



City of Rancho Cucamonga
Notice of Preparation of a Draft EIR
And Notice of Public Scoping Meeting

Date: June 28, 2021

To: Responsible and Trustee Agents/Interested Organizations and Individuals

Subject: **Notice of Preparation of a Draft Environmental Report and Notice of a Public Scoping Meeting
Jersey Milliken Industrial Complex Project**

Lead Agency:

City of Rancho Cucamonga
Planning Department
10500 Civic Center Drive
Rancho Cucamonga, CA 91730
Vincent Acuna

Consulting Firm

Birdseye Planning Group, LLC.
P.O. Box 1956
Vista, CA 92085

This NOP includes a project description and a list of the environmental issues to be examined in the environmental impact report (EIR).

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than 30 days after receipt of this notice.

Please send your response to Vincent Acuna, Associate Planner, at the City of Rancho Cucamonga address shown above. Please include the name, phone number, email, and address of a contact person in your response.

Project Title: Jersey Milliken Industrial Complex Project

Location: The proposed project is located on a vacant site at 11298 Jersey Boulevard in the City of Rancho Cucamonga, CA (northwest corner of Jersey Boulevard and Milliken Avenue) (APN 229-111-60). The 7.39-acre site is located approximately 1.9 miles north of the I-10 Freeway/Milliken Avenue on/off ramp, approximately 2.8 miles south of the SR-210 Freeway/Milliken Avenue on/off ramp, and 0.8 miles east of I-15.

A. Project Overview The project would construct and operate a new warehouse/storage building with offices and related improvements on a vacant site located at 11298 Jersey Boulevard in the City of Rancho Cucamonga. The site is located at the northwest corner of Milliken Avenue and Jersey Boulevard (APN 229-111-60). **Exhibit 1: Vicinity Map.** The site is 7.39 acres in size and zoned Medium Impact/Heavy Industrial. The site is designated Heavy Industrial in the City of Rancho Cucamonga General Plan land use map. Thus, the project is subject to standards and policies within the City of Rancho Cucamonga Municipal



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Code for the Minimum Impact/Heavy Industrial zoning designation. The project site has not been developed but has been disturbed from past remediation to remove slag material located on the site.
Exhibit 2: Site Plan.

The project would construct and operate a new warehouse building with 143,014 square feet of storage in four separate units, 8,127 square feet of mezzanine storage, 8,127 square feet of office space (i.e., divided into four separate spaces, one for each storage unit) and a 312-square foot electrical room. The total building area would be 159,580 square feet. The highest point of the building would be 42 feet above ground level. These would be the architectural parapets on the building frontage. A total of 110 parking spaces would be provided. The building would be oriented east/west with vehicle access to office space fronting the building from Jersey Boulevard. Truck access to the loading docks located at the rear of the building would be provided from Milliken Avenue. The truck access driveway would be gated with security cameras and monitored to ensure no unauthorized entrance to the loading area. The project would provide four warehouse storage units, each with four truck loading docks (i.e., 16 total docks). Water/sewer and other utilities (i.e., electrical, communication) would be provided via existing infrastructure located on-site or within the adjacent Milliken Avenue and Jersey Boulevard corridors.

The warehouse is expected to receive and ship non-perishable products from early morning (5:00 am) to evening hours (10:00 pm) seven days a week. No cold storage would be provided. The office personnel would work during typical daytime office hours (8:00 am to 5:00 pm).

Construction

Construction of the proposed Project is expected to commence in mid-2022 (estimated) with a construction duration of approximately 12 months. Cut and fill material generated during grading would be balanced on-site; thus, no off-site import or export of soil material would occur. Construction activities are expected to occur five days per week, 8 hours per day, between 8:00 am and 5:00 pm.

Project Setting

Adjacent properties to the north, south, east and west are zoned for Minimum Impact/Heavy Industrial (HI). The parcel immediately south of the site is designated Civic/Regional in the General Plan. City of Rancho Cucamonga Fire Department Station #4 is located on this site. The site is bordered to the east by Milliken Avenue and to the south by Jersey Boulevard. All properties surrounding the site, with the exception of Fire Station #4 to the south are developed with industrial uses consistent with the General Plan and zoning designation.

Requested Project Approvals

Project entitlement will include the following applications:

- **Design Review (DR)(DRC2019-00766)**: The application includes the proposed review of one new



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warehouse building with 143,014 square feet of storage in four separate units, 8,127 square feet of mezzanine storage, 8,127 square feet of office space (i.e., divided into four separate spaces, one for each storage unit) and a 312-square foot electrical room. The total building area would be 159,580 square feet.

Environmental Issues to be Evaluated in the EIR

Pursuant to Section 21165 of the California Public Resources Code and Section 15050 of the California Environmental Quality Act (CEQA) Guidelines, the City of Rancho Cucamonga will be the lead agency for an environmental impact report (EIR) that will be prepared to address potential impacts associated with the proposed Jersey Milliken Industrial Complex Project. CEQA Guidelines §15063 provide that if a lead agency determines that an EIR will clearly be required for a project, an Initial Study is not required. In this case, an Initial Study was prepared and circulated from April 13, 2021 to May 12, 2021 (SCH# 2021040209).

Based on comments received addressing Greenhouse Gas emission calculations and the Vehicle Miles Traveled (VMT) analysis, the City has determined that an EIR will need to be prepared based on the Project's potential to create short-term, long-term and cumulative impacts. The EIR will address only those environmental topical areas that could be significantly impacted by the project from the 2020 CEQA Initial Study Checklist.

The following issues are anticipated to be addressed in the EIR:

- Air Quality • Biological Resources • Cultural Resources • Geology and Soils • Greenhouse Gas Emissions
- Hazards and Hazardous Materials • Hydrology and Water Quality • Noise • Transportation • Tribal Cultural Resources

The EIR will address the short- and long-term effects of the Project on the environment. It will also evaluate the potential for the Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed Project will be evaluated that may reduce impacts that are determined to be significant in the EIR. Mitigation may be proposed for those impacts that are determined to be significant. A mitigation monitoring program will also be developed as required by §15097 of the CEQA Guidelines. The environmental determination in this Notice of Preparation is subject to a 30-day public review period per Public Resources §21080.4 and CEQA Guidelines §15082. Public agencies, interested organizations, and individuals have the opportunity to comment on the proposed Project, to identify those environmental issues potentially affected by the Project which should be addressed further by the City of Rancho Cucamonga in the EIR.

As they are completed and distributed, the EIR/Environmental Documentation for the Project will be made available to download from the City's website: www.cityofrc.us



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The EIR/Environmental Documentation will be made available for review Monday through Thursday, between 7:00 AM and 6:00 PM at the following location:

City of Rancho Cucamonga
Planning Department
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

Public Review Period

CEQA requires a 30-day public review period for an NOP. In accordance with CEQA, should you have any comments, please provide a written response to this NOP within the 30-day NOP period between **July 2, 2021 through August 3, 2021**.

The City is requesting comments and guidance on the scope and content of the EIR from Responsible and Trustee agencies, interested public agencies, organizations, and the general public (pursuant to CEQA Guidelines §15082). All parties that have submitted their names and mailing addresses will be notified as part of the Project's CEQA review process. If you wish to be placed on the mailing list or have any questions or need additional information, please contact the lead agency contact noted below.

Public Comments

The City requests your careful review and consideration of this notice, and invites **written comments** from interested agencies, persons, and organizations regarding the preparation of the EIR. Please indicate a contact person for your agency or organization. Please send your written comments to:

Attn: Vincent Acuna, Associate Planner
City of Rancho Cucamonga
Planning Department
10500 Civic Center Drive
Rancho Cucamonga, CA 91730
Phone: (909) 774-4323
Email: vincent.acuna@cityofrc.us

Please include the name, phone number, email, and address of a contact person in your response.



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You may also provide oral or written comments in person at the **Scoping Meeting** noted below. Comments in response to this notice must be submitted to the City through close of business (5:00 PM) on August 3, 2021.

Public Scoping Meeting

The City will have a Scoping Meeting to present updates to the Project and the CEQA process, and to receive public comments and suggestions regarding the scope and content of the EIR. The meeting will be held at the following location, date and time:

Date: July 13, 2021

Location: **Teleconference via Zoom**
<https://zoom.us/join>
Meeting ID: 997 3449 1801

Time: 6:00 PM to 7:30 PM

Special Accommodations. Should you require special accommodations at the public scoping meeting, such as for the hearing impaired or an English translator, please contact the City of Rancho Cucamonga no later than July 6, 2021 (see contact information above).

Attachments:

Exhibit 1 – Regional Map

Exhibit 2 – Vicinity Map

Exhibit 3 –Site Plan

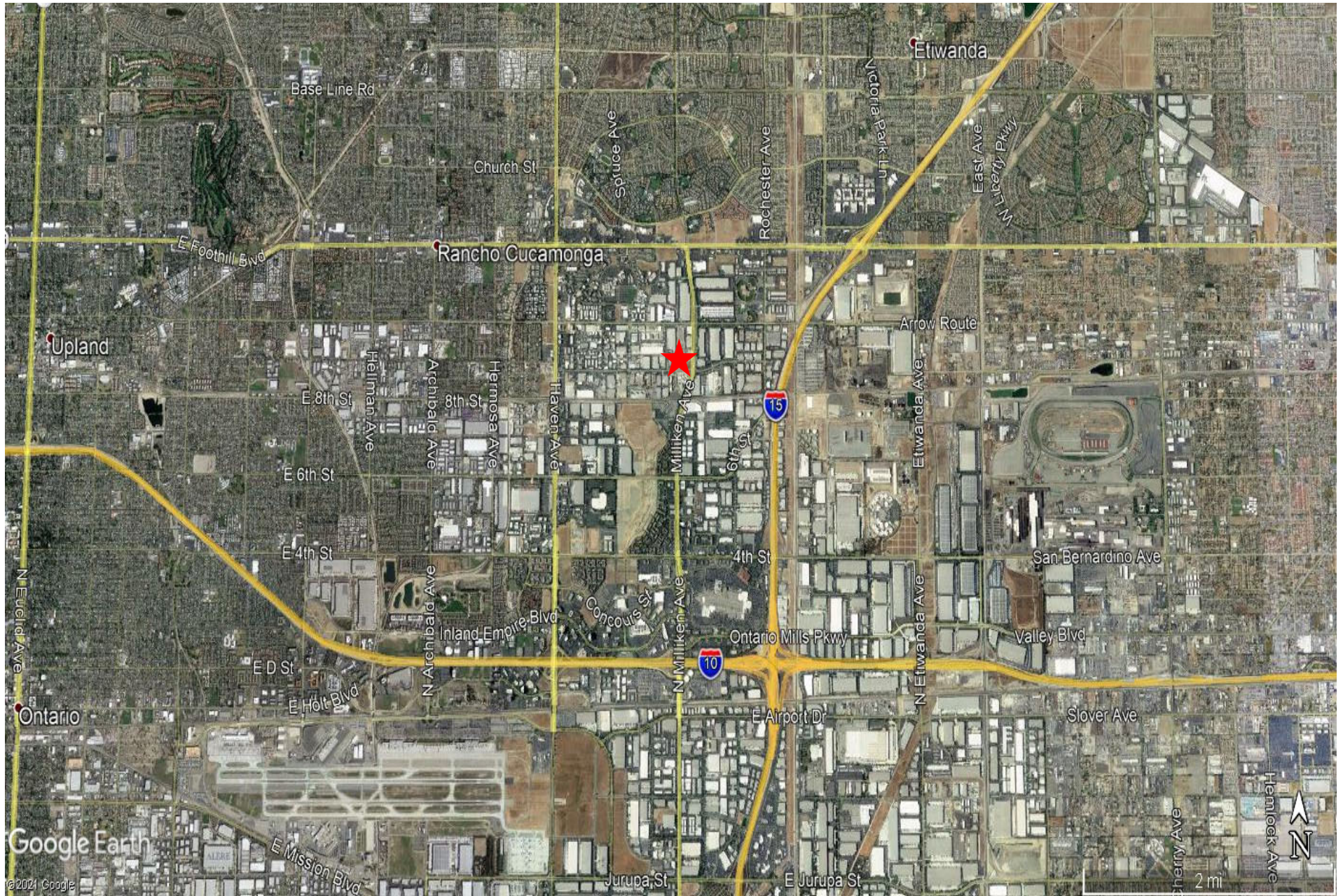


Exhibit 1—Regional Map  - Project Site

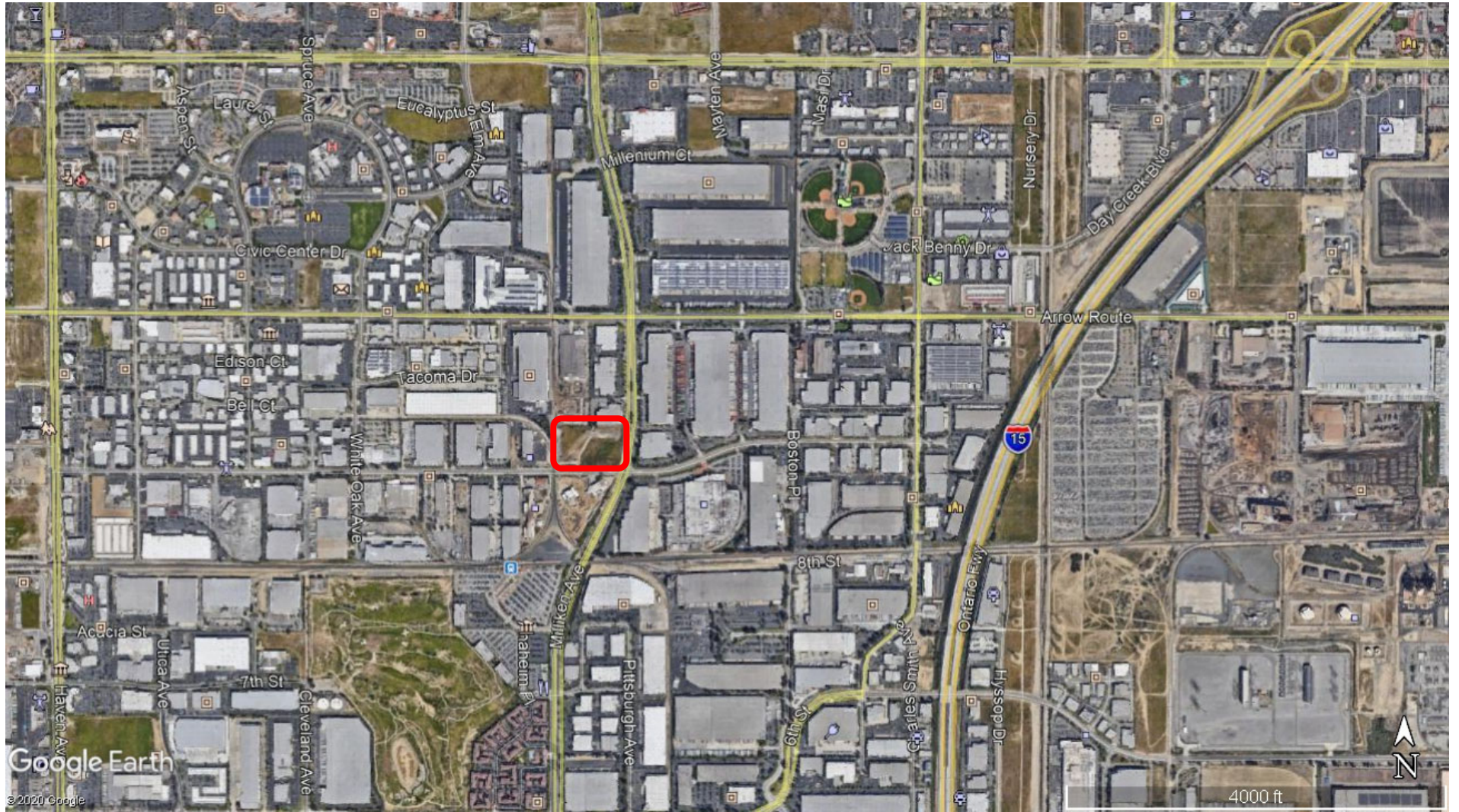
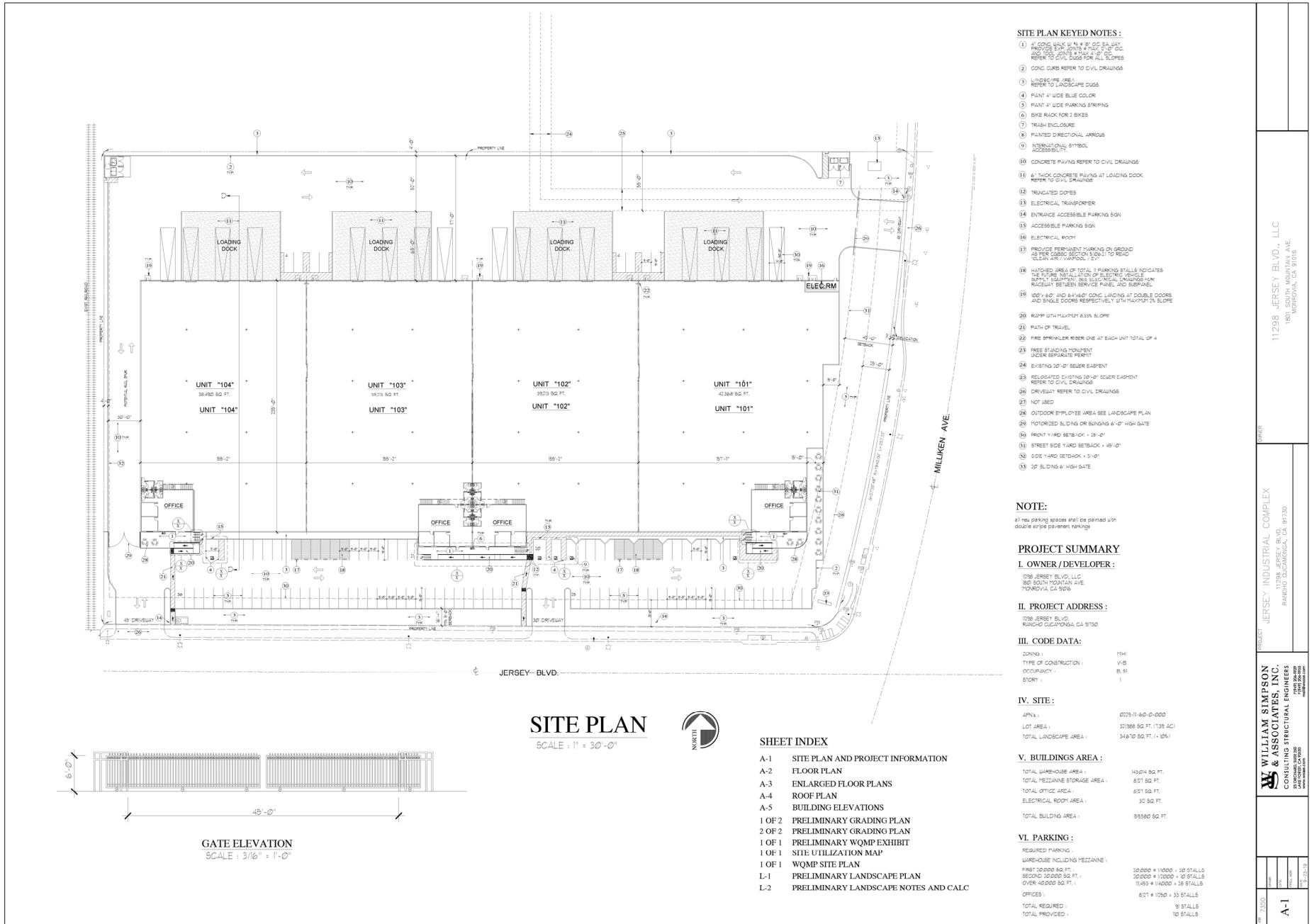


Exhibit 2—Vicinity Map

 - Project Site



SITE PLAN KEYED NOTES:

- ① 4" CONC. CURB @ 4" & 8" CONC. SLAB. PROVIDE EXP. JOINTS @ 20'-0" O.C. AND 100' JOINTS @ 10'-0" O.C. REFER TO CIVIL DGS FOR ALL SLOPES
- ② CONC. CURB REFER TO CIVIL DRAWINGS
- ③ LANDSCAPE AREAS REFER TO LANDSCAPE DGS
- ④ PAINT 4" WIDE BLUE COLOR
- ⑤ PAINT 4" WIDE PARKING STRIPING
- ⑥ BIKE RACK FOR 2 BIKES
- ⑦ TRASH ENCLOSURE
- ⑧ PAINTED DIRECTIONAL ARROWS
- ⑨ INTERNATIONAL SYMBOL ACCESSIBILITY
- ⑩ CONCRETE PAVING REFER TO CIVIL DRAWINGS
- ⑪ 6" THICK CONCRETE PAVING AT LOADING DOCK REFER TO CIVIL DRAWINGS
- ⑫ TRAGATED SLOPES
- ⑬ ELECTRICAL TRANSFORMER
- ⑭ ENTRANCE ACCESSIBLE PARKING SIGN
- ⑮ ACCESSIBLE PARKING SIGN
- ⑯ ELECTRICAL ROOM
- ⑰ PROVIDE PERMANENT MARKING ON GROUND AS PER CODE SECTION 100.01 TO READ CLEAR AND WARRING: 5'-7"
- ⑱ HATCHED AREA OF TOTAL 12 PARKING STALLS INDICATES THE VEHICLE INSTALLATION OF ELECTRIC VEHICLE CHARGING STATIONS. SEE SUBMITTALS. DRAWING HOW RACEWAY BETWEEN SERVICE PANEL AND SUBPANEL
- ⑲ 20' x 40' AND 84'x66' CONC. LANDING AT DOUBLE DOORS AND SINGLE DOORS RESPECTIVELY. WITH 1:12 MIN. SLOPE
- ⑳ RAMP WITH 1:12 MIN. SLOPE
- ㉑ PATH OF TRAVEL
- ㉒ FREE SPRINKLER RISER ONE AT EACH UNIT TOTAL OF 4
- ㉓ FREE STANDING YOUNG UNDER SEPARATE PERMIT
- ㉔ EXISTING 10'-0" SELLER EQUIPMENT
- ㉕ RELOCATED EXISTING 10'-0" SELLER EQUIPMENT REFER TO CIVIL DRAWINGS
- ㉖ DRIVEWAY REFER TO CIVIL DRAWINGS
- ㉗ NOT USED
- ㉘ OUTDOOR EMPLOYEE AREA SEE LANDSCAPE PLAN
- ㉙ MOTORIZED BLDG OR BUNGALOW 6'-0" HIGH GATE
- ㉚ FRONT YARD SETBACK = 25'-0"
- ㉛ STREET SIDE YARD SETBACK = 45'-0"
- ㉜ SIDE YARD SETBACK = 5'-0"
- ㉝ 20' BLDG 6' HIGH GATE

NOTE:
All new parking spaces shall be painted with double stripe pavement markings

PROJECT SUMMARY

I. OWNER / DEVELOPER:
1298 JERSEY BLVD., LLC
1801 SOUTH MOUNTAIN AVE.
MORROVAL, CA 91066

II. PROJECT ADDRESS:
1298 JERSEY BLVD.
RANCHO CUCAMONGA, CA 91710

III. CODE DATA:

ZONING:	R5H
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY:	B, S1
STORY:	1

IV. SITE:

APNs:	0279-11-60-0-000
LOT AREA:	30,980 SQ. FT. (719 AC)
TOTAL LANDSCAPE AREA:	346'10" SQ. FT. (1.0%)

V. BUILDINGS AREA:

TOTAL WAREHOUSE AREA:	143,074 SQ. FT.
TOTAL MEZZANINE STORAGE AREA:	8,071 SQ. FT.
TOTAL OFFICE AREA:	8,071 SQ. FT.
ELECTRICAL ROOM AREA:	30 SQ. FT.
TOTAL BUILDING AREA:	95,560 SQ. FT.

VI. PARKING:

REQUIRED PARKING:	
WAREHOUSE INCLUDING MEZZANINE:	
FIRST 10,000 SQ. FT.	10,000 ÷ 1000 = 10 STALLS
SECOND 10,000 SQ. FT.	10,000 ÷ 1000 = 10 STALLS
OVER 10,000 SQ. FT.:	11,455 ÷ 1400 = 8.18 STALLS
OFFICES:	8,071 ÷ 1000 = 8 STALLS
TOTAL REQUIRED:	36 STALLS
TOTAL PROVIDED:	100 STALLS

11298 JERSEY BLVD., LLC
1801 SOUTH MOUNTAIN AVE.
MORROVAL, CA 91016

PROJECT: JERSEY INDUSTRIAL COMPLEX
11298 JERSEY BLVD.
RANCHO CUCAMONGA, CA 91710

PREPARED BY: WILLIAM SIMPSON & ASSOCIATES, INC.
CONSULTING STRUCTURAL ENGINEERS
10000 WILSON BLVD.
SUITE 200
DUBLIN, CA 94568
WWW.WSANDASSOCIATES.COM

DATE: 07/20/18

SCALE: A-1

Exhibit 3— Site Plan