

NOTICE OF AVAILABILITY AND PUBLIC REVIEW

Date: March 15, 2022
To: Interested Agencies and Organizations
Subject: Notice of Availability of a Draft Environmental Impact Report (DEIR) for the 9th and Vineyard Development Project and EIR (State Clearinghouse # 2019110456)

Lead Agency:

Agency Name: City of Rancho Cucamonga
Planning Department
Street Address: 10500 Civic Center Drive
City/State/Zip: Rancho Cucamonga, CA 91730
Contact: David F. Eoff IV, Senior Planner
Phone: (909) 774-4312

Consulting Firm:

Firm Name: Kimley-Horn and Associates
Street Address: 3880 Lemon Street, Ste. 420
City/State/Zip: Riverside, CA 92501
Contact: Candyce Burnett
Phone: 951-824-8697

Project Location: The Project is located in the County of San Bernardino (County). Specifically, the Project is located south of 9th Street, directly west of Vineyard Avenue, directly north of the Burlington Northern Santa Fe (BNSF) railway, and directly east of Baker Avenue.

Project Description: The Project proposes the development of three warehouse buildings on predominately vacant land that has a General Plan designation of Neo-Industrial Employment District and a zoning designation of Neo-Industrial (NI) and Industrial Park (IP). The three warehouse buildings include a total of 13,000 sf of office uses and 1,019,090 sf of warehouse uses for a total of 1,032,090 sf. The Project would require 368 automobile parking spaces and would provide 378 automobile parking spaces. The Project would require 141 trailer parking stalls and would provide 185 trailer parking spaces.

The Project proposes to create vehicular access to the Project site with the development of six Project driveways, one on 9th Street, two on Vineyard Avenue, and three on Baker Avenue. All entrances to the Project site would be unsignalized.

There are several existing industrial and office buildings, a cellular tower facility, and a vacant potential historic residential structure that exist on-site. All existing buildings on-site are vacant. The potentially historic residential structure would be retained, rehabilitated, and reused for a future support structure or designated as a City facility to benefit the adjacent residential communities. The cellular tower and its related support facilities would be retained on site.

Historical Building/8803 Baker Avenue: There is an existing, vacant residential building along the western border of the Project site fronting Baker Avenue located at 8803 Baker Avenue (APN 0207-271-40), which has been determined to have historical significance by the City (sometimes referred to as the “Baker House”). As part of the Project, the Baker House would be retained, rehabilitated, and reused as a City facility to benefit the adjacent residential communities. The building’s underlying site area totaling approximately 0.5 acres would be dedicated to the City in fee, and improved with a parking area to accommodate visitors, as well as landscaping and hardscape improvements.

Existing Land Uses: The Project site includes nine Assessor Parcel Numbers (APNs) as summarized below.

Table 3-1: Project Assessor Parcel Numbers

| | | |
|-------------|-------------|-------------|
| 0207-271-25 | 0207-271-27 | 0207-271-39 |
| 0207-271-40 | 0207-271-89 | 0207-271-93 |
| 0207-271-94 | 0207-271-96 | 0207-271-97 |

General Plan and Zoning Designation: The Project site has a General Plan designation of Neo-Industrial Employment District and a zoning designation of Neo-Industrial (NI), while one parcel of approximately 5.42 acres located at the northwest corner of the Project site fronting Baker Avenue (APN No. 0207-271-89) has a zoning designation of Industrial Park (IP).

The Project proposes to amend the zoning designations of APN 0207-271-25, 0207-271-39, and 0207-271-40 along Baker Avenue to be zoned as Industrial Park (IP).

Project Approvals: The City is the Lead Agency under CEQA and is responsible for reviewing and certifying the adequacy of the EIR for the Project. The proposed Project consists of applications for a Zoning Map Amendment DRC 2019-00852, a Development Agreement DRC 2022-00XXX, a Tentative Parcel Map (SUBTPM20173), a Design Review DRC 2019-00742, a Conditional Use Permit DRC 2022-00009, a Tree Removal Permit DRC 2019-00853, and a Certificate of Appropriateness DRC 2019-00854.

Project Environmental Impacts

The Draft Environmental Impact Report evaluates the proposed Project’s potential individual- and cumulative-level environmental impacts on the following resource areas: aesthetics, agriculture and forestry, 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, transportation, tribal cultural resources, utilities and services systems, and wildfire. The DEIR indicates that implementation of the proposed Project would result in potentially environmental impacts related to:

Biological Resources | Cultural Resources | Geology and Soils | Hazards and Hazardous Materials | Hydrology and Water Quality | Noise | Tribal Cultural Resources

Mitigation measures are identified in the Draft EIR that would minimize these impacts to less than significant levels.

Cortese List Notice: Pursuant to Public Resources Code 21092.6(a), the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of ToxicSubstances Control list of various hazardous sites).

The DEIR and its technical appendices will be made available to downloaded from the City’s website: <https://www.cityofrc.us/community-development/planning>

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

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

Public Review Period

The Draft EIR is available for public review for a period of 45 days. In accordance with CEQA Guidelines §15105, should you have any comments, please provide written comments on the Draft EIR within the 45-day period between **March 15, 2022, and May 2, 2022.**

Pursuant to the California Governor's Executive Orders, electronic copies of the Draft EIR and all documents referenced therein are available for download on the City's website at <https://www.cityofrc.us/community-development/planning>. Should you have trouble accessing these documents, please contact David F. Eoff at the telephone number or e-mail provided under Lead Agency Contact, listed below.

Public Comments

Written comments on the Draft Environmental Impact Report must be received no later than 6:00 p.m. on May 2, 2022. **Comments in response to this notice shall be submitted via e-mail, U.S. Postal Service, or courier service. Comments shall be submitted to** David Eoff, Senior Planner at the Planning Department, City of Rancho Cucamonga, 10500 Civic Center Drive, Rancho Cucamonga, CA 91730. Comments may also be sent by email to David.Eoff@cityofrc.us.