

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Speedway Commerce Center

Lead Agency: <u>City of Rancho Cucamonga</u>	Contact Person: <u>Sean McPherson</u>
Mailing Address: <u>10500 Civic Center Drive</u>	Phone: <u>909-774-4307</u>
City: <u>Rancho Cucamonga</u> Zip: <u>91730</u>	County: <u>San Bernardino</u>

Project Location: County: San Bernardino City/Nearest Community: Rancho Cucamonga
 Cross Streets: Etiwanda Avenue / Napa Street Zip Code: 92335

Longitude/Latitude (degrees, minutes and seconds): 34 ° 05 ' 25.84" N / 117 ° 31'04 ' 55 " W Total Acres: 35.73

Assessor's Parcel No.: 0229-291-22, -46, -54 Section: _____ Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: _____ Waterways: Etiwanda Creek Channel, San Sevaime Channel
 Airports: _____ Railways: BNSF, Metrolink Schools: 5 elementary, 2 K-8

Document Type:

CEQA: <input checked="" type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Annexation
<input checked="" type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input checked="" type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: <u>Sign Program</u>

Development Type:

<input type="checkbox"/> Residential: Units _____ Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input checked="" type="checkbox"/> Industrial: Sq.ft. <u>500-650</u> Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

<input type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input type="checkbox"/> Water Supply/Groundwater
<input type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Land Use
<input type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input type="checkbox"/> Toxic/Hazardous	<input type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: <u>Cultural, Energy</u>

Present Land Use/Zoning/General Plan Designation:

Heavy Industrial/Heavy Industrial and Flood Control/Utility Corridor, and "Floating Park," (City); General Industrial (I-G), RDA/Regional Industrial (County)

Project Description: *(please use a separate page if necessary)*

See separate page

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

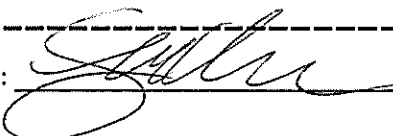
- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> California Highway Patrol | <input checked="" type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 8 | <input type="checkbox"/> Public Utilities Commission |
| <input checked="" type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input checked="" type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input checked="" type="checkbox"/> Corrections, Department of | <input checked="" type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input checked="" type="checkbox"/> Energy Commission | <input checked="" type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input checked="" type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: <u>California Environmental Protection Agency</u> |
| <input checked="" type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>Public Utilities Commission</u> |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date September 3, 2020 Ending Date October 3, 2020

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  Date: 9/3/2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Speedway Commerce Center Project Overview

Hillwood Investment Properties is proposing to develop a site configuration that would include the construction of two warehouse buildings to include approximately 20,000 sf of office space and 632,034 sf of warehouse space for a total of 650,960 sf. The proposed Speedway Commerce Center (proposed Project) is comprised of two warehouse buildings with ancillary office space and associated parking and landscaping on approximately 35 acres. (See **Figure 4: Primary Site Plan** uploaded as separate attachment. The proposed Project includes the two APNs 0229-291-54 and 0229-291-46.

The two proposed warehouse buildings would comprise approximately 42 percent of the total proposed Project site area and include approximately 650,960 sf of building area. Each of the two proposed warehouse buildings would include 10,000 square foot office spaces. Building A has a typical height of 46 feet and Building B has a typical height of 38 feet, with a maximum height not to exceed 58'-6" for Building A and 50'-6" for Building B. A diagram of the proposed Project site and the included improvements are shown in **Figure 4: Primary Site Plan** provides a summary of the two proposed buildings included in the proposed Project.

Table 1: Building Summaries

Building	Warehouse (sf)	Office	Total Building (sf)	Automobile Parking Stalls		Trailer Parking Stalls	
				Required	Provided	Required	Provided
Building A	490,694	10,000	500,694	183	283	82	87
Building B	140,266	10,000	150,266	96	98	20	20
TOTAL	632,034	20,000	650,960	279	381	102	107

Source: HPA Architecture, 2020

Access and Parking

Vehicular access to the proposed Project would consist of 3 project driveways along Napa Street and a new public street east of Building B and west of the rail spur line. The new public street would terminate at the north end of the property in a cul-de-sac and would include a driveway entrance to the project site for Building B from the end of the cul-de-sac. All entrances to the site would be per the City Engineering standards. Existing street improvements would be improved and/or redesigned as required to meet the City Standards along Napa Street at the Project frontage. The majority of the street improvements have been installed but to the current County of San Bernardino standards including curbs, gutters, sidewalks, streetlights, traffic signal equipment and signing and striping as required. The City of Rancho Cucamonga may require additional improvements with the annexation of a portion of Napa Street. Napa Street is currently within the County of San Bernardino. As shown in **Table 1**, the proposed Project would meet the parking requirements for both proposed buildings. The new public street will be constructed to meet the City Standards.

The proposed Project would also include the creation of 381 parking stalls surrounding the two proposed buildings. Of the 381 parking stalls, 330 provide parking for standard vehicles, 13 provide parking for handicap accessibility, 38 provide parking for clean air vehicles, and 107 have been designed as trailer stalls. The proposed Project would provide 102 more standard vehicle stalls, and 5 more trailer stalls than is required for a project of this size and intensity. The Project will provide a total of 28 bicycle spaces 8 short term spaces and 20 long term spaces indoors as required by the Development Code.

Landscaping

Proposed onsite landscaping would cover approximately 8.4 percent or 97,025 sf of the site for Building A and approximately 10.2 percent or 36,793 sf of the site for Building B. Landscaping would be installed in all areas not devoted to buildings, parking, traffic and specific user requirements, in accordance with the City's Municipal Code §17.36.040 which specifies landscape design guidelines for industrial districts.

A Metropolitan Water District (MWD) water line and easement traverses the property generally parallel to the front property line of the Project site along Napa Street. The distance varies from approximately 18 ft to 175 ft from the face of curb along Napa Street due to the curvilinear nature of the street. The parking area has been designed to be generally in this area as landscaping will be limited within the easement area due to MWD’s requirements to limit the type and quantities of landscaping materials permitted over any infrastructure within the easement area. This requirement will reduce the permitted landscaping materials allowed to enhance the front elevation of the buildings. Additional plantings will be enhanced where appropriate to replace the lack of landscaping in the easement area.

Construction

The site is generally vacant, with a rail spur line that traverses the site, and therefore construction would not include the demolition of any structures. Construction of the proposed Project is expected to commence in 2021 with a construction duration of approximately 10 months and would be completed in one phase with buildout in 2022.

Alternative Site Plan

The Project Applicant is pursuing the proposed building on a speculative basis and the future occupant(s) of the Project are unknown at this time. The Project applicant expects that the proposed light industrial building would be occupied by either a warehouse distribution/logistics operator(s) or a fulfillment center use. In the event that the building is occupied by a fulfillment center use, the truck court/loading area on the west side of Building A and site for Building B would be used for up to 1,249 automobile parking spaces in lieu of 33 loading docks and 48 truck trailer parking spaces on the west side of Building A and the entirety of Building B and its associated parking, as described above and shown on **Figure 4: Primary Site Plan**. The Alternative Site Plan is provided as **Figure 5: Alternative Site Plan (uploaded as a separate attachment)**. Regardless of the occupant(s), the buildings are expected to operate 24 hours a day, seven days a week. **Table 2: Building Summary** provides a summary of the single proposed building included in the proposed Alternative Site Plan.

Table 2: Building Summary

Building	Warehouse (sf)	Office	Total Building (sf)	Automobile Parking Stalls		Trailer Parking Stalls	
				Required	Provided	Required	Provided
Building A	490,743	10,000	500,743	183	1,467	49	54

Source: HPA Architecture, 2020

Access and Parking

Vehicular access to the proposed Project would be unchanged from the previously described conditions above and would consist of the same three project driveways along Napa Street and the new public street. As shown in **Table 2**, the proposed Project would exceed all required parking requirements per the City standards.

Landscaping

Proposed on-site landscaping would cover approximately 11.6 percent or 178,650 sf of the site. Landscaping would be installed in all areas not devoted to buildings, parking, traffic and specific user requirements, in accordance with the City’s Municipal Code §17.36.040 which specifies landscape design guidelines for industrial districts.

Annexation/Pre-zone

The Project will include the annexation proposal for a portion of parcels 0229-291-54 and 0229-291-22 located partially within the City of Rancho Cucamonga and within the boundary of the County of San Bernardino and the City of Fontana Sphere of Influence (SOI) and of parcel 0229-291-46 located entirely within the County of San Bernardino and the City of Fontana SOI. Additionally, the Project include the pre-zone application to zone the subject parcels to Heavy Industrial (HI) Land Use designation consistent with the Heavy Industrial (HI) land use zoning

designation of the parcels located to the north within the City of Rancho Cucamonga limits. The annexation will be subject to the review and approval by the Local Agency Formation Commission (LAFCO) for San Bernardino County.