

# CITY OF RANCHO CUCAMONGA – PLANNING DEPARTMENT

## NOTICE OF AVAILABILITY AND PUBLIC REVIEW

**Date:** June 29, 2021  
**To:** Interested Agencies, Organizations, and Persons  
**Subject:** Notice of Availability of a Draft Environmental Impact Report (DEIR) for the Speedway Commerce Center and EIR (State Clearinghouse # 2020090076)

**Lead Agency:**

Agency Name: City of Rancho Cucamonga  
Planning Department  
Street Address: 10500 Civic Center Drive  
City/State/Zip: Rancho Cucamonga, CA 91730  
Contact: Sean McPherson  
Phone: (909) 477-2750, Ext. 4307

**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

The **City of Rancho Cucamonga (“City”)**, as the Lead Agency, has prepared a Draft Environmental Impact Report (“DEIR”) for the Speedway Commerce Center Project (“Project”) identified below. This Notice of Availability (NOA) has been issued to notify interested parties that the DEIR is publicly available for review and comment. The City is requesting comments on the DEIR from responsible and trustee agencies, interested public agencies, organizations, and the general public.

**Project Location:** The Project is located partially in the City of Rancho Cucamonga and partially within unincorporated San Bernardino County. The Project site is located directly south of the Burlington Northern Santa Fe (BNSF) Railway, directly west of San Sevaime Channel, north of Napa Street in the City of Rancho Cucamonga and San Bernardino County, and east of the East Etiwanda Creek Channel. The Project site is located on two contiguous parcels: APNs 0229-291-54 and 0229-291-46. Parcel 0229-291-54 (approximately 32.83 acres) is located within the City of Rancho Cucamonga city limits. Parcel 0229-291-46 (approximately 2.9 acres) is located outside the City of Rancho Cucamonga city limits, within the County of San Bernardino and within the City of Fontana Sphere of Influence (SOI). A portion of an additional parcel, APN 0229-291-23, would be annexed as part of the Project, although no development is proposed on the site. The Project is situated approximately 1.3 miles east of Interstate 15 (I-15) and approximately 1.5 miles north of Interstate 10 (I-10).

**Relationship to Other Jurisdictions:** The Project includes a Pre-zone, annexation, and jurisdiction boundary change/SOI amendment for two parcels, APN 0229-291-23 and APN 0229-291-46. APN 0229-291-46, a parcel of approximately 2.9 acres in size, is part of the Project and is located within the County of San Bernardino and within the City of Fontana SOI. The annexation request includes a portion of parcel APN 0229-291-23, the adjacent property to the west, located outside of the City of Rancho Cucamonga limit. The annexation will increase the boundary of the City of Rancho Cucamonga by approximately 4.8 acres in size and decrease the SOI for the City of Fontana by the same size.

**Project Description:** The Project involves the development of two (2) warehouse buildings (Buildings A and B) including approximately 20,000 sf of ancillary office spaces and 635,878 sf of warehouse space for a total of 655,878 sf. The proposed Project, referred to as Speedway Commerce Center, would comprise

approximately 43 percent of the total Project site area. Each of the two 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. The Project applicant expects that two (2) buildings would be occupied by warehouse distribution uses.

The Project would create vehicular access points to the Project site by developing four (4) Project driveways, all along Napa Street. In addition, a new public street would be constructed, just west of Building B and east of East Etiwanda Creek. The new public street would replace the existing driveway access from Napa Street to Aguilar Trucking, Inc. (APN 0229-291-55) and would include two additional driveway entrances to the Project site for accessing Building B.

This new road would be the primary access point for the Aguilar Trucking, Inc. (APN 0229-291-55) property located just north of Building B and would serve as a future extension of a roadway network that would connect to a future east/west road. This future east/west road would run just south of the Metrolink rail line and connect to Etiwanda Avenue, consistent with the new circulation pattern proposed as part of the General Plan Update, currently underway. All entrances to the Project site would be unsignalized.

#### Alternate Project

An Alternate Project scenario has also been analyzed as part of the Draft EIR. The Alternate Project (an E-Commerce use) would include a single building that was analyzed for the purpose of informed decision making. The site would be developed with the single 500,648 sf building (approximately 33 percent of the total proposed Project site area) with the remainder of the site developed with parking to support the E-Commerce use.

The Alternate Project would generally create the same vehicular access to the Project site by developing four (4) Project driveways, all along Napa Street with the addition of the new public street constructed just west of the proposed parking lot located on the western portion of the site and just east of East Etiwanda Creek. This new road would be the primary access point for the property located just north of the parking lot and would serve as a future extension of a roadway network that would connect to a future east/west road, as described under the Project above. All entrances to the Project site would be unsignalized.

**General Plan and Zoning:** The current General Plan designation for parcel 0229-291-54 located in the City of Rancho Cucamonga is Heavy Industrial (HI). Additionally, the western edge (approximately 50 feet) of the Project site is designated as Flood Control/Utility Corridor. The San Bernardino County General Plan designation for parcel 0229-291-46 located in San Bernardino County is General Industrial (GI) and is designated in the City of Fontana General Plan as General Industrial (I-G). The San Bernardino County GP designation for parcel 0229-291-23 located in San Bernardino County is General Industrial (GI) and is designated in the City of Fontana General Plan as Public Utility Corridor (P-UC).

The current Zoning classification for parcel 0229-291-54 located in the City of Rancho Cucamonga is Heavy Industrial (HI). The Zoning classification for parcel 0229-291-46 located in the County of San Bernardino is Regional Industrial (IR) and is classified General Industrial (M-2) in the City of Fontana. The Zoning classification for parcel 0229-291-23 located in San Bernardino County is Regional Industrial/Speedway RDA (IR) and is classified in the City of Fontana General Plan as General Industrial (M-2).

**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 GPA DRC 2020-00184, Annexation DRC 2020-00185, a Pre-Zone DRC 2020-00186, a Development Agreement DRC 2021-00175, a Design Review DRC 2020-00177, a Tentative Parcel Map (TPM 20251), and a Uniform Sign Program DRC 2020-00178.

The Project requires a GPA to designate a portion of parcel APN 0229-291-23 (approximately 0.69 acre) and all of parcel APN 0229-291-46 (approximately 2.9 acres) to Heavy Industrial (HI) Land Use designation, consistent 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 APN Parcel 0229-291-54 along the East Etiwanda Creek to Heavy Industrial. The Project would require a Pre-zone to designate a portion of parcel 0229-291-23 and all of parcel 0229-291-46 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. An annexation is proposed to annex these parcels into the City of Rancho Cucamonga. The Project also includes a request to annex the half width of Napa Street that extends along the centerline of Napa Street from San Sevaine Channel to Etiwanda Avenue.

## **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, 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, 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:

**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 | Noise | Transportation | Tribal Cultural Resources | Utilities and Services**

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/current-projects#other-projects>

The Draft EIR and all documents incorporated by reference in the Draft EIR are available for public 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

The Draft EIR is also available to the general public for review at the following locations (please note hours may be subject to change):

Archibald Library  
7368 Archibald Avenue  
Rancho Cucamonga, CA 91730  
Hours: 10:00 A.M. – 6:00 P.M.  
(Closed Sundays and Mondays)

Paul A. Biane Library  
12505 Cultural Center Drive  
Rancho Cucamonga, CA 91739  
Hours: 10:00 A.M. – 6:00 P.M.  
(Closed Sundays and Mondays)

## **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 **June 29, 2021 and August 13, 2021**.

Pursuant to the California Governor’s Executive Orders, electronic copies of the Draft EIR and documents referenced therein are available for download on the City’s website at <https://www.cityofrc.us/current-projects#other-projects>. Should you have trouble accessing these documents, please contact Sean McPherson 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 August 13, 2021. **Comments in response to this notice shall be submitted via e-mail, U.S. Postal Service, or courier service.**

## **Lead Agency Contact**

All comments shall be submitted in writing to:

Sean McPherson - Senior Planner  
Planning Department  
City of Rancho Cucamonga  
10500 Civic Center Drive  
Rancho Cucamonga, CA 91730  
Email: Sean.McPherson@cityofrc.us