



ENVIRONMENTAL INFORMATION FORM (Part I - Initial Study)

(Please type or print clearly using ink. Use the tab key to move from one line to the next line.)

The purpose of this form is to inform the City of the basic components of the proposed project so that the City may review the project pursuant to City Policies, Ordinances, and Guidelines; the California Environmental Quality Act; and the City's Rules and Procedures to Implement CEQA. It is important that the information requested in this application be provided in full.

Upon review of the completed Initial Study Part I and the development application, additional information such as, but not limited to, traffic, noise, biological, drainage, and geological reports may be required. The project application will not be deemed complete unless the identified special studies/reports are submitted for review and accepted as complete and adequate. The project application will not be scheduled for Committees' review unless all required reports are submitted and deemed complete for staff to prepare the Initial Study Part II as required by CEQA. In addition to the filing fee, the applicant will be responsible to pay or reimburse the City, its agents, officers, and/or consultants for all costs for the preparation, review, analysis, recommendations, mitigations, etc., of any special studies or reports.

GENERAL INFORMATION:

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. Please note that it is the responsibility of the applicant to ensure that the application is complete at the time of submittal; City staff will not be available to perform work required to provide missing information.

Application Number for the project to which this form pertains: _____

Project Title: 10234 4th Street _____

Name & Address of project owner(s): T-Rose Investments, LLC. _____

3880 E. Ebony Street, Ontario, CA 91761 _____

Name & Address of developer or project sponsor: N/A _____

Contact Person & Address: Chuck Buquet, Charles Joseph Associates

9581 Business Center Drive., Ste D

Rancho Cucamonga, CA 91730

Name & Address of person preparing this form (if different from above): Kevin Rockoff

3880 E. Ebony Street, Ontario, CA 91761

Telephone Number: 909-390-0032

PROJECT INFORMATION & DESCRIPTION:

Information indicated by an asterisk (*) is not required of non-construction CUP's unless otherwise requested by staff.

- *1) Provide a full scale (8-1/2 x 11) copy of the USGS Quadrant Sheet(s) which includes the project site, and indicate the site boundaries.
- 2) Provide a set of color photographs that show representative views into the site from the north, south, east, and west; views into and from the site from the primary access points that serve the site; and representative views of significant features from the site. Include a map showing location of each photograph.

- 3) Project Location (describe): A plot approximately 200' wide and 601.25 feet deep located at

10234 4th Street in Rancho Cucamonga.

- 4) Assessor's Parcel Numbers (attach additional sheet if necessary): 0210-371-01-0000

- *5) Gross Site Area (ac/sq. ft.): 2.76 AC

- *6) Net Site Area (total site size minus area of public streets & proposed dedications): 2.37 AC

- 7) Describe any proposed general plan amendment or zone change which would affect the project site (attach additional sheet if necessary):

N/A

- Demolition permit, Grading Permit, Tree Removal Permit, TI Permit, AQMD Permit for an external generator.

Currently the site contains a dated, unused steel building and a paved parking lot. There is a large open area behind the existing structure that is undeveloped. The soil is currently ungraded but stable (see included Geological report). The existing building and parking lot are several years old and out of use. There is no plan to keep these structures, and the job plan includes complete demolition of the existing structures and parking area. There is a wrought iron fence to the west on the property line and a line of trees to the east on the property line. There is no significant animal activity on the site (see the included Biological Resources Study). There are two preexisting trees on the South end of the property that will be removed.

- 10) Describe the known cultural and/or historical aspects of the site. Cite all sources of information (books, published reports and oral history):

There are no known cultural or historical aspects of the site.

- 11) Describe any noise sources and their levels that now affect the site (aircraft, roadway noise, etc.) and how they will affect proposed uses:

Standard traffic noise currently exists from surrounding streets. We do not expect this to affect the proposed uses.

- 12) Describe the proposed project in detail. This should provide an adequate description of the site in terms of ultimate use that will result from the proposed project. Indicate if there are proposed phases for development, the extent of development to occur with each phase, and the anticipated completion of each increment. Attach additional sheet(s) if necessary:

This site is to be developed as a master planned, modern, state of the art, office, warehouse and manufacturing facility and World Headquarters for Five Star Gourmet Foods, Inc., an acclaimed manufacturer and distributor of high quality, ready-made and healthy foods that has been operating out of San Bernardino County for 20 years. The project has a post-modern and edgy look with a lush front garden, including large palm trees and other drought resistant plants. The front facade and office area is designed around high glass walls to let in plenty of natural light as well as bring the outside in. The project will be completed in a single construction phase, and will have approximately 60,000 square feet of usable office, manufacturing and warehouse space.

- 13) Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.) and scale of development (height, frontage, setback, rear yard, etc.):

There property to the East is an existing office building.

The property to the West is an existing distribution center. Both properties are commercial properties and all roughly the same height. There is an industrial park to the North. To the South is Fourth Street and beyond that, is an existing multifamily residential project.

14) Will the proposed project change the pattern, scale, or character of the surrounding general area of the project?

As it currently sits, the property is out of place because the existing building is one level and uses inferior construction materials. The proposed development will bring this property in line with the quality of the surrounding businesses and greatly improve the overall look of the area.

15) Indicate the type of short-term and long-term noise to be generated, including source and amount. How will these noise levels affect adjacent properties and on-site uses? What methods of soundproofing are proposed?

During construction there will be standard noise generated from heavy equipment used during grading operations. There will also be noise related to tilting of building panels with a crane, lifting of roof trusses, setting of steel columns, truck traffic, during concrete pours, regular material deliveries, and offsite street work.

*16) Indicate proposed removals and/or replacements of mature or scenic trees:

The two trees on the South end of the property will be removed. Tree removal permit will be obtained.

17) Indicate any bodies of water (including domestic water supplies) into which the site drains:

The site drains into the city stormwater system.

18) Indicate expected amount of water usage. (See Attachment A for usage estimates). For further clarification, please contact the Cucamonga Valley Water District at (909) 987-2591.

a. Residential (gal/day) _____ Peak use (gal/Day) _____

b. Commercial/Ind. (gal/day/ac) 1000 Peak use (gal/min/ac) 1500

19) Indicate proposed method of sewage disposal.

☐ Septic Tank

☒ Sewer.

If septic tanks are proposed, attach percolation tests. If discharge to a sanitary sewage system is proposed indicate expected daily sewage generation: (See Attachment A for usage estimates). For further clarification, please contact the Cucamonga Valley Water District at (909) 987-2591.

a. Residential (gal/day) _____

b. Commercial/Industrial (gal/day/ac) _____

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RESIDENTIAL PROJECTS:

20) Number of residential units: _____

Detached (indicate range of parcel sizes, minimum lot size and maximum lot size: _____

N/A

Attached (indicate whether units are rental or for sale units): _____

21) Anticipated range of sale prices and/or rents:

Sale Price(s) \$ _____ to \$ _____

Rent (per month) \$ _____ to \$ _____

22) Specify number of bedrooms by unit type: _____

N/A

23) Indicate anticipated household size by unit type: _____

N/A

24) Indicate the expected number of school children who will be residing within the project: Contact the appropriate School Districts as shown in Attachment B:

a. Elementary: _____

b. Junior High: _____

c. Senior High _____

COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL PROJECTS

25) Describe type of use(s) and major function(s) of commercial, industrial or institutional uses: _____

Manufacture and distribution of fresh food products.

26) Total floor area of commercial, industrial, or institutional uses by type: _____

7400 sqft of Office, 30,793 sqft of warehouse,, and 20,250 sqft of manufacturing operations.

27) Indicate hours of operation: _____

At future, ultimate operation would be 2:00 AM - 11:00 PM, 7 days a week.

28) Number of employees: _____

Total: TBD

Maximum Shift: TBD

Time of Maximum Shift: 8 hours

29) Provide breakdown of anticipated job classifications, including wage and salary ranges, as well as an indication of the rate of hire for each classification (attach additional sheet if necessary):

Food Products Manufacturing: \$25,000 - \$135,000.

Sales Persons: \$100,000 - \$150,000

Clerical Office: \$30,000 - \$85,000

Rates of hire may vary.

Rates are estimated and may vary.

30) Estimation of the number of workers to be hired that currently reside in the City: 30

*31) For commercial and industrial uses only, indicate the source, type, and amount of air pollution emissions. (Data should be verified through the South Coast Air Quality Management District, at (818) 572-6283):

Emissions from diesel trucks making deliveries and picking up product.

ALL PROJECTS

32) Have the water, sewer, fire, and flood control agencies serving the project been contacted to determine their ability to provide adequate service to the proposed project? If so, please indicate their response.

Yes. All are able to provide service.

- 33) *In the known history of this property, has there been any use, storage, or discharge of hazardous and/or toxic materials? Examples of hazardous and/or toxic materials include, but are not limited to PCB's; radioactive substances; pesticides and herbicides; fuels, oils, solvents, and other flammable liquids and gases. Also note underground storage of any of the above. Please list the materials and describe their use, storage, and/or discharge on the property, as well as the dates of use, if known.*

None.

- 34) *Will the proposed project involve the temporary or long-term use, storage, or discharge of hazardous and/or toxic materials, including but not limited to those examples listed above? If yes, provide an inventory of all such materials to be used and proposed method of disposal. The location of such uses, along with the storage and shipment areas, shall be shown and labeled on the application plans.*

No.

- 35) *The applicant shall be required to pay any applicable Fish and Game fee. The project planner will confirm which fees apply to this project. All checks are to be made payable to the Clerk of the Board Supervisors and submitted to the Planning Commission/Planning Director hearing:*

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for adequate evaluation of this project to the best of my ability, that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further understand that additional information may be required to be submitted before an adequate evaluation can be made by the City of Rancho Cucamonga.

Date: April 11, 2018

Signature:



Title: Chuck Buquet, President, Charles Joseph Associates