

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #
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**Project Title:** El Camino Industrial ProjectLead Agency: City of Rancho Cucamonga Planning DepartmentContact Person: Sean McPherson, Act. Prin. PlannerMailing Address: 10500 Civic Center DrivePhone: (909) 774-4307City: Rancho CucamongaZip: 91730County: San Bernardino**Project Location:** County: San Bernardino City/Nearest Community: Rancho CucamongaCross Streets: NEC Haven Avenue/6th StreetZip Code: 91730Longitude/Latitude (degrees, minutes and seconds): 343 ° 5 ' 10 " N / 117 ° 34 ' 25 " W Total Acres: 30.11Assessor's Parcel No.: 209-411-02, -03, -04, -23, -24, -32, -34-& -35Section: 13Twp.: 1 SouthRange: 6 WestBase: SBBMWithin 2 Miles: State Hwy #: I-10, I-15Waterways: Day Creek, Dear CreekAirports: Ontario International AirportRailways: BNSF/MetrolinkSchools: 5 elem; 2 middle; 1 univ. campus**Document Type:**

CEQA:  NOP  Draft EIR  Supplement/Subsequent EIR (Prior SCH No.) \_\_\_\_\_  
 Early Cons  Neg Dec  Mit Neg Dec

NEPA:  NOI  EA  Draft EIS  FONSI

Other:  Joint Document  Final Document  Other: \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq. ft. 98613 Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq. ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Industrial: Sq. ft. 719386 Acres 30.1 Employees 200  
 Educational: \_\_\_\_\_  
 Recreational: \_\_\_\_\_  
 Water Facilities: Type new well MGD \_\_\_\_\_

Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Hazardous Waste: Type \_\_\_\_\_  
 Other: Proposed 4-level parking structure totals 208,444

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Bottling Plant, vacant / Mixed Employment 2 (ME2) Zone / 21st Century Employment District

**Project Description:** (please use a separate page if necessary)

The El Camino Project (Project) is a proposed two-phased project proposing development/redevelopment of an approximately 30.11-acre site to expand the existing operations of an existing beverage distribution facility to allow for the production, bottling and distribution of beverage products. The existing Project site is currently developed with a total of 208,575 square feet of buildings. The Project proposes to demolish approximately 175,685 square feet of buildings as part of Phase 1 and construct approximately 992,331 square feet (including reusing an existing office building). Phase 2 includes two options which would consist of either tenant improvements to an existing 62,210 square foot building or demolition of the existing building and construction of a new building totaling approximately 40,065 square feet. Eventually the Project could occupy and operate a total of up to approximately 1,054,541 square feet of buildings after both phases of construction are complete (assuming Option 1 is chosen).

The Project will also include the drilling and development of a groundwater supply well in the southeastern corner of the Project site. As a component of the well construction, the Project would be required to construct a water transmission line of approximately 2,700 linear feet of 12-inch cement mortar lines and coated pipe. The applicant is coordinating with Cucamonga Valley Water District (CVWD) to secure all necessary permits and entitlements for the water well and related facilities. In addition to the currently planned infrastructure improvements, the Project, as part of Phase 2, would construct a combined heat and power or cogeneration facility on the eastern part of one of the proposed industrial building.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input checked="" type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>8</u>	<input type="checkbox"/> Public Utilities Commission
<input checked="" type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>8</u>
<input checked="" type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input checked="" type="checkbox"/> Energy Commission	<input checked="" type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input checked="" type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: <u>California Environmental Protection Agency</u>
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: <u>Public Utilities Commission</u>
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date August 17, 2023 Ending Date September 16, 2023

### Lead Agency (Complete if applicable):

Consulting Firm: <u>MIG, Inc.</u>	Applicant: <u>Lone Oak, LLC - Pehr Peterson</u>
Address: <u>1650 Spruce Street, #106</u>	Address: <u>-</u>
City/State/Zip: <u>Riverside, CA 92507</u>	City/State/Zip: <u>--</u>
Contact: <u>Kent Norton, AICP, REPA</u>	Phone: <u>(847) 430-9766</u>
Phone: <u>(909) 518-8200</u>	

Signature of Lead Agency Representative:  Date: 8/16/2023

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.