



**NOTICE OF PREPARATION AND
NOTICE OF PUBLIC SCOPING MEETING**

Date: May 10, 2021

To: California State Clearinghouse
San Bernardino County Clerk
Responsible and Trustee Agencies
Interested Parties and Organizations (List Attached)

Subject: Notice of Preparation (NOP) for the City of Rancho Cucamonga General Plan Update 2020 Environmental Impact Report (EIR) and Notice of Public Scoping Meeting

Lead Agency: City of Rancho Cucamonga

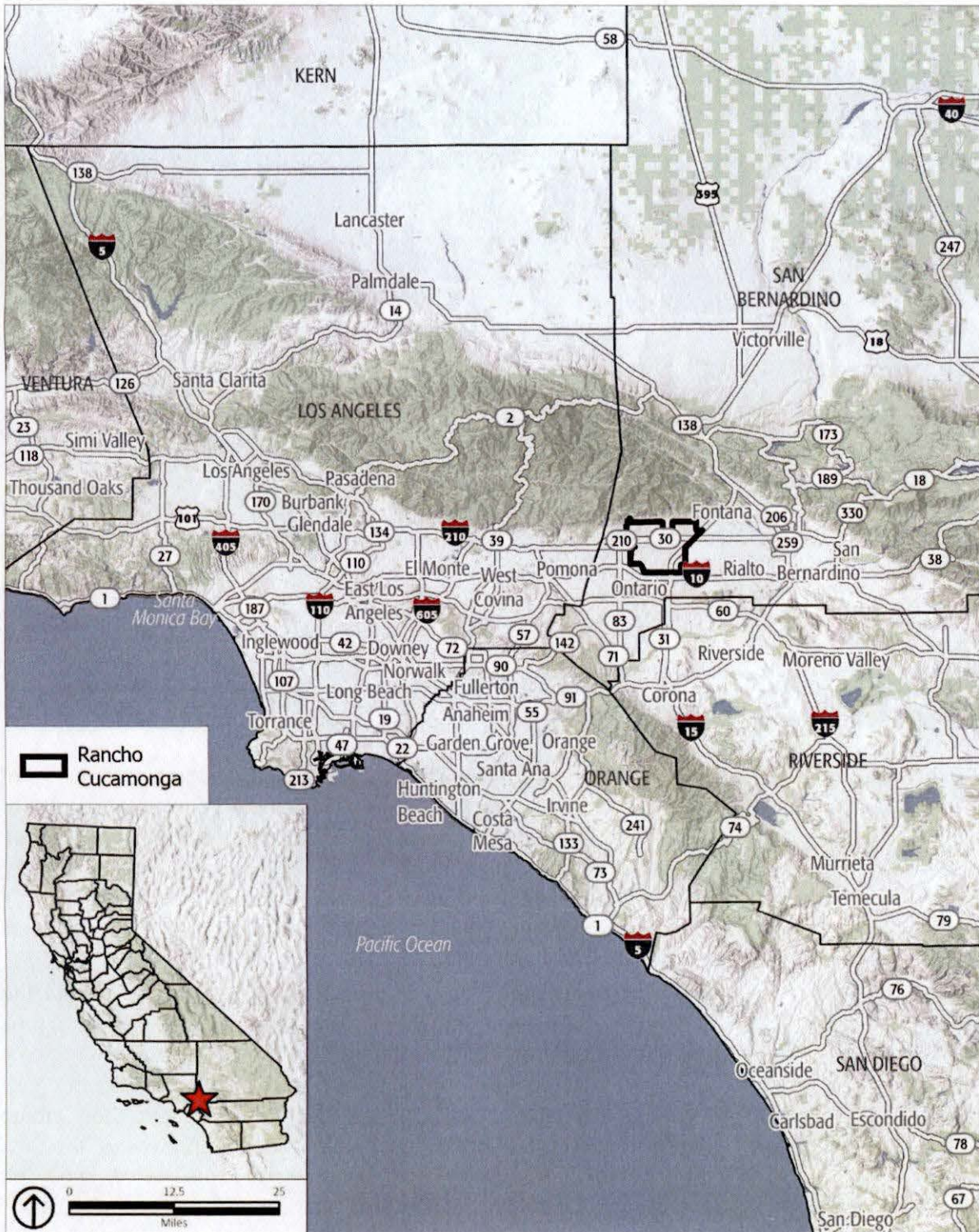
Contact: Jennifer Nakamura

Project Title: Rancho Cucamonga General Plan Update 2020

Project Location: The City of Rancho Cucamonga's Planning Area and Sphere of Influence are in southwestern San Bernardino County, California, at the foothills of the San Gabriel Mountains and Angeles National Forest. Adjacent to the west, south, and east are the cities of Upland, Ontario, and Fontana, respectively, and a large area of unincorporated San Bernardino County to the north and east. Interstate and regional access to the City is provided by Interstate 15 (I-15), which runs in a general north-south direction and bisects the eastern portion of the City, and by State Route 210 (SR-210), an east-west freeway that runs through the center of the City. The I-10 freeway also provides regional access and is located approximately 0.75-mile south of the City boundary. Rail access is provided by Metrolink, and the Ontario International Airport is approximately 1 mile south and west of the City. Figure , *Regional Location*, and Figure 2, *Citywide Aerial*, show the General Plan Area in its regional and local contexts.

Scoping Meeting: 6:00 PM, Tuesday, May 18, 2021, Zoom Meeting:
<https://zoom.us/j/92520395576>

Figure 1, Regional Location



Source: City of Rancho Cucamonga, 2020; Esri, 2021

Figure 2, Citywide Aerial



Source: City of Rancho Cucamonga, 2020; Esri, 2021

PURPOSE

In accordance with Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, the City of Rancho Cucamonga, as lead agency, will prepare an Environmental Impact Report (EIR) for the Rancho Cucamonga General Plan Update 2020 (General Plan Update). Pursuant to Section 15082(a) of the CEQA Guidelines, the City of Rancho Cucamonga (City) has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties with information describing the General Plan Update and its potential environmental effects. The City is soliciting your comments on the scope of the environmental analysis.

Section 15082(b) of the CEQA Guidelines requires comments to be provided within 30 days of receipt of a NOP. In compliance with the time limits mandated by CEQA, the comment period for this NOP is from **Monday May 10, 2021 to Wednesday June 9, 2021**. Please email your written comments to Jennifer Nakamura, at Jennifer.Nakamura@CityofRC.us or physically mail them to the Planning Department at the City of Rancho Cucamonga, 10500 Civic Center Drive, Rancho Cucamonga, CA 91730. Please include the name, email and/or telephone number of a contact person at your agency or organization who can answer questions about the comment.

PROJECT SUMMARY

The City of Rancho Cucamonga's General Plan Update will provide the long-term planning blueprint for the improvements needed to house the City's growing population over the 20-year planning horizon. The City could potentially grow from its current population of approximately 178,000 to a population of approximately 245,000 with roughly 25,000 new households and 32,000 new jobs. As a City approaching buildout within the City limits, the new growth is focused in areas of the City where services exist or can be extended to serve a more intensive development.

In addition to the land use map, the General Plan will identify long-term goals; provide a basis for decision-making; provide citizens a forum for input on their community's direction; and inform citizens, developers, decision-makers, and other cities of the ground rules for development. The General Plan will advance the City's vision for a resilient, equitable, and healthy community with high-quality development and urban centers and corridors. The General Plan Update includes comprehensive updates to the required elements under the State Planning and Zoning Law, as well as other optional elements that the City has elected to include in its General Plan: (1) Land Use and Community Development; (2) Focus Areas; (3) Open Space; (4) Mobility and Access; (5) Housing; (6) Public Facilities and Services; (7) Resource Conservation; (8) Safety; and (9) Noise. In addition, an Environmental Justice Element is embedded throughout the General Plan Update's goals and policies. Each element includes goals and policies that are based, in part, on the City's overarching vision described below, State, and local law, and other considerations. The Development Code will be updated in the future to reflect the changes in the General Plan Update.

Additional information regarding the General Plan Update can be found on the City's website: <https://www.cityofrc.us/GeneralPlan>

PROJECT DESCRIPTION

Overall Approach to the General Plan Update

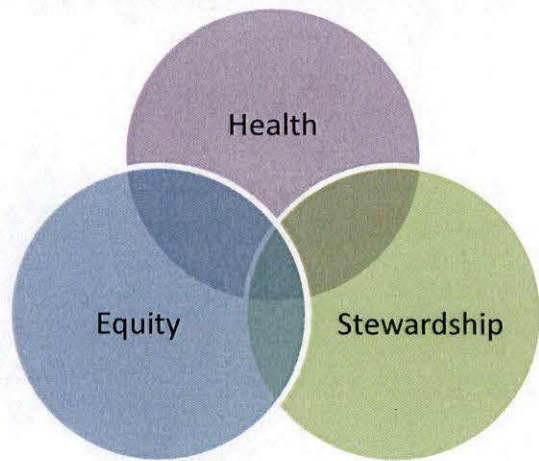
The vision for this General Plan Update is embodied in a single sentence.

“Build on our success as a world-class community to create a balanced, vibrant, and innovative city, rich in opportunity for all to thrive.”

Development consistent with the vision must also be in line with the core values of the community which are health, equity, and stewardship. These core values are used to develop policies guiding future development. Above all the General Plan is for people not things.

The projected growth over the next twenty years is guided into areas of the City that have the resources to accommodate it, or where the resources can be easily improved. This means that much of the community is expected to continue the incremental growth allowed by the existing general plan, with an encouragement to improve the connectivity of trails, paths, and roadways.

Figure 3 illustrates the areas of the City that will have minimal change because of the General Plan Update. The areas of the City intended for more substantial change are shown on Figure 4 Focus Areas. As the Focus Areas are in the developed core of the City, new development would intensify the existing land use pattern established by the current General Plan.

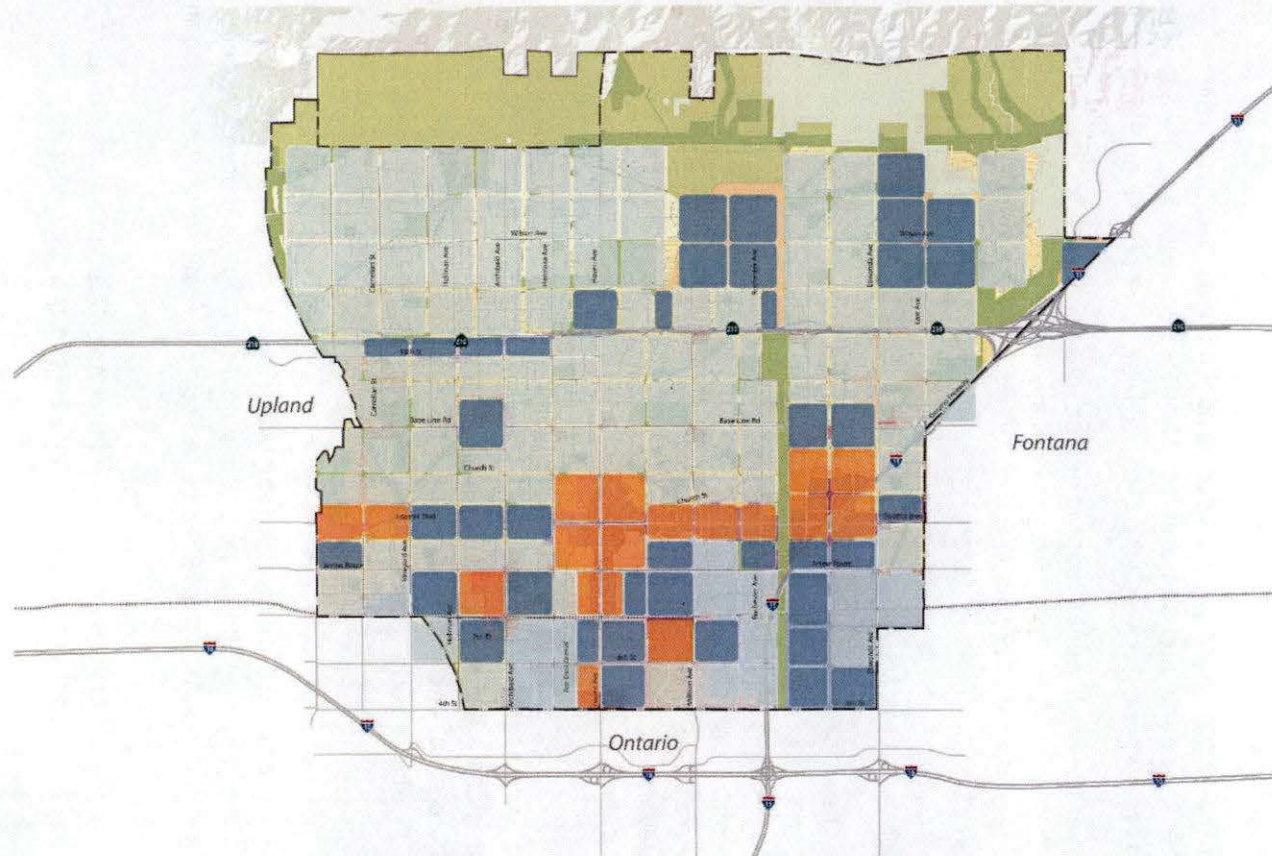


To accommodate the anticipated growth, the existing land use designations are proposed to be adjusted so that buildings in the focus areas can be higher, cover more area, and house more people. The expectation is that by grouping intense development in the Focus Areas, the existing neighborhoods would not be substantially changed.

Community design direction included in the General Plan requires that all new development connect to existing paths, trails, and roadways. Roadways are considered public realm and must be integrated into the design of the adjacent development. An important feature of all new development is that the street improvements be human scale and accommodate all modes of travel.

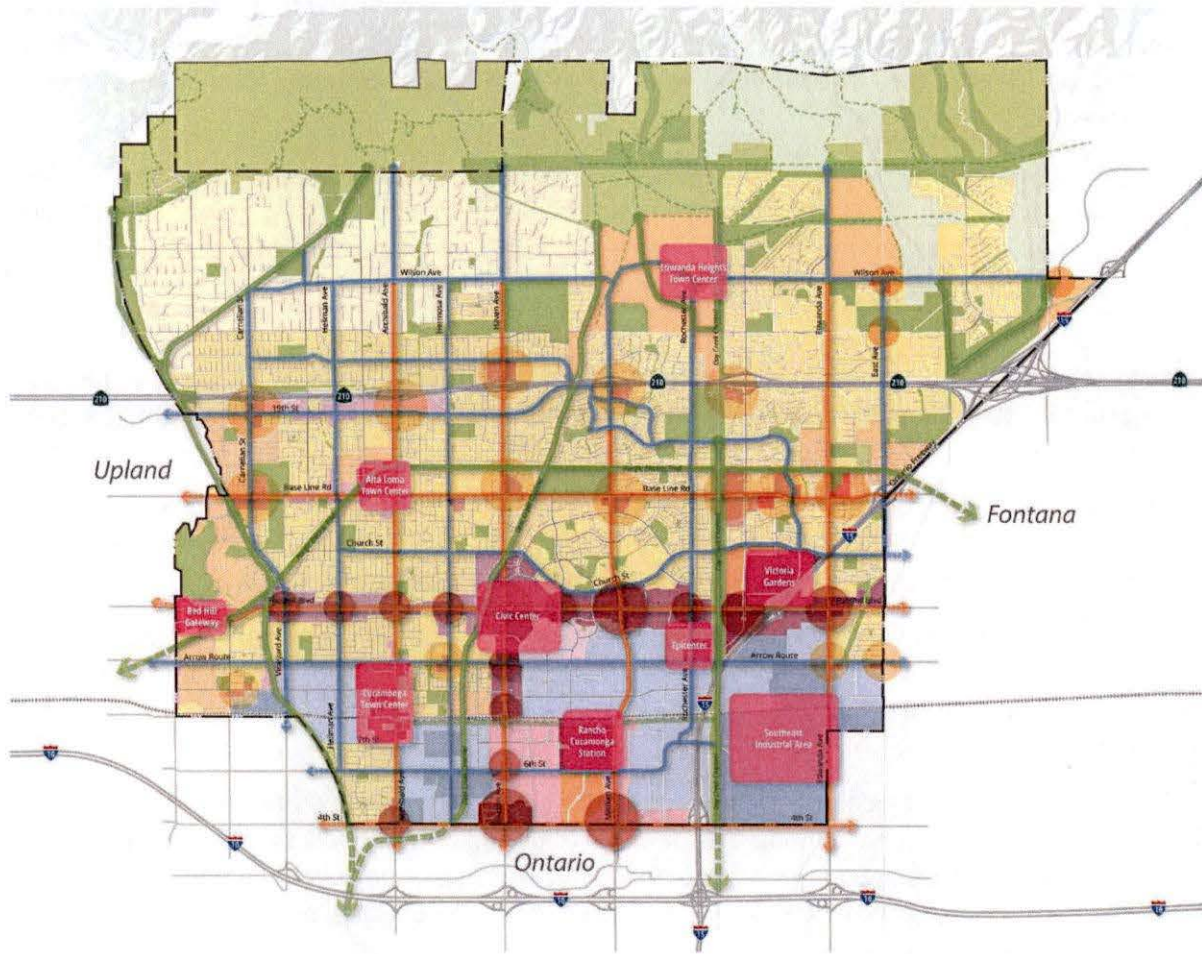
Equity is more than a core value; it is a common thread that runs throughout the General Plan. Policies in the plan recognize investment inequity that exists in the City now and provides a foundation to address the issue.

Figure 3, Degrees of Change



- Enhance (Limited Change).** Areas of the City where the general character, uses and activities of the area will remain the same but enhanced in limited ways. This includes but is not limited to enhancements to the public realm, the addition of a second story to a single-story home or the addition of community facilities or neighborhood-serving retail uses that are desired but currently absent.
- Improve (Moderate Change).** Areas of the City where change is desired and planned for over the time horizon of the General Plan and beyond. These areas are expected to see moderate development over time and the area may, after 15 to 20 years, look different than it does today, albeit consistent in character, use and intensity with the surrounding areas.
- Transform (Major Change).** Areas where the community wants to actively facilitate significant change in the short to middle term. These areas may look very different in a short period of time and are the areas where the City may prioritize staff and financial resources or actively encourage new private development and public improvements.

Figure 4, Focus Areas



NEIGHBORHOODS

- Semi-Rural Neighborhood
- Suburban Neighborhood
- Traditional Neighborhood
- Urban Neighborhood

CORRIDORS

- Neighborhood Corridor
- City Corridor - Moderate
- City Corridor - High

CENTERS

- Neighborhood Center
- Traditional Town Center
- City Center

DISTRICTS

- Office Employment District
- 21st Century Employment District
- Neo-Industrial Employment District
- Industrial Employment District

OPEN SPACES

- Natural Open Space
- Rural Open Space
- General Open Space & Facilities

COMMUNITY ACTIVITY NODES

- Neighborhood Activity Node
- Corridor Activity Node
- Focus Areas

MOBILITY CORRIDORS

- Transit Priority Street
- Bicycle Priority Street
- Trail Network

General Plan Areas

The General Plan identifies areas to guide vision-directed conservation and change, as appropriate, and express the development intention for each part of the City over the life of this General Plan. The areas, shown on Figure 5, include neighborhoods, corridors, centers, districts, and open space.

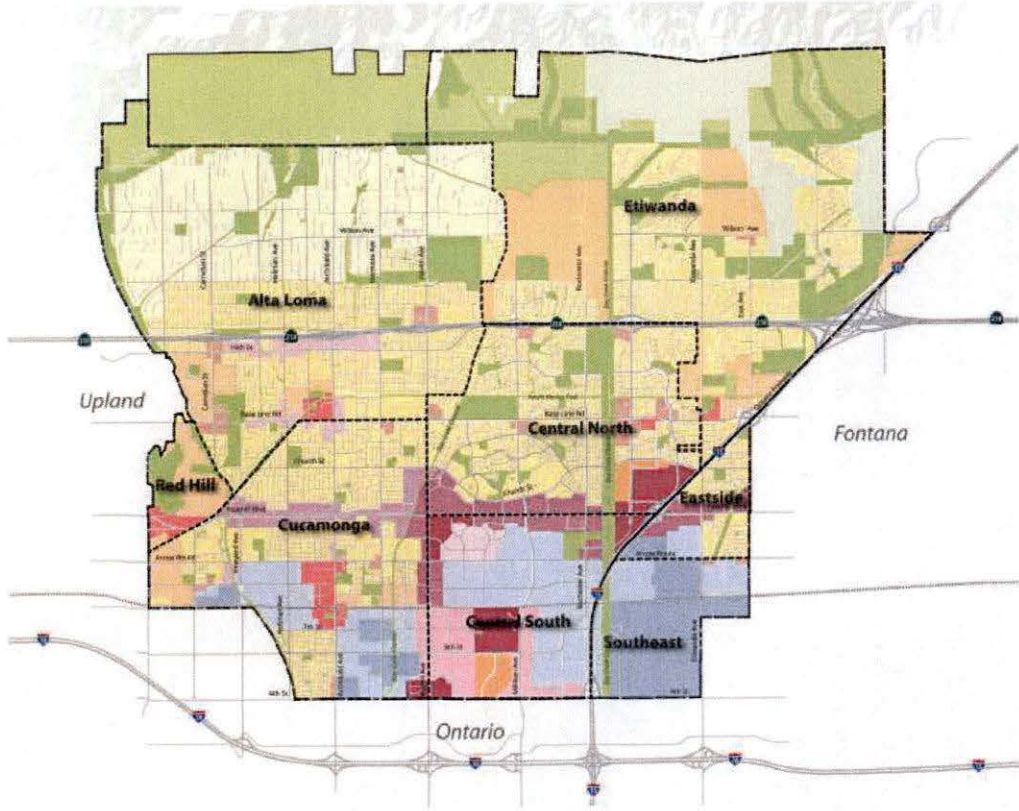
- **Neighborhoods** are predominantly residential and can include supporting amenities and services. Neighborhoods range from semi-rural neighborhoods, historic neighborhoods with stately tree rows, older neighborhoods interspersed with industrial business, and newer neighborhoods of single- and multi-family homes.
- **Corridors** are located along major streets in the City that connect neighborhoods, centers, districts, and open spaces. They are intended to provide smooth transitions between neighborhoods and districts, and provide a range of amenities, conveniences, transit access, and housing options on the edges of existing and future neighborhoods.
- **Centers** are places for shopping, dining, entertainment, and gathering as a community. They are nodes of activity throughout the City, providing retail and employment opportunities near neighborhoods, and in some cases also opportunities for new forms of housing.
- **Districts** are places where people work and conduct business. Districts are predominantly non-residential with a primary activity that is functionally specialized, such as a commercial, office, or industrial use, but can also include some supportive commercial and recreational uses and housing.
- **Open spaces** are places to play and learn, such as large recreational parks, natural conservation areas, and schools. Community playfields, Central Park and the conserved natural and rural open spaces of the foothills are large, specialized areas. Small- and medium-size parks provide places for informal play, family activities, and quiet recreation, and are considered part of the neighborhood they serve.

Each of the above are supported by goals and policies in the General Plan as well as narrative, tables, land use designations, and graphic illustrations of the expected development pattern.

CEQA Checklist

As part of the General Plan Update, the City intends to modify the Appendix G environmental checklist to eliminate questions that do not pertain to the City, or that can be addressed through standard conditions of approval. The modified checklist will be evaluated in the EIR along with thresholds of significance that will apply to future development. Any changes to the checklist and to the existing thresholds will be supported by substantial evidence and presented for public review. The modified checklist will be an appendix to the EIR.

Figure 5, Draft Land Use Map



NEIGHBORHOODS

- Semi-Rural Neighborhood
- Suburban Neighborhood
- Traditional Neighborhood
- Urban Neighborhood

CORRIDORS

- Neighborhood Corridor
- City Corridor - Moderate
- City Corridor - High

CENTERS

- Neighborhood Center
- Traditional Town Center
- City Center

DISTRICTS

- Office Employment District
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OPEN SPACES

- Natural Open Space
- Rural Open Space
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TABLE LD-1 GENERAL PLAN DESIGNATIONS

General Plan Designation	Residential Density (DU/AC)	Assumed Population Density (Persons/AC)	Non-Residential Intensity (FAR)
NEIGHBORHOODS			
Semi-Rural Neighborhood	Max. 2	6	NA
Traditional Neighborhood	Max. 8	48	Max. 0.4
Suburban Neighborhood	Max. 30	90	NA
Urban Neighborhood	20 - 50	60 - 150	0.2 - 0.4
CORRIDORS			
Neighborhood Corridor	Max. 24	72	0.4 - 0.6
City Corridor - Moderate	24 - 42	72 - 126	0.4 - 1.0
City Corridor - High	36 - 60	108 - 180	0.6 - 1.5
CENTERS			
Neighborhood Center	Max. 24	72	0.2 - 0.4
Traditional Town Center	Max. 30	90	0.2 - 0.6
City Center	40 - 100	120 - 300	1.0 - 2.0
DISTRICTS			
Office Employment District	18 - 30	54 - 90	0.6 - 1.0
21st Century Employment District	24 - 42	72 - 126	0.4 - 1.0
Neo-Industrial Employment District	14 - 24	42 - 72	0.4 - 0.6
Industrial Employment District	NA	NA	0.4 - 0.6
OPEN SPACES			
Natural Open Space	NA	0	NA
Rural Open Space	Max 2	1.6	NA
General Open Space & Facilities	Max. NA	0.3	NA

ENVIRONMENTAL IMPACT REPORT

As all the CEQA topics will be included in the EIR, the City has not prepared an Initial Study as permitted in Section 15060(d) of the CEQA Guidelines.

Probable Environmental Effects: The City has determined that the implementation of the General Plan Update may have a significant effect on the environment. The EIR will evaluate the potential for the General Plan Update to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Mitigation will be proposed for those impacts that are determined to be significant. Mitigation will be identified, and a mitigation monitoring and reporting program will be developed as required by the CEQA Guidelines (Section 15150). The EIR will evaluate the following topics:

- **Aesthetics:** The City anticipates that the implementation of the General Plan Update would have less than significant impacts on Aesthetics in the following areas: scenic highways, light, and glare impacts. Although the overall effect of the General Plan Update would be to improve the aesthetic quality of the City, these efforts must be balanced with the City's ongoing need for economic development as well as the safety and security of its residents.
- **Agricultural Resources:** The City anticipates that the implementation of the General Plan Update would have less than significant impacts on agricultural resources in the following areas: agricultural zoning, forest land conversion, and conversion of agricultural land under Williamson Act contract.
- **Air Quality:** Construction and operation of land uses accommodated under the General Plan Update could result in air pollutant emissions. Ground disturbance during site development activities will generate dust and construction equipment will create short-term pollutant emissions. Development accommodated under the General Plan Update could result in additional vehicular traffic that would generate air pollution, exacerbated by the City's location in a climate with high winds present, and proximity to high-traffic corridors. The General Plan Update will incorporate policies addressing sources of air pollution.
- **Biological Resources:** The General Plan Update will include policies and action items needed to ensure compliance with that habitat conservation plans. Development accommodated under the General Plan Update may have an adverse effect on rare, threatened, or endangered species and/or the habitat that supports them, which could impact potential development outcomes. In addition, such development could potentially affect existing wildlife corridors. The General Plan Update could affect riparian habitat and/or wetlands.
- **Cultural and Tribal Cultural Resources:** Development accommodated under the General Plan Update may have an adverse effect on historic, archaeological, and/or paleontological resources. There is the potential for construction-related effects on historical and archaeological resources. In addition, many areas of the City have not been surveyed for cultural resources or have surveys that are out of date.

- **Geological Resources:** Development accommodated under the General Plan Update may result in soil erosion or the loss of topsoil and/or allow development in areas with geologic or soils constraints. There could be potential effects associated with geologic or soil limitations. There could be impacts associated with grading, such as increased wind and water erosion potential. Impacts may involve disruptions of the soil, changes in topography, erosion from wind or water, and other impacts, as well as a potential impact of development on significant mineral resources.
- **Greenhouse Gas:** While a goal of the General Plan Update is to help further the reduction in greenhouse gas production from existing operations and future development, it is likely that future development may contribute to cumulative increases in greenhouse gases. The analysis will assume a buildout figure for the existing land use pattern and use traffic data from the impact analysis in the EIR to determine the potential GHG emissions. The EIR will include methods of reducing greenhouse gases, while the General Plan Update will include associated action items, such as strategies to increase the intensity and mix of land uses, which could encourage people to walk or bike for short trips, thereby reducing greenhouse gas emissions in the City.
- **Hazards:** Development accommodated under the General Plan Update could have public and environmental health effects related to hazardous material exposure either during construction or during long-term occupation. Portions of the City are also located in areas exposed to fire hazards, which are exacerbated due to ongoing drought conditions.
- **Hydrology and Water Quality:** Development accommodated under the General Plan Update may affect groundwater supplies, could change drainage patterns, and/or could have the potential to contribute polluted stormwater runoff. There could be impacts related to urban runoff and flooding potential, as well as to water quality. There is also the threat of ongoing drought conditions leading to a decrease in annual rainfall in the coming years. The limited supply of water in the City could also negatively affect future development.
- **Land Use:** As discussed above, this General Plan Update affords the City an opportunity to increase the density and mix of land uses for the purposes of decreasing dependence on the automobile.
- **Noise:** Increases in traffic because of future development accommodated under the General Plan Update may result in an increase in ambient and transportation noise, although efforts would be made to incorporate high-density mixed-use development into the General Plan Update to minimize any increases in transportation noise.
- **Public Services and Utilities:** Additional growth generated by the development accommodated under the General Plan Update will increase demand on the City's services and utilities. The EIR will evaluate the availability and capacity of the systems to provide for the increase in growth.

- **Recreation:** The City's provision of public park space is below the established park standard of 5.0 acres for every 1,000 persons. Potential options for increasing recreational space in the City include working to increase access to alternative recreation spaces, amending established goals and standards in this General Plan Update, or the construction of additional public recreational space.
- **Transportation:** Future development may result in impacts on area roadways, including roadways outside of the City's jurisdiction. The City will use traffic information and provide a summary buildout analysis based on the existing General Plan land use designations. The General Plan Update would also include strategies to increase employment opportunities within the City to minimize vehicle trips to other areas by commuters.
- **Wildfire:** Portions of the City are subject to an increase in fire hazards due to ongoing drought conditions. The General Plan Update EIR will include a discussion of potential environmental impacts, and the proposed policy or Implementation Strategy that would address the impact. Also included will be a discussion of alternatives that could reduce or eliminate an identified impact. If the environmental analysis identifies appropriate mitigation measures, they will be included as policies in the General Plan, or as action items in the Implementation Strategy.

Type of EIR

The City will prepare a program EIR pursuant to Section 15168 of the CEQA Guidelines. Use of a program EIR allows analysis consistent with the high-level nature of the General Plan. The General Plan Update EIR will serve as a cumulative impact analysis for implementation of the General Plan Update.

Use of the General Plan Update EIR

Later projects implemented after the General Plan Update will be examined considering the General Plan Update EIR to determine whether an additional environmental document must be prepared. In addition, the CEQA Guidelines currently provide for streamlining through Section 15183 (Projects Consistent with a Community Plan or Zoning), Section 15183.3 (Streamlining for Infill Projects), and 15183.5 (Tiering and Streamlining the Analysis of Greenhouse Gas Emissions). The City intends to promote streamlining for future development through certification of the General Plan Update EIR. Later development may have to conduct site-specific environmental analysis; however, the cumulative analysis will be addressed in the General Plan Update EIR and proposed General Plan policies and Implementation Strategy.

PUBLIC SCOPING MEETING

A public scoping meeting will be conducted to provide the public with the opportunity to learn more about the General Plan Update and to provide an opportunity for discussion of the environmental issues important to the community. The scoping meeting will include a presentation of the proposed General Plan Update and a summary of the environmental issues to be analyzed in the General Plan Update EIR.

Following the presentation, interested agencies, organizations, and members of the public will be encouraged to present views concerning the environmental issues that should be included in the EIR. The oral and written comments provided during the meeting will assist the City in scoping the potential environmental effects of the General Plan Update to be addressed by the EIR. The City also invites written comments.

The scoping meeting will be held at the following time on zoom:

6:00 PM Tuesday, May 18, 2021

<https://zoom.us/j/92520395576>

If you have further questions or require additional information, please contact Jennifer Nakamura at 909-774-4324, or email at Jennifer.Nakamura@CityofRC.US.

Signature:

Jennifer Nakamura
Management Analyst II
City of Rancho Cucamonga