

JUL 19 2021



STATE CLEARINGHOUSE

CITY OF RANCHO CUCAMONGA

10500 Civic Center Drive | Rancho Cucamonga, CA 91730 | 909.477.2700 | www.CityofRC.us

NOTICE OF PUBLIC HEARING/ENVIRONMENTAL NOTICE PLANNING COMMISSION

WHEN /WHERE IS THE MEETING? The City of Rancho Cucamonga Planning Commission will be holding a public hearing at 7:00 p.m. on Wednesday, August 25, 2021, at the Rancho Cucamonga Civic Center, Council Chambers, located at 10500 Civic Center Drive, Rancho Cucamonga, CA 91730, to consider the following described project.

NOTICE IS HEREBY GIVEN that pursuant to Section 15072 of the State CEQA Guidelines, the City of Rancho Cucamonga hereby gives notice that a Draft Mitigated Negative Declaration (MND) for the Fire Station 178 Project is available for review and comment.

PROJECT TITLE: Fire Station 178 Project

PROJECT LOCATION: The Proposed Project is located within the City of Rancho Cucamonga in southwest San Bernardino County. The project site is located in the Terra Vista neighborhood, along the south side of Town Center Drive, east of Haven Avenue at the intersection Town Center Drive and Terra Vista Parkway. The project site is currently vacant and is roughly 3.67 acres.

Onsite improvements would include the following: hardscape areas comprised of concrete pavers and permeable pavers, 22 total onsite parking for fire fight parking and public parking, site lighting through the property, landscape improvements, four bioretention basins, an apparatus washdown area, and outdoor training/fire fighter drill area. Soil infill and grading would address the current grade difference between the project site and Town Center Drive.

Offsite improvements would include construction of new response driveway apron at Town Center Drive, an additional driveway apron along Terra Vista Parkway to the rear of the fire station building, and a future traffic signal at the intersection of Town Center Drive and Terra Vista Parkway. Construction is anticipated to begin in the first quarter of 2022 with a duration of approximately 16 months. The opening date is anticipated to occur in the fourth quarter of 2023.

PROJECT IMPACTS: The Initial Study/MND was completed in accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act. The Initial Study/MND found that the environmental effects from the project would be less than significant with the incorporation of standard conditions and mitigation measures.



HAZARDOUS WASTE SITES: The project site is not located on any known listed toxic sites pursuant to Government Code Section 65962.5.

PUBLIC REVIEW PERIOD: Begins: July 16, 2021 **Ends:** August 4, 2021

PUBLIC HEARING: A public hearing will be held before a Planning Commission meeting on August 25, 2021, at 7:00 P.M. THE PROJECT IS LOCATED ON A VACANT LOT 400 FEET EAST OF HAVEN AVENUE AND TOWN CENTER DRIVE INTERSECTION, ALONG THE SOUTHSIDE OF TOWN CENTER DRIVE - RANCHO CUCAMONGA FIRE PROTECTION DISTRICT - A request to construct a two-story fire station with additional site improvements, and approval of a Conditional Use Permit for the operation of a public safety facility for a site within the Community Commercial / Terra Vista Planned Community District. APN: 1077-423-01. Pursuant to the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration has been prepared for the project and has indicated, with proper mitigations, no significant environmental impacts will result from the project. Design Review (DRC2020-00432), Conditional Use Permit (DRC2020-00433).

The Initial Study/Mitigated Negative Declaration is being circulated for public review and comment for a period of 20 days, from July 16, 2021 through August 4, 2021. Any person may submit written comments to the Planning Division of the Community Development Department before the end of the review period. If you challenge the City's action in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Planning Division prior to the end of the review period. Comments may be sent by mail, or faxed to the following address:

David F. Eoff IV
Senior Planner
10500 Civic Center Drive
Rancho Cucamonga, California
91730

Phone: (909) 774-4312
Email david.eoff@CityofRC.us

LOCATION WHERE DOCUMENT CAN BE REVIEWED: The Initial Study, Draft MND and supporting documents are available for review and comment on the City website at <https://www.cityofrc.us/community-development/planning> and during normal business hours at the following location: City of Rancho Cucamonga at 10500 Civic Center Drive Rancho Cucamonga, California 91730.

**INFORMATION
AVAILABLE:**

The proposed plans and other information can be reviewed at the City Planning Department.



ENVIRONMENTAL: A complete environmental assessment has been prepared. Comments will be received, and the environmental assessment may be reviewed any time prior to final action. At the meeting of August 28, 2021, the Planning Commission will be considering the assessment, staff's recommendations, and public input.

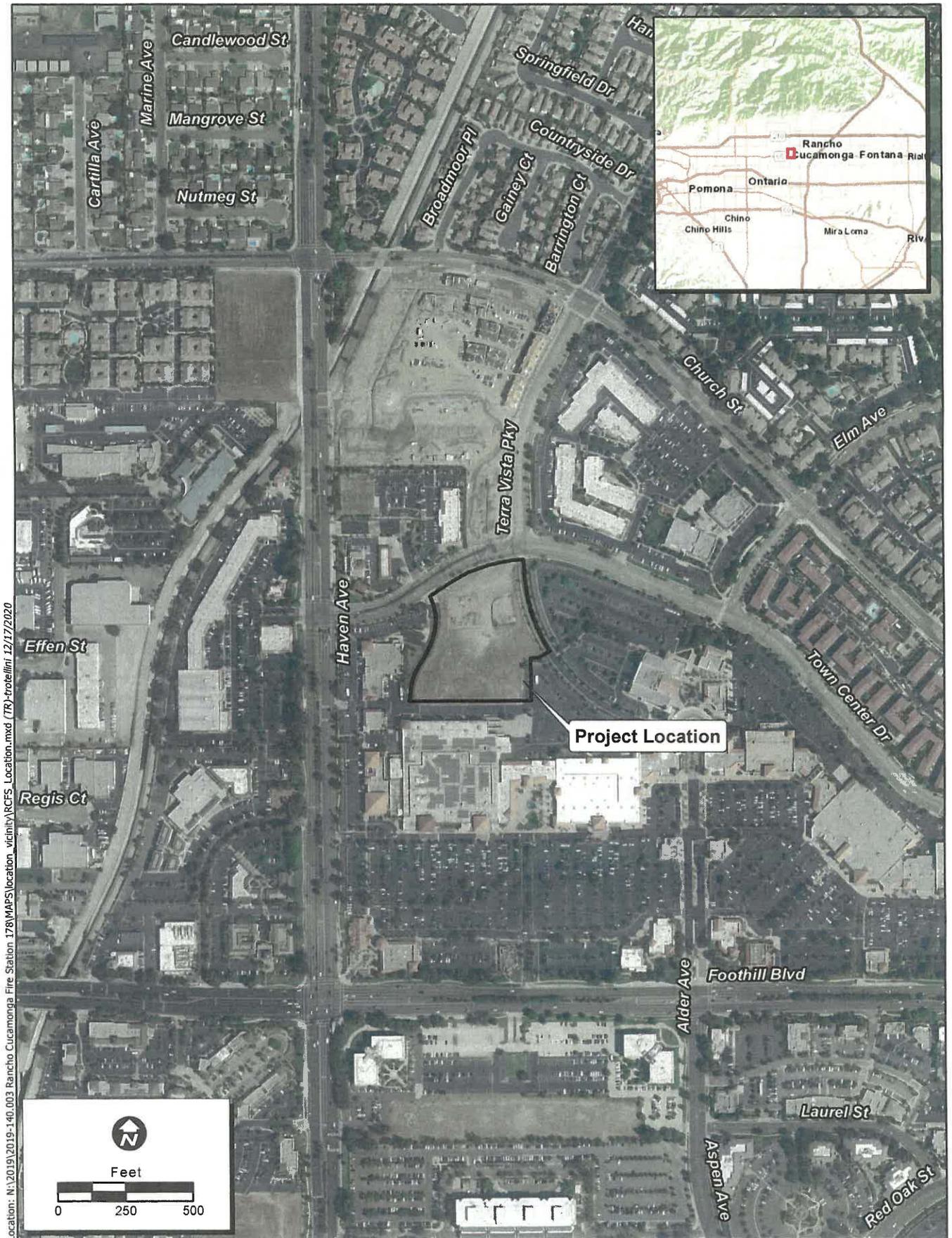
WHO TO CONTACT? Anyone having concerns or questions or wishing to review or comment on the project should contact David Eoff, Senior Planner at (909) 774-4312 or via email at David.Eoff@cityofrc.us.

WHAT CAN I DO? All interested parties are invited to express opinions for or against the proposal and submit their concerns via email to David.Eoff@cityofrc.us prior to said meeting. All comments received will be presented to the Planning Commission and included in the record.

The decision of the Planning Commission is final unless the project is appealed within 10 days. Appeals must be filed in writing to the City Clerk, state the reason for the appeal, and be accompanied by the appropriate filing fee.

If you challenge the foregoing action in court, you may be limited to raising only those issues you or someone else raised at the public hearing for final action described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

DATE NOTICE MAILED: July 15, 2021



Location: N:\2019\2019-140.003 Rancho Cucamonga Fire Station 178\MAP5\location_vicinity\RCFS_Location.mxd (TR)-trollini 12/17/2020

Map Date: 12/17/2020
 Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Figure 2. Project Location

2019-140.003 Rancho Cucamonga Fire Station 178