



# Notice of Preparation and Public Scoping Meeting

October 2, 2020

To: **Office of Planning and Research, Reviewing Agencies, Organizations, and Interested Parties**

Subject: **Notice of Preparation of a Draft Environmental Impact Report (EIR) and Public Scoping Meeting for the Bridge Point Rancho Cucamonga Project (DRC2020-00202)**

From: **City of Rancho Cucamonga Planning Department  
10500 Civic Center Drive  
Rancho Cucamonga, CA 91730  
Contact: Sean McPherson, Senior Planner**

Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act (CEQA) Guidelines Section 15050, the **City of Rancho Cucamonga** will be the lead agency and will prepare an environmental impact report (EIR) that will address potential environmental impacts associated with the Bridge Point Rancho Cucamonga Project (referred to herein as the "Project"). The purpose of this notice is (1) to serve as a Notice of Preparation (NOP) of an EIR pursuant to the CEQA Guidelines Section 15082, (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the Project, and (3) to serve as a notice for the public scoping meeting.

The City is requesting input from Responsible Agencies, Trustee Agencies, members of the public, and other interested parties regarding the scope and content of the EIR. Public agencies may need to rely on the EIR prepared by the City when considering permits or other approvals that may need to be issued in association with the Project.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but *not later than 30 days* after receipt of this notice.

## Project Title: Bridge Point Rancho Cucamonga Project

**Project Location and Setting:** The approximately 91.4 gross acre Project site is located at 12434 4<sup>th</sup> Street, in the City of Rancho Cucamonga, San Bernardino County, California. The Project site is bounded by 4th Street to the south (which is also the jurisdictional boundary between the City of Rancho Cucamonga and the City of Ontario) and 6th Street to the north, and generally located between Etiwanda Avenue to the east and Santa Anita Avenue to the west. The Project site location is shown on Figure 1. Regional access to the Project site is provided from Interstate (I)-10 and I-15 located south and west of the Project site, respectively.

As shown in the aerial photograph provided in Figure 2, the southern portion of the Project site is currently occupied by a 23,240 square foot (sf) retail building and a 1,431,000-sf warehouse building (includes a 58,000-sf mezzanine), which were previously occupied by Big Lots until February 2020. Truck trailer parking surrounds the warehouse building, and loading docks are located on the east and south sides of the building. Automobile parking is provided in the southeast portion of the Project site, and east of the existing retail building. There is ornamental landscaping throughout the site, primarily along 4th Street. There are existing surface parking lots (auto and truck trailer) and vacant land (previously a vineyard) in the northern portion of the Project site. A railroad spur is located in the northeast portion of the Project site and provides access to a BNSF rail line. Existing structures and improvements would be demolished to accommodate the Project.

The Project site is largely surrounded by developed areas that have Heavy Industrial and General Industrial General Plan land use designations and zoning. A Southern California Edison (SCE) facility is located to the north of the Project site (across 6<sup>th</sup> Street). The San Bernardino County West Valley Detention Center (a short-term County jail facility) is located to the east (west of Etiwanda Avenue). South of the Project site, across 4<sup>th</sup> Street, are light industrial/warehouse uses in the Crossroads Business Park Specific Plan area of the City of Ontario. There are no residential uses in the Project vicinity.

**Project Description:** The Project includes redevelopment of the Project site with two warehouse buildings (Buildings 1 and 2) with a combined building area, including the mezzanine space, of approximately 2,152,500 sf consisting of 2,120,500 sf of warehouse uses and 32,000 square feet of ancillary office space (refer to the

proposed conceptual site plan presented on Figure 3). There would be approximately 2,144,500 sf of ground level floor space and approximately 8,000 sf of mezzanine. Following is a brief description of the individual buildings.

- **Building 1** would be approximately 1,400,000 sf of ground floor area (including 16,000 sf of office space) and is located in the southern portion of the Project site. Building 1 is a cross-dock building, meaning that loading docks are located on opposite sides of the building; Building 1 provides loading docks on the east and west sides of the building.
- **Building 2** would be approximately 752,500 sf and is located in the northern portion of the Project site. The building includes approximately 744,500 sf of ground level floor area and 8,000 sf of mezzanine. The building would also include 16,000 sf of office within either the ground level or mezzanine. Building 2 also is a cross-dock building and provides loading docks on the north and south sides of the building.

The Project includes construction of two new public roadways referred to as Street "A" and Street "B". Street "A" would extend north-south along the eastern boundary of the Project site between 4<sup>th</sup> Street and 6<sup>th</sup> Street. Street "B" would extend east-west the width of the Project site between Building 1 and Building 2, and would intersect with Street "A" at its eastern terminus. As shown on Figure 3, access to Building 1 would be provided from 4<sup>th</sup> Street, Street "A", and Street "B", and access to Building 2 would be provided from 6<sup>th</sup> Street and Street "A". The Project would also involve improvements to 4<sup>th</sup> Street and 6<sup>th</sup> Street, along the Project site frontage, as well as additional off-site improvements (i.e. utility connections, at-grade railroad crossing at 6<sup>th</sup> Street, etc.). Additional improvements associated with the Project include, but are not limited to, surface parking areas (automobile and truck trailer spaces ancillary to operation of the two buildings), vehicle drive aisles, landscaping, storm water quality/storage, utility infrastructure, and exterior lighting. It is expected that construction of the Project would be initiated in 2021 and be complete by 2022.

The General Plan land use designations and zoning for the Project site are Heavy Industrial (northern portion of the site) and General Industrial (southern portion of the site). Based on available information, anticipated approval actions required from the City to implement the Project include a General Plan Amendment and Zoning Map Amendment to change the Heavy Industrial designations to General Industrial for consistency across the site. Additionally, the Project requires the following discretionary approvals: design review, a parcel map, and a tree removal permit. A Development Agreement may also be proposed as part of the Project's entitlements, and additional entitlements may be required as the project proceeds through the review process.

**Potential Environmental Effects:** In instances where an EIR is clearly required for a project, CEQA Guidelines Sections 15060 and 15063 grant Lead Agencies the ability to proceed with preparation of an EIR without preparing an Initial Study. In this instance, the City has determined that the planning, construction, and/or operation of the Project has the potential to result in one or more significant environmental effects under the topical issues listed below and these potential impacts will be addressed in the Draft EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Noise
- Population and Housing
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems

Based on available information and existing site conditions, the City has determined that implementation of the Project would have no impacts or less than significant impacts related to the following topical issues, and further analysis of these topical issues in the Draft EIR is not required: Agricultural and Forestry Resources, Mineral Resources, Public Services, Recreation, and Wildfire. This conclusion is further addressed in the attachment to this NOP.

**Responding to this Notice:** Pursuant to CEQA Guidelines Section 15082, responsible and trustee agencies must submit any comments in response to this notice no later than 30 days after receipt; other interested parties, including members of the public must also submit comments in this timeframe. Comments and suggestions should, at a minimum, identify the potential significant environmental issues, reasonable alternatives to the Project, and potential mitigation measures that should be explored in the EIR, in addition to whether the

responding agency will be a responsible or trustee agency for the Project. Please include the name, email, phone number, and address of a contact person in your response. The NOP is available for a 30-day public review period beginning **October 2, 2020 and ending November 2, 2020**. All comments and responses to this notice should be submitted in writing to:

Sean McPherson, Senior Planner  
City of Rancho Cucamonga Planning Department  
10500 Civic Center Drive  
Rancho Cucamonga, CA 91730

Email responses to this notice are also acceptable and may be sent to [sean.mcpherson@cityofrc.us](mailto:sean.mcpherson@cityofrc.us). For additional information or any questions regarding the Project, please contact Sean McPherson at (909) 774-4307 or via email at the aforementioned address.

Updated project information and the EIR, when available, can be found at:

<https://www.cityofrc.us/current-projects#other-projects>

**Notice of Scoping Meeting:** The Project is considered a project of statewide, regional, or area-wide significance. In accordance with Section 21083.9(a)(2) of the Public Resources Code and CEQA Guidelines Section 15082(c), the City will hold a public scoping meeting, where agencies, organizations, and members of the public will have the opportunity to provide comments on the scope of the information and analysis to be included in the EIR. The scoping meeting will be held on **October 15, 2020 at 6:00 PM**. Due to COVID-19 and pursuant to San Bernardino County Department of Public Health requirements, the scoping meeting will be held virtually using the information below:

View Meeting Via Zoom App or Zoom.Com at: zoom.us/join\

Link: <https://zoom.us/j/92813448405>

Using Webinar/Meeting ID: 928 1344 8405

-OR-

You can Dial in using your phone

United States: +1 (669) 900-6833

Meeting ID: 928 1344 8405

## BRIDGE POINT RANCHO CUCAMONGA PROJECT ENVIRONMENTAL EFFECTS DETERMINED NOT TO BE SIGNIFICANT

Section 15060(d) of the State CEQA Guidelines states: "If the lead agency can determine that an EIR will be clearly required for a project, the agency may skip further initial review of the project and begin work directly on the EIR process described in Article 9, commencing with Section 15080. In the absence of an initial study, the lead agency shall still focus the EIR on the significant effects of the project and indicate briefly its reasons for determining that other effects would not be significant or potentially significant".

As identified in the preceding NOP, based on existing site conditions and available information, the City of Rancho Cucamonga has determined that the Project would have no impact or a less than significant effect related to the following environmental issues. Further evaluation of these issues will not be provided in the Draft EIR.

- **Agriculture and Forestry Resources.** The Project site is classified as "Urban and Built-Up Land" by the California Department of Conservation Farmland Mapping and Monitoring Program.<sup>1</sup> There is no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (collectively referred to as Farmland), forest land, or timberland on or near the Project site. Further, the Project site and surrounding areas are not zoned for agricultural land uses or forestland/timberland; nor is the Project site subject to a Williamson Act contract.<sup>2</sup> Accordingly, implementation of the Project would not result in the loss of Farmland or forest land; result in the conversion of Farmland to non-agricultural use; or result in the conversion of forest land resources to non-forest use.
- **Mineral Resources.** The Project site is not located within an area known to be underlain by regionally-important mineral resources. In addition, the Project site is not identified as a locally-important mineral resource recovery site<sup>3</sup>. Accordingly, implementation of the Project would not result in the loss of availability of a known mineral resource that would be of value to the region or to the residents of the State of California.
- **Public Services.** Fire and police services are provided to the Project site by the Rancho Cucamonga Fire Protection District (RCFPD) and San Bernardino Sheriff Department (SBSD), respectively. The Project would not involve new residential uses or an increase in the City's population, and there is an existing demand for public services at the Project site associated with the existing development on-site. The nearest RCFD fire station is Station No. 174, located approximately 1.4 miles northwest of the Project site at 11297 Jersey Boulevard. The SBSD operates from one station located at 10510 Civic Center Drive, approximately 2.7 miles northwest of the Project site. Consistent with the existing condition, the Project would create the typical range of service calls for the RCFD and SBSD that occur with the proposed industrial uses. Additionally, the Project would comply with all applicable codes, ordinances, and standard conditions, including the current edition of the California Fire Code and the RCFPD Fire Protection Standards and Guidance Documents, regarding fire prevention and suppression measures, fire hydrants, automatic fire extinguishing systems, access, water availability, and fire sprinkler systems, among other measures, which would ensure that impacts to fire protection services resulting from development of the Project are less than significant. Further, in compliance with Chapter 3.64, Police Impact Fee (Ordinance No. 865), of the City's Municipal Code, the Property Owner/Developer would pay the required City Police Impact Fee, which is collected to fund new facilities, vehicles, and equipment. This section of the Municipal Code states that the Police Impact Fee was enacted "to prevent new residential and commercial/industrial development from reducing the quality and availability of public services provided to residents of the City by requiring new residential and business development to contribute to the cost of expanding the availability of police assets in the City." The Project would not require the construction of new or alteration of existing fire or police protection facilities to

maintain an adequate level of service to the Project area, and no physical environmental impacts would result.

The Project would not directly generate students, as it does not involve the development of residential land uses. Additionally, appropriate developer impact fees, as required by State law (Section 65995(b) of the California Government Code), shall be assessed and paid by the Project Applicant to the Cucamonga School District and Chaffey Joint Union High School District. The Project would not require the construction of new or expanded school facilities and no physical environmental impacts would result.

The City's Parks and Recreation Department operates various City parks and provides a wide range of recreational programs to the community. Because the Project does not propose new residential uses and would not result in a direct increase in the population within the City, the Project would not create a demand for parks or recreational facilities. The Project would not require the construction of new or expanded park or recreational facilities and no physical environmental impacts would result.

- **Recreation.** The Project does not propose any type of residential use or other land use that may generate a population that would increase the use of existing neighborhood and regional parks or other recreational facilities. In addition, the Project does not propose to construct any new on- or off-site recreation facilities. Accordingly, implementation of the Project would not result in the increased use or substantial physical deterioration of an existing neighborhood or regional park, or substantial adverse environmental effects related to the construction or expansion of recreational facilities.
- **Wildfire.** The State Responsibility Area (SRA) is the land where the State of California is financially responsible for the prevention and suppression of wildfires. The SRA does not include lands within city boundaries or in federal ownership; therefore, the Project site is not within an SRA. Based on a review of Figure PS-1 of the Rancho Cucamonga General Plan, the Project site is outside all designated fire hazard areas<sup>4</sup>. Similarly, according to the California Department of Forestry and Fire Protection (CalFire), the Project site is not located within VHFHSZ and is surrounded by development, with no wildland areas in the immediate vicinity<sup>5</sup>. As such, no impacts related to wildfire would occur and mitigation is not required.

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*Sources Used in the Preparation of this NOP include:*

<sup>1</sup> California Department of Conservation, 2016. *California Important Farmland Finder*. Available online at <https://maps.conservation.ca.gov/DLRP/CIFF/>.

<sup>2</sup> City of Rancho Cucamonga, 2012. *Zoning Map*. Available online at [https://www.mightydevelopment.com/HillsideRd/Zoning\\_Map.pdf](https://www.mightydevelopment.com/HillsideRd/Zoning_Map.pdf).

<sup>3</sup> City of Rancho Cucamonga, 2010. *Rancho Cucamonga 2010 General Plan Update Draft Program Environmental Impact Report Volume I*; SCH No. 2000061027. Available online at: [https://www.dropbox.com/sh/jq8ppqh277lswqq/AABgaDSgPfG8T9CC5\\_V3Ybbla/General%20Plan?dl=0&preview=2010+General+Plan+EIR.pdf&subfolder\\_nav\\_tracking=1](https://www.dropbox.com/sh/jq8ppqh277lswqq/AABgaDSgPfG8T9CC5_V3Ybbla/General%20Plan?dl=0&preview=2010+General+Plan+EIR.pdf&subfolder_nav_tracking=1)

<sup>4</sup> City of Rancho Cucamonga, 2019. *Rancho Cucamonga 2010 General Plan*. Available online at: [https://www.dropbox.com/sh/micnzuy7wxmd8po/AABneqBoO\\_i2GINyWkRX9OaRa?dl=0](https://www.dropbox.com/sh/micnzuy7wxmd8po/AABneqBoO_i2GINyWkRX9OaRa?dl=0)

<sup>5</sup> California Department of Forestry and Fire Protection, 2008. *CAL FIRE Very High Fire Hazard Severity Zones in LRA – Rancho Cucamonga*. Available online at: [https://osfm.fire.ca.gov/media/5948/rancho\\_cucamonga.pdf](https://osfm.fire.ca.gov/media/5948/rancho_cucamonga.pdf).

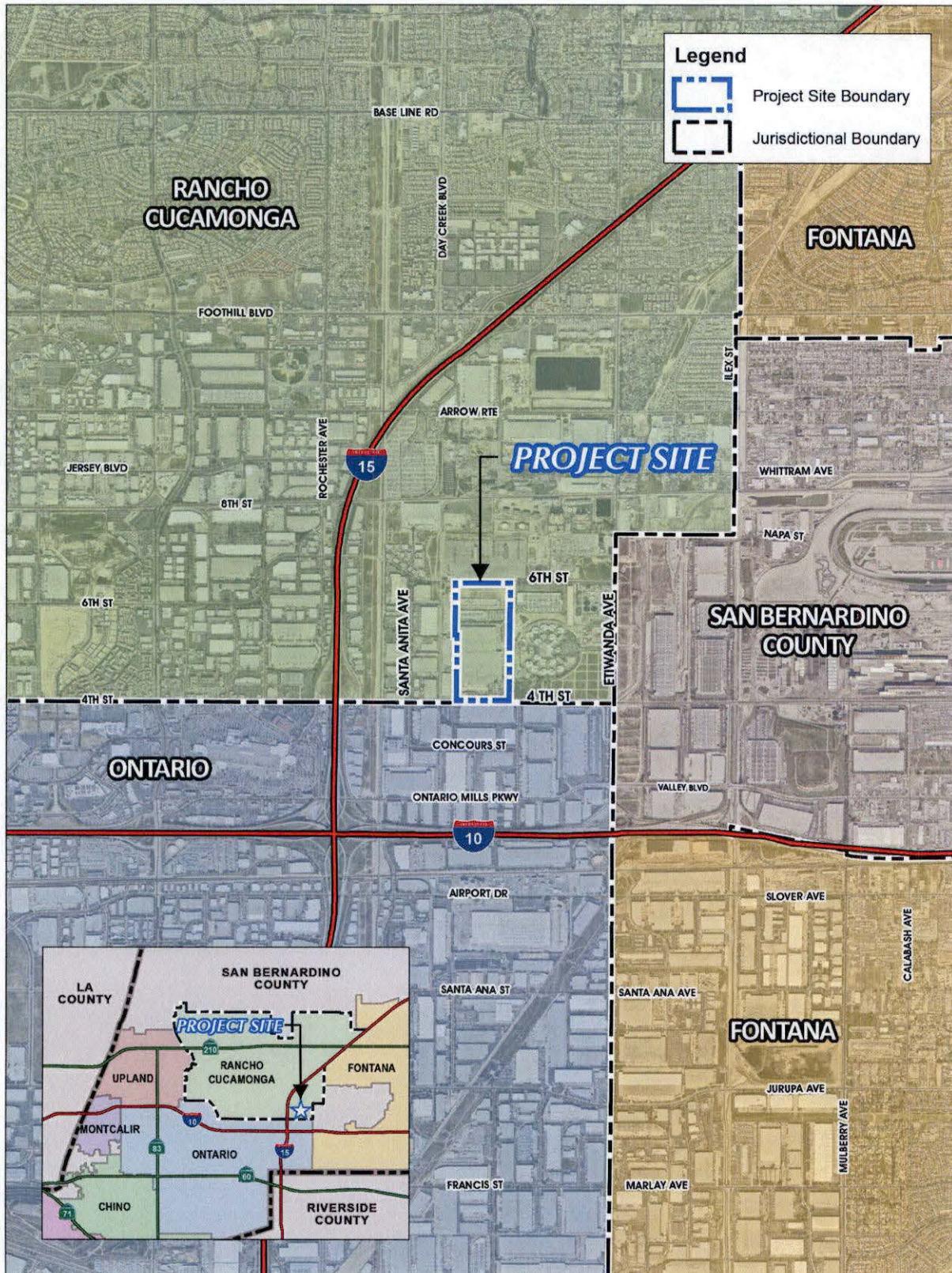


Figure 1

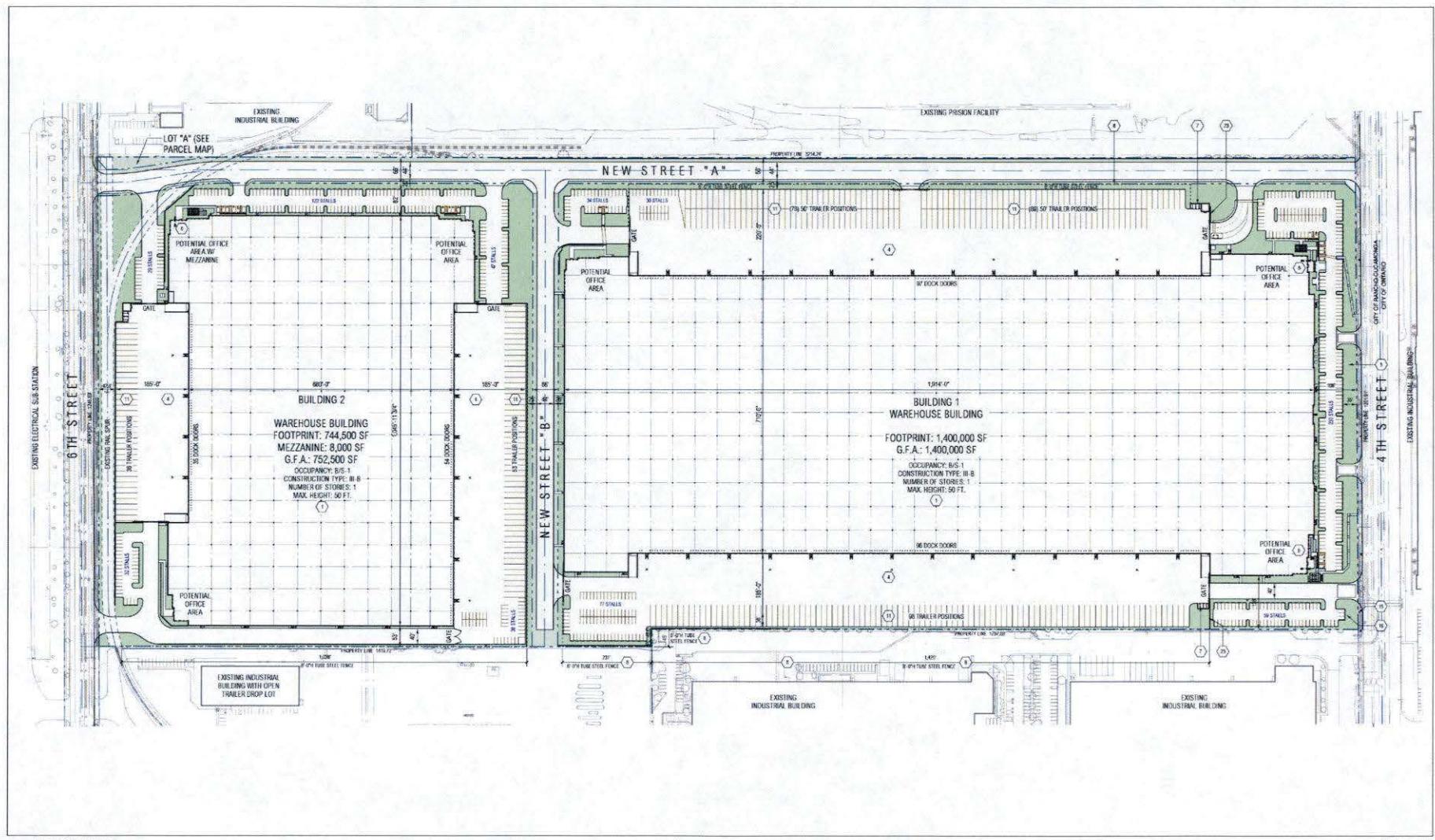


Source(s): ESRI, Nearmap Imagery (2019), SB County (2019)

Figure 2



AERIAL PHOTOGRAPH



Source(s): RGA (08-25-2020)



**Figure 3**

CONCEPTUAL SITE PLAN