

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
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<b>SCH # 2020090076</b>
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**Project Title:** Speedway Commerce Center

Lead Agency: City of Rancho Cucamonga

Contact Person: Sean McPherson

Mailing Address: 10500 Civic Center Drive

Phone: 909-774-4307

City: Rancho Cucamonga

Zip: 91730

County: San Bernardino

**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):       °       '       " N /       °       '       " W Total Acres:       

Assessor's Parcel No.: 0229-291-23, -46, -54

Section:        Twp.:        Range:        Base:       

Within 2 Miles: State Hwy #:       

Waterways: Etiwanda Creek Channel, San Sevaine Channel

Airports:       

Railways: BNSF, Metrolink

Schools: 5 elementary, 2 K-8

**Document Type:**

CEQA:  NOP

Draft EIR

NEPA:  NOI

Other:  Joint Document

Early Cons

Supplement/Subsequent EIR

EA

Final Document

Neg Dec

(Prior SCH No.)       

Draft EIS

Other:       

Mit Neg Dec

Other: Response to Comments

FONSI

**Local Action Type:**

General Plan Update

Specific Plan

Rezone

Annexation

General Plan Amendment

Master Plan

Prezone

Redevelopment

General Plan Element

Planned Unit Development

Use Permit

Coastal Permit

Community Plan

Site Plan

Land Division (Subdivision, etc.)

Other: Tree Removal

**Development Type:**

Residential: Units        Acres       

Office: Sq.ft.        Acres        Employees       

Transportation: Type       

Commercial: Sq.ft.        Acres        Employees       

Mining: Mineral       

Industrial: Sq.ft. 500-655 Acres        Employees       

Power: Type        MW

Educational:       

Waste Treatment: Type        MGD

Recreational:       

Hazardous Waste: Type       

Water Facilities: Type        MGD       

Other:       

**Project Issues Discussed in Document:**

Aesthetic/Visual

Fiscal

Recreation/Parks

Vegetation

Agricultural Land

Flood Plain/Flooding

Schools/Universities

Water Quality

Air Quality

Forest Land/Fire Hazard

Septic Systems

Water Supply/Groundwater

Archeological/Historical

Geologic/Seismic

Sewer Capacity

Wetland/Riparian

Biological Resources

Minerals

Soil Erosion/Compaction/Grading

Growth Inducement

Coastal Zone

Noise

Solid Waste

Land Use

Drainage/Absorption

Population/Housing Balance

Toxic/Hazardous

Cumulative Effects

Economic/Jobs

Public Services/Facilities

Traffic/Circulation

Other: Cultural, Energy

**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 # <u>8</u>                | <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 checked="" 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 November 29, 2021 Ending Date December 8, 2021

**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: November 24, 2021

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

## **Speedway Commerce Center Proposed Project**

**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 Sevaine 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).