



## **REVISED Notice of Preparation and Public Scoping Meeting**

September 14, 2023

To: **Office of Planning and Research/State Clearinghouse, Responsible Agencies, Trustee Agencies, Organizations, Members of the Public and Other Interested Parties**

Subject: **REVISED Notice of Preparation of a Draft Environmental Impact Report (EIR) and Public Scoping Meeting for the El Camino Project in Rancho Cucamonga (DRC2023-00067)**

From: **City of Rancho Cucamonga Planning Department  
10500 Civic Center Drive  
Rancho Cucamonga, CA 91730  
Contact: Sean McPherson, Principal Planner**

*Please note that a scoping meeting for this project had previously been scheduled for August 31, 2023, but was cancelled and rescheduled to the date and time below. This notice also serves as notice of a revised Notice of Preparation comment period (see below) of September 14 to October 14, 2023, related to the project referenced above. Please note that comments received during the initial Notice of Preparation comment period (August 17 to September 16, 2023) will be incorporated into the EIR.*

Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act (CEQA) Guidelines Section 15050, the **City of Rancho Cucamonga** will be the lead agency and will prepare an Environmental Impact Report (EIR) that will address potential environmental impacts associated with the El Camino Project (referred to herein as the "Project"). The purpose of this notice is (1) to serve as a Notice of Preparation (NOP) of an EIR pursuant to the CEQA Guidelines Section 15082, (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the Project, and (3) to serve as a notice for the public scoping meeting.

The City is requesting input from responsible agencies, trustee agencies, organizations, members of the public, and other interested parties regarding the scope and content of the EIR. Public agencies may need to rely on the EIR prepared by the City when considering permits or other approvals that may need to be issued in association with the Project.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but **not later than 30 days** after receipt of this notice.

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

**Project Location and Setting:** The 30.11-acre Project site is located in the southern area of the City of Rancho Cucamonga. 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. Figures 1 and 2 of the Regional Map and Vicinity Map show the location of the project. 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 so the Project will not require a general plan amendment or a change of zone.

The Project site supported agricultural uses in the past, including an orchard in the 1930s and grapevines until the early 1980s when the existing onsite buildings were constructed, including manufacturing, distribution, and office uses, including a drink bottling plant. 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. Project site elevations range from approximately 1,091 feet above mean sea level (amsl) on the northwest corner down to 1,067 feet amsl on the southeast corner of the Project site with a total elevation difference of approximately 24 feet. The existing building pads and developed parcels have been graded and are generally flat.

There is existing water, sanitary sewer, storm drain, and natural gas utility services within the public rights-of-way of the adjacent roadways that serve the Project site. There is a 10-inch water main within Haven Avenue and Utica Avenue, and a 16-inch water main within 6<sup>th</sup> Street. There is a 15-inch sanitary sewer main in Haven Avenue, a 12-inch sanitary sewer main in 6<sup>th</sup> Street, and an 8-inch sanitary sewer main in Utica Avenue. There is an 8-inch gas line in Haven Avenue and a 4-inch gas line in 6<sup>th</sup> Street.

**Project Description:** The Project conceptual site plan is shown in Figure 3 included with this letter below. The El Camino Project (Project) proposes 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 Project site is currently improved with a distribution warehouse and offices totaling 208,575 square feet. The Project includes the demolition of the existing industrial warehouse buildings, one existing office building, parking lots, and associated infrastructure and redevelopment of eight parcels for the construction of a new Production Center (PC), Distribution Center (DC), an Automated Storage and Retrieval System (ASRS), and a parking structure for the Project located at the northeast corner of Haven Avenue and 6<sup>th</sup> Street in the southern portion of the City of Rancho Cucamonga. A summary of the Project development is shown in Table 1 below.

**Table 1: Summary of Project Development (square feet)**

<b>Timing of Development</b>	<b>Building Area to be Demolished</b>	<b>Building Area to Remain</b>	<b>New Building Area to be Constructed</b>	<b>Total Building Area</b>
Existing Condition	--	--	--	208,575
Phase 1	175,685	32,890	959,441	992,331
<u>Phase 2</u>				
Option 1 (reuse)	--	62,210	--	62,210
Option 2 (new building)	62,210	--	40,085	40,085
<b><u>TOTAL</u></b>				
With Option 1	175,685	95,100	959,441	1,054,541
With Option 2	237,895	--	999,526	1,032,416

Selective demolition will result in the removal of some existing structures, while retaining or repurposing several buildings. At full build-out, the Project site will contain a manufacturing facility, warehouse/distribution center, office buildings, and an above ground parking structure along with landscaping and open space areas for the use of Project employees and visitors. At full operational capacity, the Project would continue to operate up to 24 hours per day and 7 days a week.

The Project involves a Master Plan as an entitlement tool to adopt specific development standards for the Project that vary from the City Codes but incorporate various community benefits in exchange for the identified deviations from the City Code requirements. The Project requires the following discretionary actions/approvals:

- Master Plan (DRC2023-00072) - The Project site is presently zoned ME2 Mixed Employment designation. The Project Master Plan is a document that acknowledges and respects the existing zoning; but establishes development standard exceptions for the Project. It also includes building details, elevations, landscaping and fencing plans, etc.
- Design Review (DRC2023-00067) - The Design Review of the proposed Project site plan and architectural design for the development of bottling and distribution facility on a combined 30.11-acre site with parking and landscaping improvements. As the Project is being developed in two Phases, a phasing plan has been included and is evaluated in the EIR for potential impacts (Phase 1 and Phase 2). A new Design Review or Minor Design Review application will be required by the City for approval for Phase 2.

- Conditional Use Permit (DRC-2023-00068) – The Project will operate a “Manufacturing, Light-Large” and continue operations of “Wholesale and Distribution, Medium” land use in the Mixed Employment 2 (ME2) District. A Conditional Use Permit (CUP) for Wholesale and Distribution has been included for the Project as this use is no longer permitted in the ME2 zone per the City’s updated development standards. Impacts associated with the Project and the CUP (including cold storage) will be analyzed in the EIR and evaluated in the technical studies.
- Tentative Parcel Map (SUB TPM20713) – The proposed Tentative Parcel Map (TPM) would include a request to consolidate eight existing parcels (APN) 209-411-023, 209-411-024, 209-411-032, 209-411-034, 209-411-035, 209-411-002, 209-411-003, and 209-411-004 to create three new parcels for the Project. The TPM would create the three lots with a parcel of approximately 25.43 acres in size for the new industrial buildings, parking facility and office building. Parcel 2 would be 0.68 acres and would provide a new access from 7<sup>th</sup> Street to the Project site. Parcel 3 would be 3.89 acres and would encompass the existing 7<sup>th</sup> Street warehouse building and parking area.
- Uniform Sign Program (DRC 2023-00069) - The proposed Project includes the review of a Uniform Sign Program which governs the design and construction of all planned and future signs.
- Tree Removal Permit (DRC2023-00070) –The Project proposes the removal of a number of trees that require the submittal of a removal permit as the identified trees meet the intent of the Section 17.80 of the City’s Development Code.
- Development Agreement (DA): A statutory development agreement, authorized pursuant to California Government Code Section 65864 *et seq.*, may be processed concurrent with the approval of this Project. The DA may include, among other provisions, methods for financing acquisition and construction of infrastructure, and the phasing of construction.

At present the Project site is surrounded by land designated in the City’s General Plan as 21<sup>st</sup> Century Employment District. Uses in this district include warehousing, commercial, vacant land, medical offices, hospitality uses, and other professional offices.

The Project is expected to be constructed and occupied in two phases. Phase 1 proposes tear-down of most of the existing uses. Although a two-story office building at the southwest corner of the site will remain and be reused, the rest of the Project site will support construction of new buildings for product manufacturing and distribution. The Project will also construct a new above-ground parking structure with 4 stories.

Phase 2 will develop the 3.89 acres to the north of the Phase 1 site, up to 7<sup>th</sup> Street, in approximately 4 years under two different options. Option 1 would reuse the existing 62,210 square foot building with tenant improvements and minor modifications to the entrance, parking lot and truck court to utilize the building for additional fleet shop, product recycling, customer services, and facility maintenance teams. Under Option 2 the existing building would be demolished and a new facility of approximately 40,085 square feet would be constructed. The Draft EIR will examine these two options and select the “most extreme case” conditions upon which to estimate overall project impacts and recommend appropriate mitigation under Phase 1 and Phase 2.

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. Phase 1 would include the construction of approximately 992,331 square feet (including reusing an existing office building), while Phase 2 would either consist of tenant improvements to the existing 62,210 square foot building under Option 1 or demolition of the existing building and construct 40,065 square feet of new building under Option 2. Eventually the Project could occupy and operate a total of up to 1,054,541 square feet of buildings after both phases of construction are complete (assuming Option 1 is chosen).

It is anticipated that Project site grading will require the import of soils for Phase 1 and the export of soils for Phase 2. For Phase 1, approximately 79,100 cubic yards (CY) of import may be needed. For Phase 2, up to 16,200 CY would be needed if a new building is constructed (i.e., Option 2).

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 II, would construct a combined heat and power or cogeneration facility on the eastern part of one of the proposed industrial buildings.

The entitlement process will require review and approval from the City's Design Review Committee, the Planning Commission, and the City Council.

**Potential Environmental Effects:** In instances where an EIR is clearly required for a project, CEQA Guidelines Sections 15060 and 15063 grant Lead Agencies the ability to proceed with preparation of an EIR without preparing an Initial Study. In this instance, the City has determined that the planning, construction, and/or operation of the Project has the potential to result in one or more significant environmental effects under the topical issues listed below and all of these potential impacts will be addressed comprehensively in the Draft EIR:

- Aesthetics
- Agriculture & Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology & Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Mineral Resources
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire

### **OTHER REQUIRED EIR TOPICS**

In addition to the specific environmental issues noted above, the EIR will include an analysis of the following topics as required by the State CEQA Guidelines Section 15126:

- Significant Environmental Effects of the Project
- Significant and Unavoidable Effects of the Project
- Significant Irreversible Environmental Changes
- Growth Inducing Effects
- Mitigation Measures Proposed to Minimize Significant Environmental Effects
- Alternatives to the Proposed Project

**Responding to this Notice:** Pursuant to CEQA Guidelines Section 15082, responsible, trustee agencies and the Office of Planning and Research must submit any comments in response to this notice no later than 30 days after receipt; other interested parties, including members of the public must also submit comments in this timeframe. Comments and suggestions should, at a minimum, identify the potential significant environmental issues, reasonable alternatives to the Project, and potential mitigation measures that should be explored in the EIR, in addition to whether the responding agency will be a responsible or trustee agency for the Project. Please include the name, email, phone number, and address of a contact person in your response. The NOP is available for a revised 30-day public review period beginning **September 14, 2023, and ending on October 14, 2023**. As noted above, comments received during the initial Notice of Preparation comment period (August 17 to September 16, 2023) will be incorporated into the EIR. All comments and responses to this notice should be submitted in writing to:

Sean McPherson, Principal Planner  
City of Rancho Cucamonga Planning Department  
10500 Civic Center Drive  
Rancho Cucamonga, CA 91730

Email responses to this notice are also acceptable and may be sent to [sean.mcpherson@cityofrc.us](mailto:sean.mcpherson@cityofrc.us). For additional information or any questions regarding the Project, please contact Sean McPherson at (909) 774-4307 or via email at the aforementioned address. Updated Project information and the EIR, when available, can be found at:

<https://www.cityofrc.us/current-projects#other-projects>

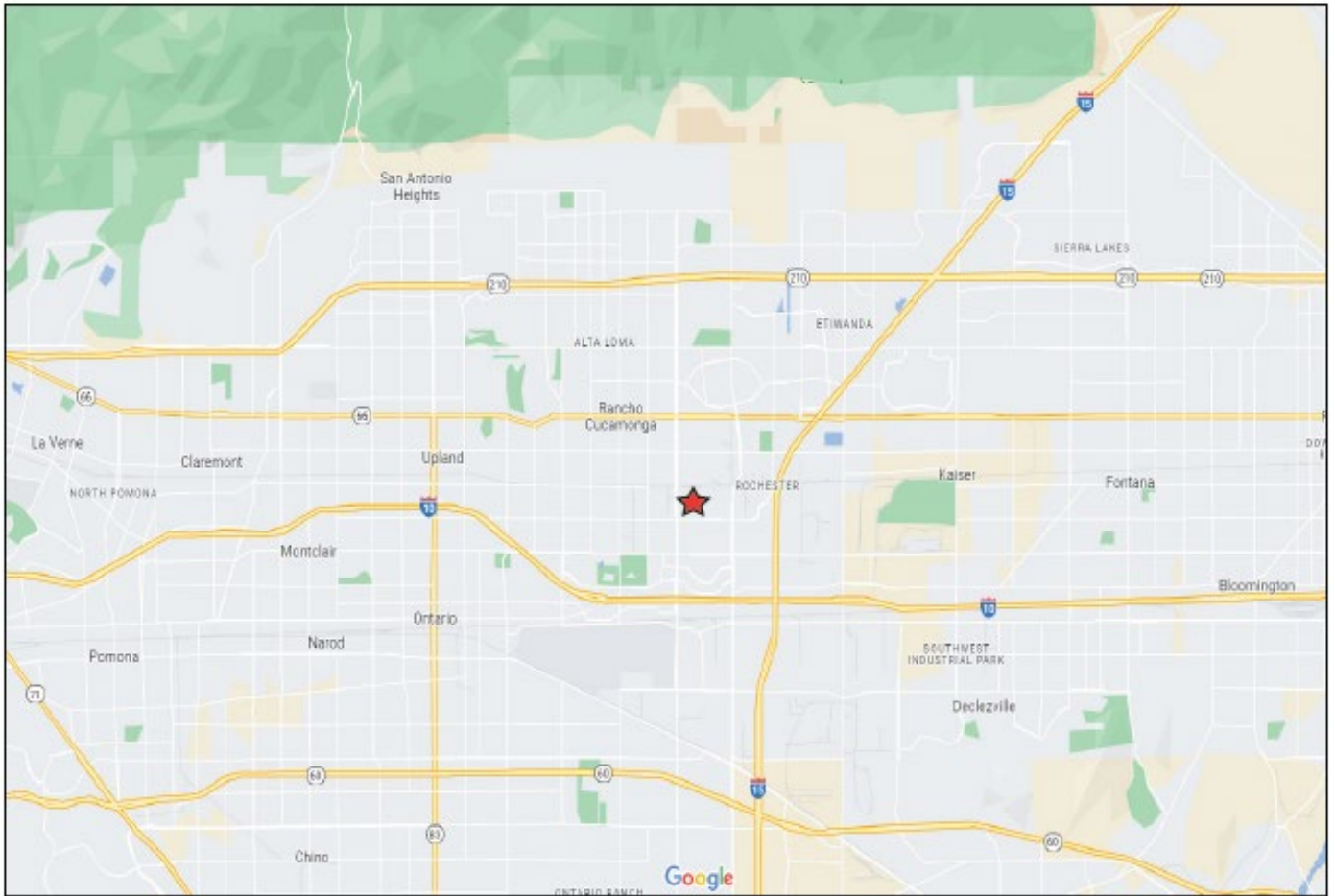
**Notice of Scoping Meeting:** The Project is considered a project of statewide, regional, or area-wide significance. In accordance with Section 21083.9(a)(2) of the Public Resources Code and CEQA Guidelines Section 15082(c), the City will hold a public scoping meeting, where agencies, organizations, and members of the public will have the opportunity to provide comments on the scope of the information and analysis to be included in the EIR. A scoping meeting was previously scheduled to be held on August 31, 2023, but was cancelled and rescheduled. , The scoping meeting will now be held on **September 28, 2023, from 6:00 PM to 7:00 PM at the address and meeting room below:**

Rancho Cucamonga City Hall  
10500 Civic Center Drive  
Rancho Cucamonga CA 91730  
**Tri-Communities Meeting Room**

September 14, 2023  
\_\_\_\_\_  
Date

*Sean McPherson*  
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Signature

Figure 1: Regional Map



Project Location ★

### Exhibit 1 Regional Context Map

El Camino Project Notice of Preparation  
Rancho Cucamonga, California



Figure 2: Vicinity Map

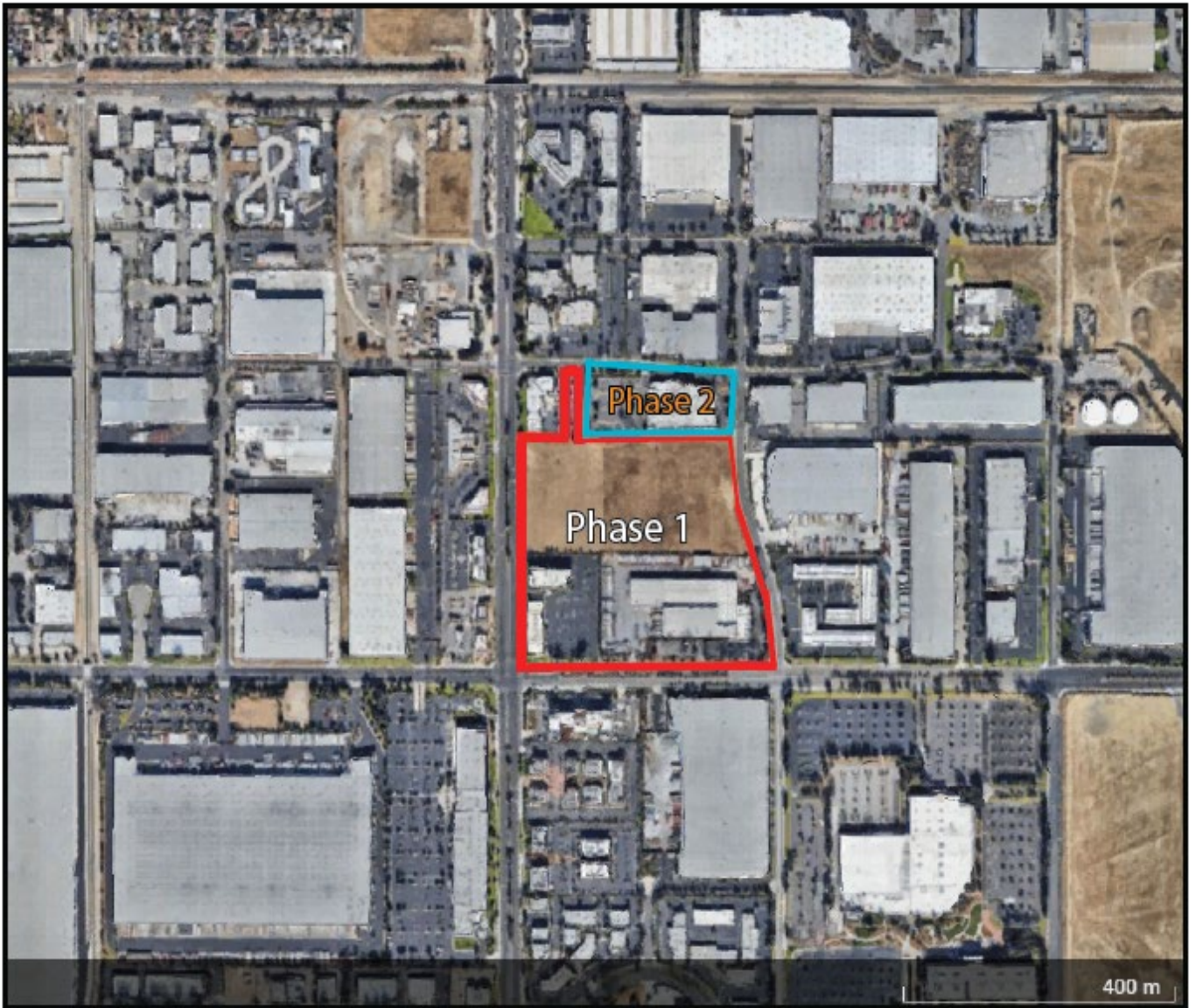


Exhibit 2 Project Vicinity Map

El Camino Project Notice of Preparation  
Rancho Cucamonga, California

Figure 3: Conceptual Site Plan

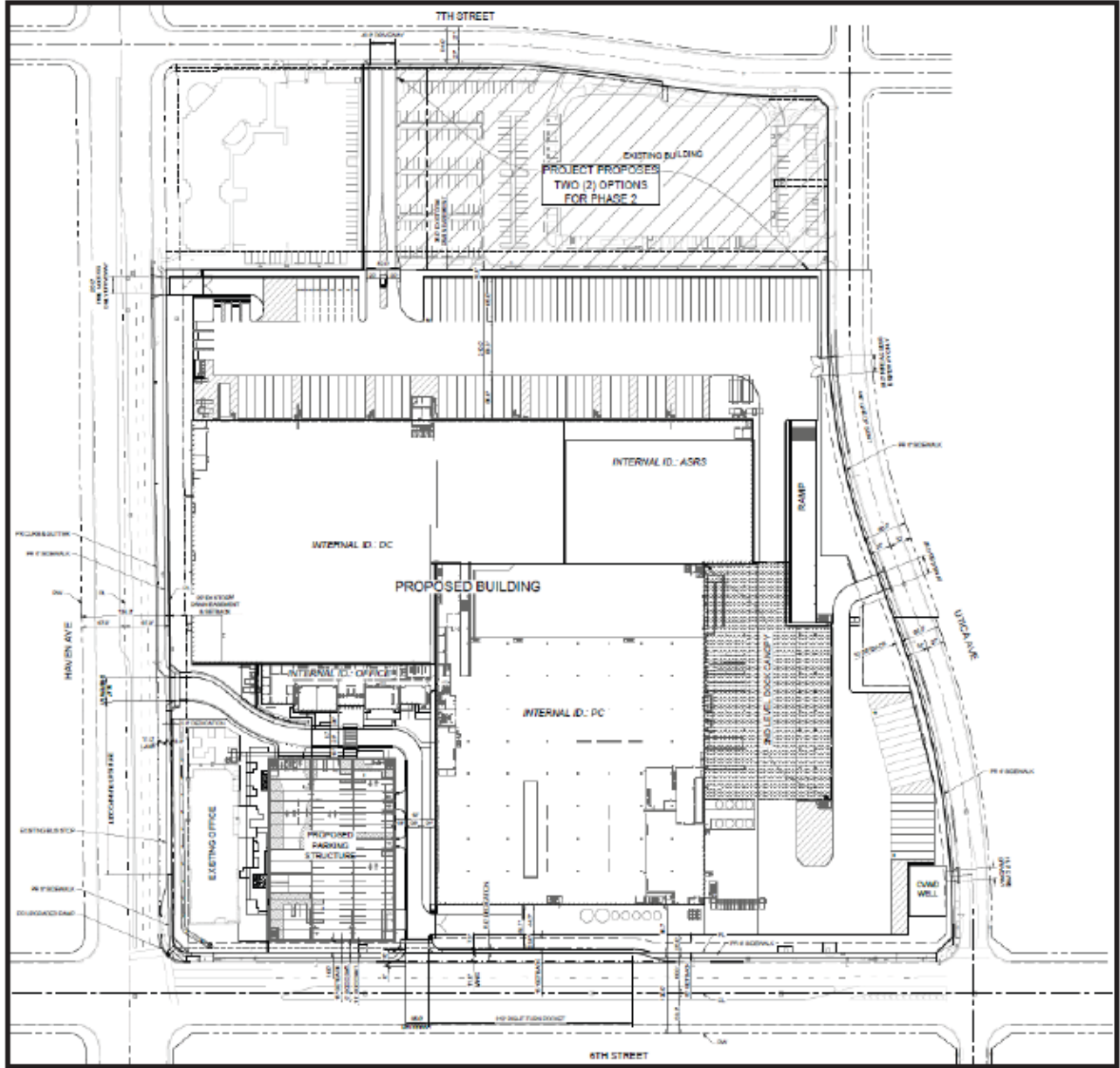


Exhibit 3 Project Site Plan



El Camino Project Notice of Preparation  
Rancho Cucamonga, California