



NOTICE OF AVAILABILITY
9th and Vineyard Development Project
Recirculated Draft Environmental Impact Report (Draft EIR)
SCH NO. 2019110456
June 20, 2024

To: Agencies, Organizations and Interested Persons

Project Title: 9th and Vineyard Development Project

Lead Agency: City of Rancho Cucamonga
Planning Department
10500 Civic Center Drive
Rancho Cucamonga, California 91730
Contact: Mr. Sean McPherson, Principal Planner

Project Location - City: Rancho Cucamonga

Project Location - County: San Bernardino

Project Location - Specific: The approximately 45.97-acre project site is located in the southwest region of Rancho Cucamonga, within the County of San Bernardino California. The project site is bounded by 9th Street to the north with single-family homes, light industrial warehouses, and Los Amigos Elementary School near the northwest corner of the site. The project site is bordered to the east by Vineyard Avenue and Cucamonga Creek, a concrete-lined stormwater drainage channel. The Burlington Northern and Santa Fe (BNSF) railway is adjacent to the southern boundary of the site, which is also utilized by Metrolink. There are commercial properties along the southern boundary of the BNSF railway, and south of 8th Street, there are residential and commercial uses, and San Antonio Christian School, which are within the City of Ontario. The project site is bordered to the west by single-family homes along Baker Avenue. The southern boundary of the site is approximately 105 feet north of the City of Ontario boundary and the western boundary of the site is approximately 0.5-mile west of the City of Upland boundary.

Description of the Project: The project involves the construction of three warehouse buildings with 13,000 square feet (sf) of office space and 969,096 sf of warehouse space (totaling 982,096 sf). Furthermore, as part of the project, the historic building known as the “Baker House” would be retained and rehabilitated so that it can be reused as a City facility to benefit the adjacent residential communities. The Baker House would be rehabilitated in compliance with the Secretary of the Interior Standards for the Treatment of Historic Properties as part of the project regardless of which specific design concept is selected. An employment patio or break area would be provided outside each warehouse building. The following is a brief description of the three proposed individual warehouse buildings.

- **Building 1** would be located on the east side of the project site and consist of 611,574 sf, inclusive of 4,000 sf of office space. Building 1 would have a maximum height of 51 feet and operate as a cross-dock warehouse with 45 dock doors on the north side of the building, 49 dock doors on the south side of the building, and 126 trailer parking spaces within the truck court/loading area. The truck courts/loading areas for Building 1 would be enclosed and screened from public viewing areas by 8-foot-tall solid screen walls.
- **Building 2** would be located in the center of the project site and consist of 107,541 sf, including 4,000 sf of office space. Building 2 would have a maximum height of 45 feet and contain 12 dock doors and 12 trailer parking spaces on the east side of the building.
- **Building 3** would be located on the west side of the project site and consist of 262, 981 sf, including 5,000 of office space. Building 3 would have a maximum height of 47 feet and contain 28 dock doors and 30 trailer spaces on the east side of the building and enclosed with an eight-foot tube steel fence.

Passenger vehicle parking areas would be provided on the east side and northeast, northwest, and southwest corners of Building 1; the west side and southwest corner of Building 2; and all four corners of Building 3; with a total of 362 on-site passenger vehicle parking spaces. Vehicular access to the project would be provided by one driveway from 9th Street, two driveways from Vineyard Avenue, and two driveways from Baker Avenue. The 9th Street driveway would provide inbound/outbound access for passenger vehicles and trucks; however, trucks existing onto 9th Street would be restricted to right turn only. Trucks would not be permitted to turn left and head towards Baker Avenue, which is designated as a collector street by the City’s General Plan and mainly serves the existing residential communities located west of Baker Avenue.

Project construction is expected to span a length of approximately 11 months. For the purpose of the EIR, construction is assumed to commence in January 2025 and finish in November 2025. Construction would include: (1) grading, (2) vertical construction of the three proposed warehouse buildings, (3) paving, (4) architectural coating, (5) landscaping, and all applicable off-site improvements, including the storm drain improvements conditioned by the City.

The entire project site is designated as Neo-Industrial Employment District under the City's General Plan Land Use Map and zoned as Neo Industrial (NI) under the City's Zoning Code. The Neo-Industrial Employment District encourages a modernized industrial employment district with convenient access to a wide range of services and amenities. Uses permitted in the Neo-Industrial Employment District include low impact industrial uses, such as warehouses with a floor-area-ratio of 0.4-0.6. The NI zone allows light industrial activities with low environmental impacts and supports the growth of creative industries, incubator businesses, and innovative design and manufacturing. The NI zone also allows for warehousing, distribution and manufacturing to support small business development.

After the applicant submitted their application, but before it was deemed complete, the City Council enacted a moratorium on November 4, 2020, to prohibit certain industrial uses while the City updated its code standards in response to rising interest and significant demand for the development of new industrial uses and the redevelopment of legacy uses throughout the city. Following the expiration of the moratorium on June 30, 2021, the City Council adopted Ordinance 982 on July 7, 2021, which established new development standards for industrial projects throughout the city in response to this demand in industrial development. Notably, the proposed project is deemed exempt from Ordinance 982 as the subject development application had been deemed complete on June 23, 2021, which is prior to the adoption of Ordinance 982. Pursuant to Development Code Section 17.02.020F.1, "all land use permit applications that are active and that have been determined by the planning director to be complete before the effective date of this title, or any amendments thereto, will be processed according to the regulations in effect when the application was deemed complete." Thus, as the subject application was deemed complete prior to the adoption of Ordinance 982, it has been analyzed against standards in effect prior to the adoption of Ordinance 982.

Significant Effects Discussed in the Draft EIR: The Draft EIR addresses the project's potential impacts associated with aesthetics, agricultural 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, and wildfire. With incorporation of identified regulatory requirements and project-specific mitigation measures for potentially significant project impacts, potential impacts resulting from the project would be less than significant for all impacts, with the exception of land use and planning and noise. Project-specific mitigation measures are required to reduce potentially significant impacts for the following topical issues: biological resources (nesting bird avoidance), cultural resources (standards rehabilitation review; mothballing plan; interpretive display; discovery of archaeological resources), geology and soils (geotechnical design; and paleontological resources), greenhouse gas emissions (implementation of climate action plan measures), hazards and hazardous materials (hazardous materials risk management plan; and soil remediation plan), hydrology and water quality (erosion control plan), noise (construction noise reduction measures; and construction vibration control plan), and tribal cultural resources (tribal cultural resources monitoring and treatment plan; dissemination of information; retain a tribal monitor/consultant; and discovery of unique archaeological resources). Implementation of the project would create a significant and unavoidable land use and planning impact due to the project conflicting with Policy LC-7.4 of the City's General Plan, and significant and unavoidable operational nighttime noise impacts to residences across 9th Street and residences along the southern portion of the site in Ontario.

Public Review Period: The Draft EIR is being circulated for a minimum **45-day review period**, which will commence on **June 20, 2024** and conclude on **August 5, 2024**. Due to the time limits mandated by State Law, your comments must be received at the earliest date, but not later than **August 5, 2024**. Please send your comments in writing to:

Mr. Sean McPherson
City of Rancho Cucamonga Planning Department
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

Comments may also be sent to sean.mcpherson@cityofrc.us. For additional information or any questions regarding the project, please contact Mr. McPherson at (909) 774-4307 or via email at the aforementioned address.

- **City of Rancho Cucamonga Planning Department**

10500 Civic Center Drive
Rancho Cucamonga, CA 91730
(909) 477-2750

Hours: 10:00 A.M. – 4:00 P.M. (in person services) or by appointment.

- **Archibald Library**

7368 Archibald Avenue
Rancho Cucamonga, CA 91730
(909) 477-2720

Hours: 10:00 A.M – 6:00P.M. (Closed on Sundays and Mondays) Open for limited in-person services Wed and Fri

- **Paul A. Biane Library**

12505 Cultural Center Drive
Rancho Cucamonga, CA 91739
(909) 477-2720

Hours: 10:00 A.M. – 6:00 P.M. (Closed Sundays and Mondays)

The Draft EIR and Technical Appendices are also available on the City’s website:

https://www.dropbox.com/scl/fo/ezgw6i02xipw2atbx5iv8/APDSOu27n3HT6sFJUNe3fKc/DEIR%209th%20and%20Vineyard%20Development%20Project%20and%20EIR?dl=0&rlkey=is2wz9w5mgwjiezsbt50d6c1e&subfolder_nav_tracking=1

Public Hearing: Written and oral comments regarding the Draft EIR may also be submitted at public hearings that will be held before the City of Rancho Cucamonga Planning Commission and City Council. The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements. Copies of all relevant material, including the project specifications, the Draft EIR, and documents incorporated by reference, are available for review at the City of Rancho Cucamonga Planning Department and are also located for public review at the addresses stated above.

Hazardous Materials Statement: The project site is not on a list of hazardous material sites compiled pursuant to Section 65962.5 of the California Government Code. However, based on the Phase I and Phase II Environmental Site Assessments conducted on the project site, one soil sample located at 8810 Vineyard Avenue (east portion of the project site) contained a concentration of naphthalene that marginally exceeded the Department of Toxic Substances Control’s industrial screening level. As a result, further sampling was conducted which determined that soil impacts are highly localized and do not extend beyond the visible staining at that portion of the project site. As further discussed in Section 4.9, *Hazards and Hazardous Materials*, of the Draft EIR, mitigation measures require that a Hazardous Materials Risk Management Plan and Soil Remediation Plan are prepared and implemented to ensure that contaminated soils present on the project site are investigated, remediated, and handled according to applicable State and federal requirements.