



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

**Date:** September 3, 2020

**To:** Office of Planning and Research, Responsible and Trustee Agents/Interested Organizations and Individuals

**Subject:** **Notice of Preparation of a Draft Environmental Report and Notice of a Public Scoping Meeting**  
**Speedway Commerce Center**

**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  
Contact: 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 Sean McPherson, 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:** Speedway Commerce Center

**Location:** The Project site is located partially in the City of Rancho Cucamonga (City) and within San Bernardino County. The Project site is located directly south of the Burlington Northern Santa Fe (BNSF) Railway, directly west of San Sevaine Channel, north of Napa Street in the City of Rancho Cucamonga and San Bernardino County, and east of the East Etiwanda Creek channel (see **Figure 1: Local Vicinity Map**). The Project site is located on two contiguous parcels: Assessor Parcel Numbers (APN) 0229-291-54 and 0229-291-46. Parcel 0229-291-54 (approximately 32.83 acres) is largely located within the City of Rancho Cucamonga city limits with the southwestern corner of the parcel along Napa Street outside the City limits. Parcel 0229-291-46 (approximately 2.9 acres) is located outside the City of Rancho Cucamonga city limits, within the Unincorporated County of San Bernardino and within the City of Fontana Sphere of Influence (SOI). The Project is located approximately 1.3 miles east of Interstate 15 (I-15) and approximately 1.5 miles north of Interstate 10 (I-10) (see **Figure 2: Regional Location Map**).

Additionally, the Project will include a Pre-zone application and annexation proposal for the portion of the parcel (Parcel 0229-291-54) that is located outside the City of Rancho Cucamonga limits and for the parcel located within the County of San Bernardino (Parcel 0229-291-46). Consistent with LAFCO policies, the annexation will also include the proposed pre-zone and annexation of the portion of Parcel 0229-291-22, the adjacent property to the west, that is located outside of the city limit (not a part of the development project), to create a logical boundary into the City of Rancho Cucamonga from the centerline of Napa Street, east of Etiwanda Avenue and west of the San Sevaine Channel (see **Figure 3: Annexation Map**). The annexation will be subject



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to the review and approval by the Local Agency Formation Commission (LAFCO) for San Bernardino County.

#### A. 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. **Figure 4: Primary Site Plan.** 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.



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#### 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**. 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



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#### 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.

### B. Existing Project Setting and Surrounding Land Uses

#### Existing Project Setting

The majority of the Project site is presently vacant and undeveloped, with the exception of asphaltic concrete driveways in the western portion of the site. The pavement on-site is in poor condition, with moderate cracking throughout. The Project site is surrounded by industrial development to the north, west, east, and south of the site. The Project site is bordered to the west by the East Etiwanda Creek and to the east by San Sevaine Channel.

Overhead Southern California Edison powerlines are present along the northern property line of the Project site. These powerlines extend eastward through the central portion of the eastern half of the site.

An existing railroad easement and spur line is present along the northern boundary of the Project site extending from the northeast corner of the property to the center of the property and the easement extends southward crossing through the center of the site in the north-south direction.

A 12-foot diameter MWD water supply line is located north of Napa Street, near the southern property line.

#### Surrounding Land Uses

The proposed Project site is surrounded by Heavy Industrial (HI) uses to the north and west. Adjacent properties to the immediate south and east are surrounded by Regional Industrial (IR) uses within the County of San Bernardino and General Industrial (I-G) within the City of Fontana's SOI. The BNSF railway and Metrolink line is directly north of the Project site. The site is bordered to the west by the East Etiwanda Creek.

### C. Requested Project Approvals

Project entitlements will include the following applications:

- **General Plan Amendment (DRC 2020-00184):** The proposed Project would require a General Plan Amendment (GPA) to designate the area north of Napa Street, west of the San Sevaine Channel to Etiwanda Avenue and within the County of San Bernardino to Heavy Industrial (HI) Land Use designation consistent



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with the HI land use designation to the north within the City of Rancho Cucamonga limits. The GPA will amend the Flood Control/Utility Corridor designation along the west boundary of the parcel 0229-291-54 along the East Etiwanda Creek to Heavy Industrial. Additionally, the GPA will remove the floating Park designation identified in Figure CS-1, Figure RC-1, and Figure PF-1 generally over the Project site from these figures in the City of Rancho Cucamonga 2010 General Plan (General Plan). In addition, the GPA would also address necessary text amendments to the General Plan including the Community Service Element of the City's General Plan.

- **Annexation (DRC 2020-00185):** A proposed annexation of a portion of parcels 0229-291-54 and 0229-291-22 located partially within the City of Rancho Cucamonga and within the Unincorporated County of San Bernardino and the City of Fontana Sphere of Influence (SOI), and of parcel 0229-291-46 located entirely within the Unincorporated County of San Bernardino and the City of Fontana SOI. The City of Rancho Cucamonga City boundary will increase in size by the area annexed and the City of Fontana's SOI would decrease in size by the equal amount.
- **Pre-zone (DRC 2020-00186):** The proposed Project would require a Pre-zone to designate the portion of parcel 0229-291-54 and 0229-291-22 and all of parcel 0229-291-46 in the area north of Napa Street, west of the San Sevaine Channel to Etiwanda Avenue and within the County of San Bernardino to Heavy Industrial (HI) Land Use designation consistent with the Heavy Industrial (HI) land use zoning to the north within the City of Rancho Cucamonga limits. The parcels/or portions thereof are currently designated General Industrial (I-G) in the City of Fontana General Plan and Speedway RDA/Regional Industrial (IR) in the County of San Bernardino General Plan.
- **Design Review (DRC 2020-00177):** The proposed Design Review approval of the proposed site plan and architectural design for the development of two warehouse buildings on a combined 35.38-acre (1,541,166 square feet [sf]) site with parking and landscaping improvements. As the Project is being developed for a speculative end-user and the future occupant(s) of the Project are unknown at this time an alternative site plan for the potential E-Commerce use has been included and will be evaluated in the Environmental Document (EIR) for potential impacts.
- **Tentative Parcel Map (SUB TPM20251):** The proposed Tentative Parcel Map would include a request to consolidate two existing parcels APN 0229-291-54 (approximately 32.83 acres) and 0229-291-46 (approximately 2.9 acres) to create two new parcels for the development Project. The TPM would create the two lots with a parcel of approximately 26.44 acres in size for Building A and parcel of approximately 8.94 acres in size for Building B.
- **Uniform Sign Program (DRC 2020-00178):** The proposed Project includes the review of a Uniform Sign Program which governs the design and construction of all planned and future signs at the proposed Project.

#### D. Project Characteristics

- **General Plan Designation:** The General Plan designation for parcel 0229-291-54, located in the City of Rancho Cucamonga is designated as Heavy Industrial (HI) and is within the Industrial Area Specific Plan. The General Plan designation for parcel 0229-291-46, located in San Bernardino County is Regional Industrial/Speedway RDA (IR) and is designated in the City of Fontana General Plan as General Industrial (I-G).
- **Zoning:** The Zoning designation for parcel 0229-291-54, located in the City of Rancho Cucamonga is zoned Heavy Industrial (HI). The Zoning designation for parcel 0229-291-46, located in the County of San Bernardino is Regional Industrial/Speedway RDA (IR) and is designated General Industrial (M-2) in the City



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of Fontana.

#### Environmental Issues to be Evaluated in the EIR

The City of Rancho Cucamonga, the lead agency for the proposed Project, is subject to specific environmental review under CEQA. An Initial Study was prepared pursuant to CEQA Guidelines §15063 and it was determined that an EIR will be required for this Project. The following issues were fully analyzed in the Initial Study and no additional analysis is anticipated to be addressed in the EIR on the following sections:

- Aesthetics • Agricultural Resources • Land Use and Planning • Mineral Resources • Population and Housing • Public Service • Recreation Utilities/Services System • Wildfires

Based on the findings of the Initial Study, the EIR will evaluate the below identified issues from the 2020 CEQA Guidelines Appendix G Environmental Checklist Form. The EIR will be prepared based on the Project's potential to create short-term, long-term and cumulative impacts associated with other development in the Project area and will be prepared to fully evaluate the potential impacts of the proposed Project.

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

- Air Quality • Biological Resources • Cultural Resources • Energy • Geology and Soils • Greenhouse Gas Emissions • Hazards and Hazardous Materials • Hydrology and Water Quality • Noise • Transportation • Tribal Cultural Resources

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 Notice of Preparation is subject to a 30-day public review period per Public Resources Code §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.

**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 Toxic Substances Control list of various hazardous sites).

As they are completed and distributed, the EIR/Environmental Documentation for the Project will be made available to download from the City's website: <https://www.cityofrc.us/current-projects#other-projects>

The EIR/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



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#### 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 **September 3, 2020 through October 3, 2020**.

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, §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:

Sean McPherson  
Senior Planner, Planning Department  
City of Rancho Cucamonga  
10500 Civic Center Drive  
Rancho Cucamonga, CA 91730  
Phone: (909) 477-2750, Ext. 4307  
Email: Sean.McPherson@cityofrc.us

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 **October 3, 2020**.

#### 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. Due to Covid-19 and pursuant to San Bernardino County Department of Public Health requirements, this meeting will be held as a teleconference meeting on the following date and time:

**Date and time:** September 17, 2020 at 7:00 p.m.

**Location:** View Meeting Via Zoom App or Zoom. Com at: [zoom.us/join](https://zoom.us/join)  
Link: <https://zoom.us/j/98575014828>  
Using Webinar/Meeting ID: 985-7501-4828  
-OR-  
You can Dial in using your phone  
United States: +1 (669) 900-6833  
Access Code: 330905



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***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 **Thursday, September 10, 2020** (see contact information above).

**Attachments:**

**Initial Study will be available on the City's website including all technical studies referenced in the Initial Study.**

Figure 1 – Local Vicinity Map

Figure 2 – Regional Location Map

Figure 3 – Annexation Map

Figure 4 – Primary Site Plan

Figure 5 – Alternative Site Plan