



NOTICE OF AVAILABILITY
Bridge Point Rancho Cucamonga Project
Draft Environmental Impact Report (Draft EIR)
SCH NO. 2020100056
May 7, 2021

To: Agencies, Organizations and Interested Persons

Project Title: Bridge Point Rancho Cucamonga Project (DRC 2020-00202)

Lead Agency: City of Rancho Cucamonga
Planning Department
10500 Civic Center Drive
Rancho Cucamonga, California 91730
Contact: Mr. Sean McPherson, Senior Planner

Project Location - City: Rancho Cucamonga

Project Location - County: San Bernardino

Project Location - Specific: The approximately 91.4 gross acre Project site is located at 12434 4th 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 southern portion of the Project site is currently occupied by a 23,240 square foot (sf) retail building, a 1,431,000-sf warehouse building, and associated facilities, which were previously occupied by Big Lots. There are existing surface parking lots (auto and truck trailer) and vacant land (previously a vineyard) in the northern portion of the Project site.

Description of the Project: The Project includes redevelopment of the Project site with two new contemporary warehouse buildings (Buildings 1 and 2) with a combined building area, including the mezzanine space, of approximately 2,175,000 sf consisting of 2,134,000 sf of warehouse uses and 41,000 square feet of ancillary office space. There would be approximately 2,136,200 sf of ground level floor space and approximately 38,800 sf of mezzanine. For purposes of analysis in the Draft EIR, it is assumed that up to 90 percent of the building square footage would consist of a high-cube warehouse, and 10 percent would consist of a high-cube cold storage warehouse. Following is a brief description of the individual buildings.

- **Building 1** would include approximately 1,422,500 sf of floor area (approximately 25,000 sf of ancillary office space and 1,397,500 sf of warehouse space). 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 include approximately 752,500 sf of floor area (approximately 16,000 sf of ancillary office space and 736,500 sf of warehouse space). 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 a new public roadway referred to as Street "A", which would extend north-south along the eastern boundary of the Project site between 4th Street and 6th Street. Additional on-site 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. The Project site is within a Transit Priority Area and would include improvements to 4th Street and 6th Street along the Project site's frontage to facilitate the use of transit and non-vehicular circulation (removal and replacement of the existing sidewalk and the installation of Class II bikeways adjacent to the Project site). The City plans to construct an at-grade crossing of the railroad spur to complete 6th Street between Santa Anita Avenue and Etiwanda Avenue. As a preliminary condition of approval, the City has indicated that the crossing is required to be implemented as part of the Project; therefore, it is also addressed as a Project component in this Draft EIR. 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). Approval actions required from the City to implement the Project include: (1) adoption of a General Plan Amendment to change the land use designation for the northern portion of the Project site from Heavy

Industrial to General Industrial; (2) adoption of a Zoning Map Amendment to change the zoning designation for the northern portion of the Project site from Heavy Industrial to General Industrial; (3) approval of a Tentative Parcel Map to subdivide the Project site, which is currently a single legal parcel, into two parcels to accommodate the proposed buildings (Buildings 1 and 2); (4) approval of a Site Plan and Architectural review for site, architectural plans, and landscape plans; (5) a Tree Removal Permit for the removal of heritage trees on-site; and, (5) certification of the Final EIR. Additionally, the Project Applicant is requesting adoption of a Development Agreement.

Significant Effects Discussed in the Draft EIR: The Draft EIR addresses the Project’s potential impacts associated with 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, transportation, tribal cultural resources, and utilities and service systems. Other environmental topics were addressed in the Notice of Preparation, which is included as Appendix A of the Draft EIR. With incorporation of identified regulatory requirements and Project-specific mitigation measures for potentially significant project impacts, potential impacts resulting from the Project would be less than significant. Project-specific mitigation measures are required to reduce potentially significant impacts for the following topical issues: air quality (construction-related emissions), cultural resources, geology and soils (paleontological resources), noise (construction-related), and tribal cultural resources. No significant and unavoidable impacts would result from implementation of the Project.

Address Where Copy of the Draft EIR is Available:

- **City of Rancho Cucamonga Planning Department**
10500 Civic Center Drive
Rancho Cucamonga, CA 91730
(909) 477-2750

Hours: 10:00 A.M. – 4:00 P.M. (in person services)
or by appointment.

- **Paul A. Biane Library**
12505 Cultural Center Drive
Rancho Cucamonga, CA 91739
(909) 477-2720

Hours: 10:00 A.M. – 6:00 P.M. (Closed Sundays
and Mondays)

- **Archibald Library**
7368 Archibald Avenue
Rancho Cucamonga, CA 91730
(909) 477-2720

Hours: 10:00 A.M – 6:00P.M. (Closed on Sundays
and Mondays) Open for limited in-
person services Wed and Fri

The Draft EIR and Technical Appendices will also be available on the City’s website:

https://www.dropbox.com/sh/py8i3sb3fkd1uty/AABUmCWIRChv3Ka3gADChO54a/Bridge%20Development%20Project?dl=0&subfolder_nav_tracking=1

Public Review Period: The Draft EIR is being circulated for a minimum **45-day review period**, which will commence on **May 7, 2021** and conclude on **June 21, 2021**. Due to the time limits mandated by State Law, your comments must be received at the earliest date, but not later than **June 21, 2021**. Please send your comments in writing to:

Mr. Sean McPherson
City of Rancho Cucamonga Planning Department
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

Comments may also be sent to sean.mcpherson@cityofrc.us. For additional information or any questions regarding the Project, please contact Mr. McPherson at (909) 774-4307 or via email at the aforementioned address.

Public Hearing: Written and oral comments regarding the Draft EIR may also be submitted at public hearings that will be held before the City of Rancho Cucamonga Planning Commission and City Council. The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements. Copies of all relevant material, including the Project specifications, the Draft EIR, and documents incorporated by reference, are available for review at the City of Rancho Cucamonga Planning Department, located at the addresses stated above.

Hazardous Materials Statement: The Project site is on a list of hazardous material sites compiled pursuant to Section 65962.5 of the California Government Code. As further discussed in Section 4.8, Hazards and Hazardous Materials, of the Draft EIR, this Project site is associated with previous underground storage tanks, which were removed in 1998 and are not considered an environmental concern for the Project site.