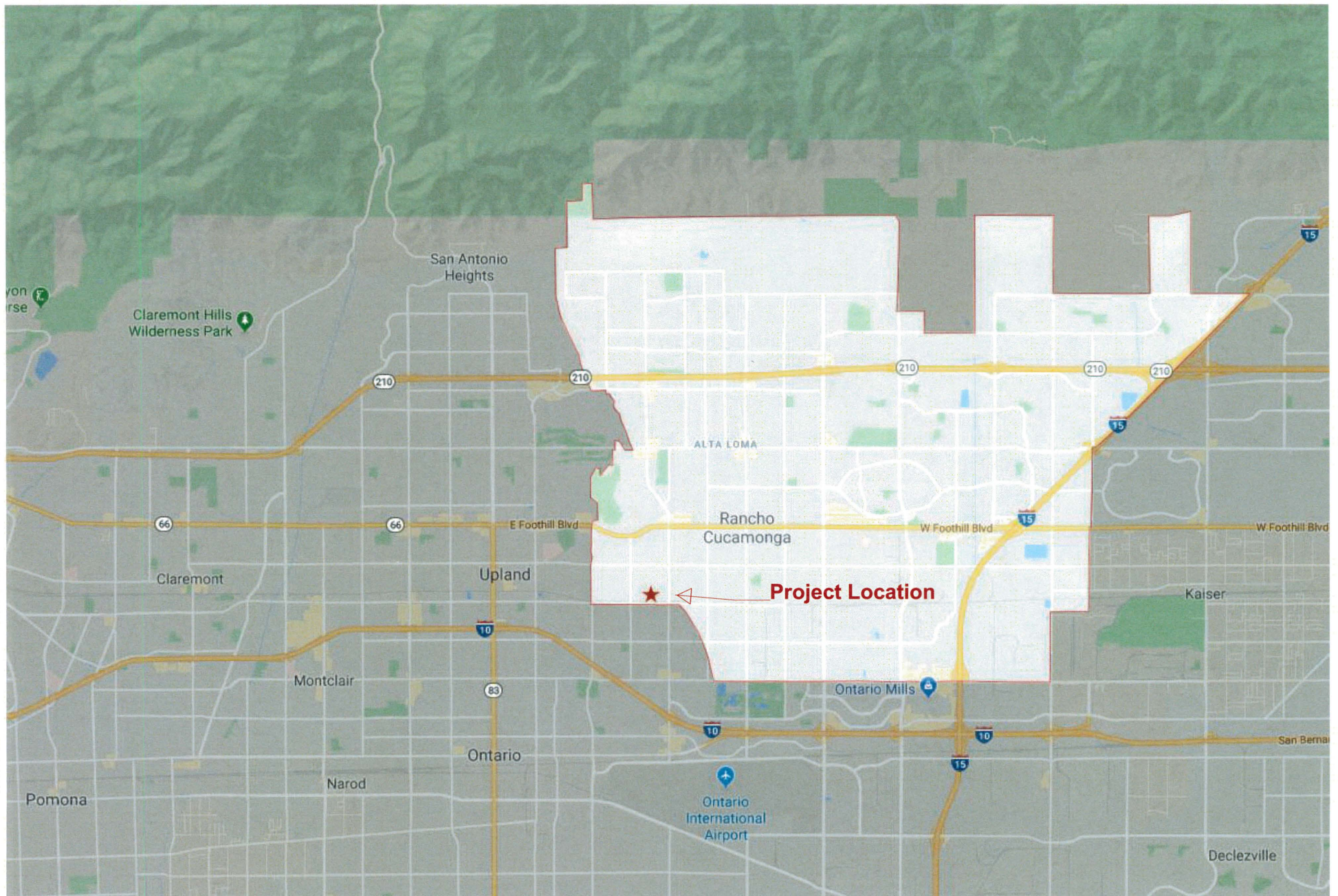


EXHIBIT 1: Regional Map
9th and Vineyard Development Project



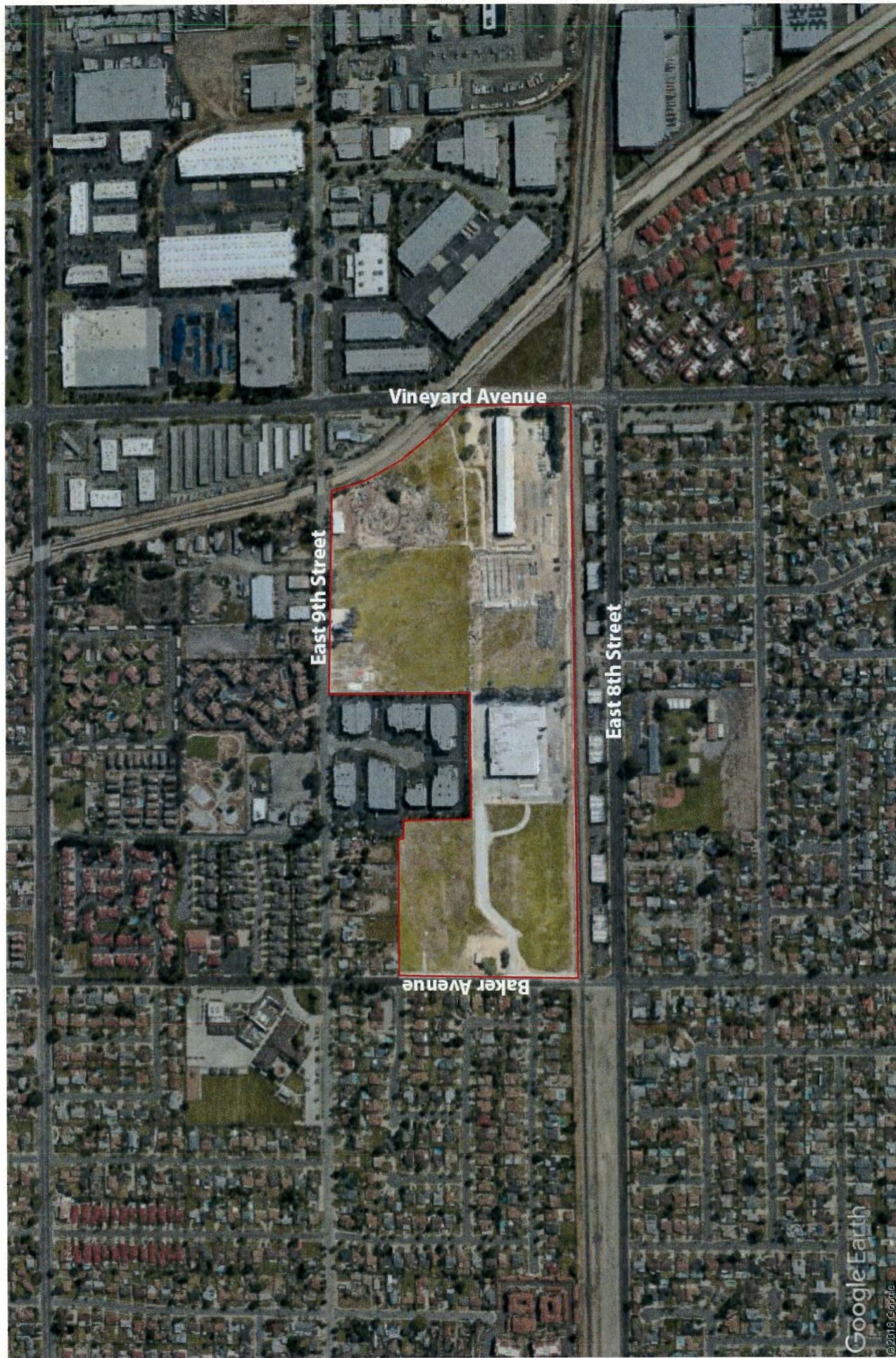


EXHIBIT 2: Local Vicinity Map
9th and Vineyard Development Project



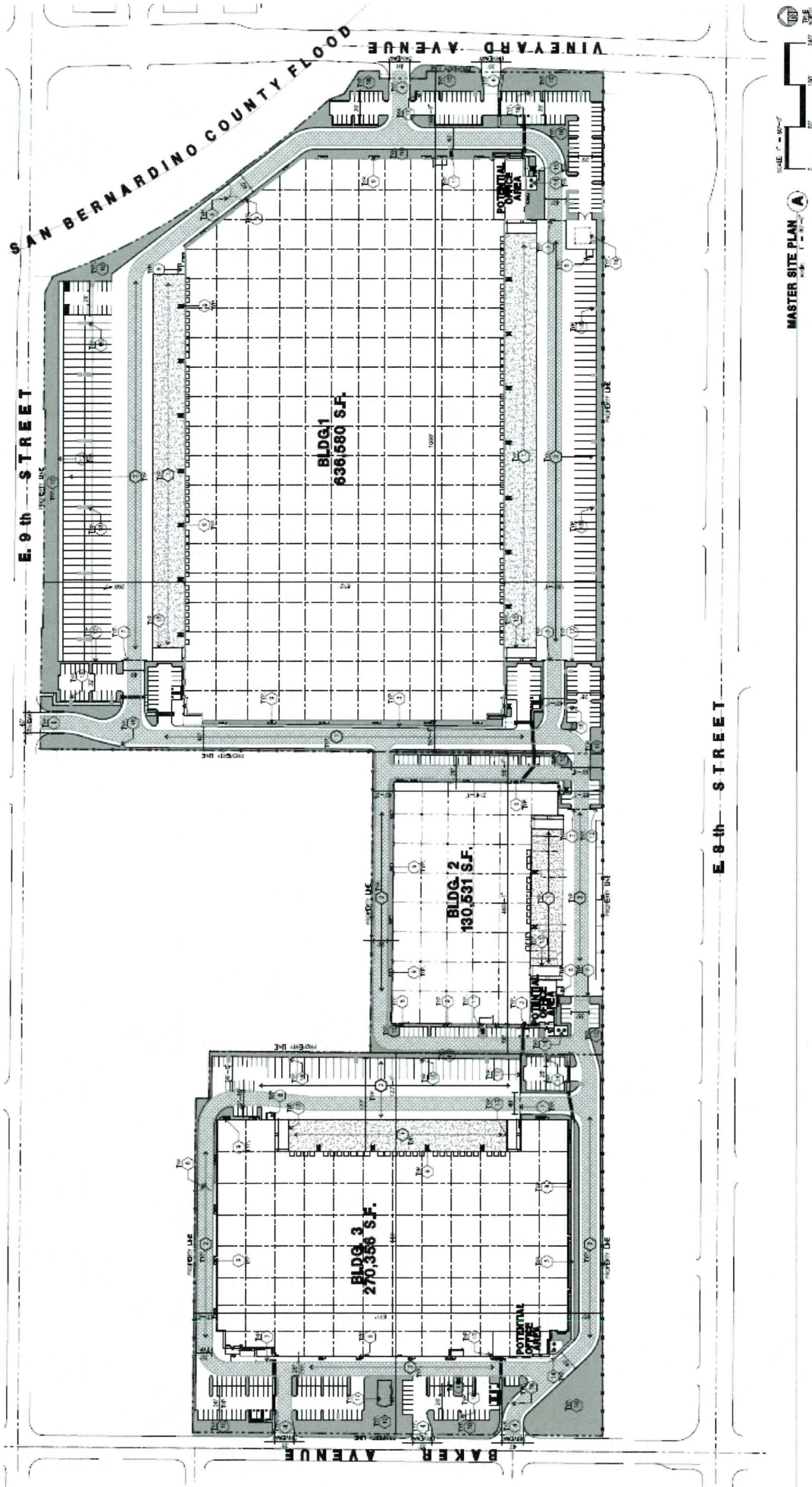


EXHIBIT 3: Building Site Configuration
9th and Vineyard Development Project



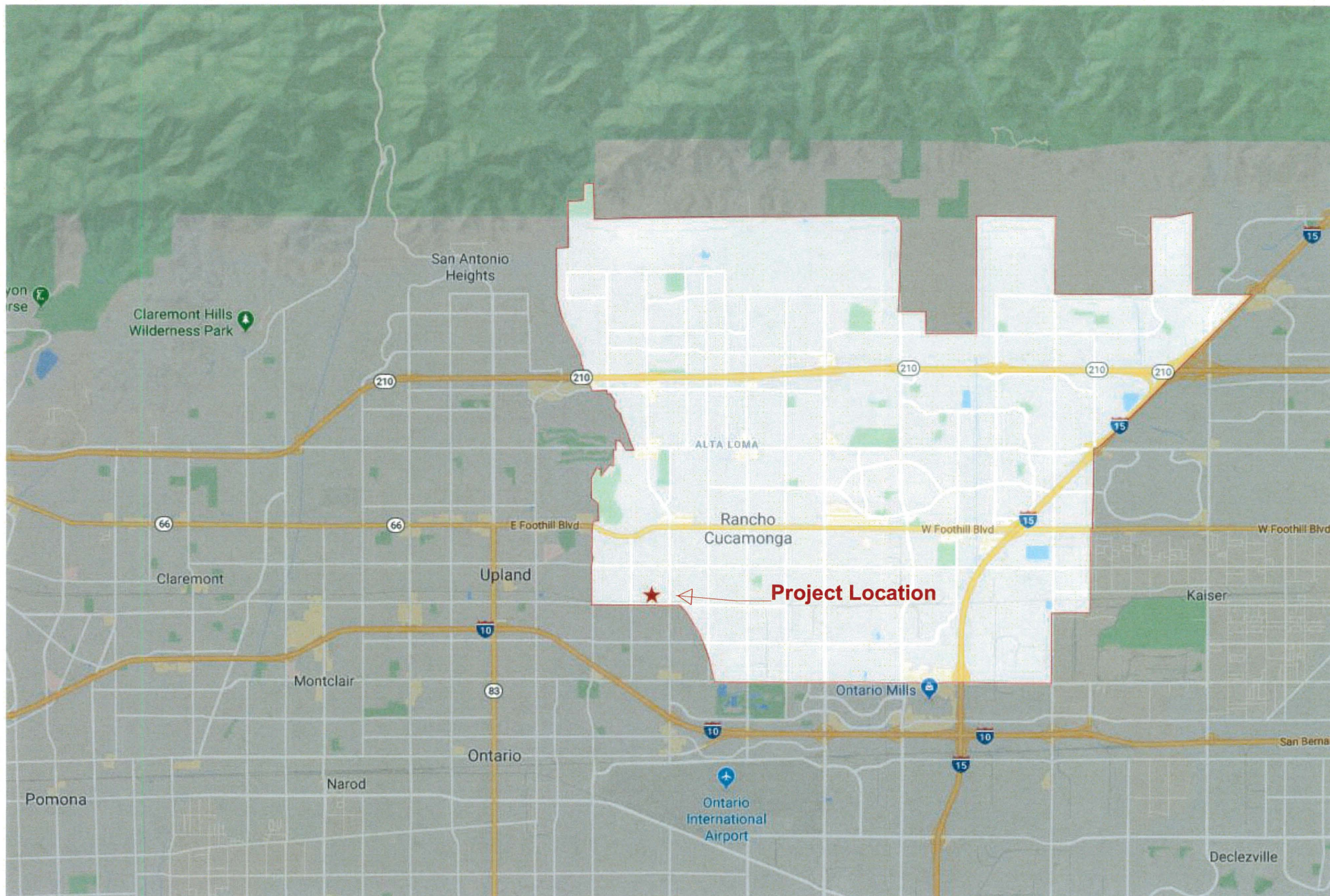


EXHIBIT 1: Regional Map
9th and Vineyard Development Project





EXHIBIT 2: Local Vicinity Map
9th and Vineyard Development Project



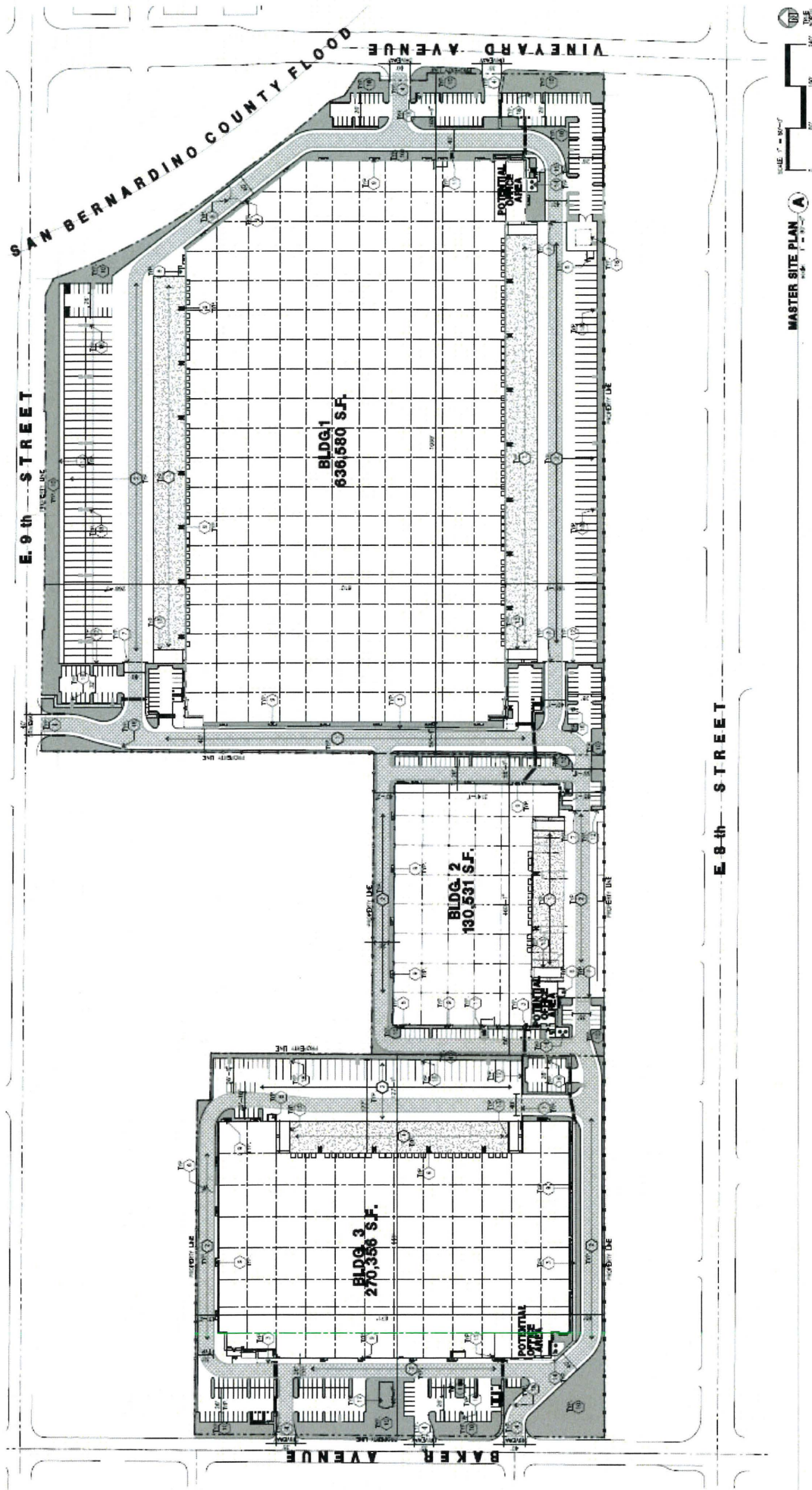


EXHIBIT 3: Building Site Configuration
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