



**CANCELLATION of Scoping Meeting and Notice of Pending Revised Notice of Preparation of an Environmental Impact Report, City of Rancho Cucamonga**

**NOTICE IS HEREBY GIVEN** that the scoping meeting related to the Environmental Impact Report being prepared for the project described below previously scheduled for August 31, 2023 from 6:00 p.m. to 7:00 p.m. **HAS BEEN CANCELLED**. The meeting was to be held in person at Rancho Cucamonga City Hall, Tri-Communities Conference Room at the date and time mentioned above. For informational purposes, reference the project description below:

**Project Name:** El Camino Project (Primary Case No. DRC2023-00067)

**Project Location:** The Project site is bounded on all sides by public roadways: 7<sup>th</sup> Street to the north, Utica Avenue to the east, 6<sup>th</sup> Street to the south, and Haven Avenue to the west. The Project is located approximately 1.8 miles west of the I-15 Freeway and approximately 1.2 mile north of the I-10 Freeway. The Project site consists of eight contiguous Assessor Parcels (APNs 209-411-02, -03, -04, 23, -24, -32, and -35). The Project site has a General Plan designation of 21st Century Employment District and is within the Mixed Employment 2 (ME2) zone.

The Project site is partially developed with warehouse and office buildings and is surrounded by other industrial and commercial land uses in all directions. The Project site is generally flat and gently slopes from the northwest towards the southeast.

**Subject:** 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.

The entitlement process will require review and approval from the City's Design Review Committee, the Planning Commission, and the City Council. Information related to the environmental review of this project can be found on the city's website at <https://www.cityofrc.us/current-projects#other-projects> under the "CEQA Document Available for Review" tab.

**NOTICE IS HEREBY FURTHER GIVEN** that, at a later date, a new Scoping Meeting, and revised Notice of Preparation advertising a new 30-day comment period, will be advertised in the same manner as the original Scoping Meeting and Notice of Preparation. Please contact Sean McPherson, Principal Planner directly at [sean.mcpherson@cityofrc.us](mailto:sean.mcpherson@cityofrc.us) with any questions.