

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 # 2023080369

Project Title: El Camino Project

Lead Agency: City of Rancho Cucamonga

Contact Person: Sean McPherson, Principal Planner

Mailing Address: 10500 Civic Center Drive

Phone: 909-774-4307

City: Rancho Cucamonga

Zip: 91730

County: San Bernardino

Project Location: County: San Bernardino

City/Nearest Community: Rancho Cucamonga

Cross Streets: NEC Haven Avenue / 6th Street

Zip Code: 91730

Longitude/Latitude (degrees, minutes and seconds): 34 ° 5 ' 10 " N / 117 ° 34 ' 25 " W Total Acres: 30.1

Assessor's Parcel No.: 209-411-02 et al (8 parcels)

Section: 13

Twp.: 1 South

Range: 7 West

Base: SBBM

Within 2 Miles: State Hwy #: I-10, I-15, SR-66

Waterways: Day Creek, Etiwanda Creek, Cucamonga Creek

Airports: Ontario International Airport

Railways: Metrolink

Schools: Rancho Cucamonga Middle

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

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. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. 1.05M Acres 30.1 Employees 487
 Educational: _____
 Recreational: _____
 Water Facilities: Type New Water Well MGD 1
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW
 Waste Treatment: Type _____ MGD
 Hazardous Waste: Type _____
 Other: Production, Distribution, Manufacturing

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: CIV/Trb Res/Eng/GHG/Mnd/Find/Trans/W/

Present Land Use/Zoning/General Plan Designation:

21st Century Employment District / Mixed Employment 2 (ME2)

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

A private company, Lone Oak - Rancho LLC, is proposing to expand an existing beverage distribution facility. Existing buildings currently occupy the southern and northern portions of the site (approx. 17.9 acres) while the central portion (a former vineyard) occupies 12.2 acres of the site. The southern portion is developed with a beverage distribution facility and two office buildings. The northern portion of the site contains an existing 62,210-square foot warehouse on approximately 3 acres. The Project applicant is proposing to demolish up to 237,895 square feet of existing buildings and construct up to 1,054,541 square feet of new manufacturing, light industrial, and office uses on the Project site across two phases of construction. Building heights will range from 34 to 131 feet and the Project will have a solar energy/battery storage system and a cogeneration system to help reduce energy consumption. Also included is a 4-story parking structure totaling 335,475 square feet and a new water well.

The proposed Project includes two different development options. Phase 1, which includes the retention of one of the existing office buildings and the construction of a new Production Center (PC), Distribution Center (DC), an Automated Storage and Retrieval System (ASRS) and the parking structure, plus Phase 2A results in 783,741 net square feet of building area of non-residential uses (Industrial and Office), not including the new parking structure which does not generate vehicular trips or house employees. In contrast, Phase 1 plus Phase 2B results in 761,616 square feet of building area, or 22,125 less square feet than Phase 1 plus Phase 2A. The difference between the two options is that Phase 2A would reuse the existing 62,210 square-foot warehouse building while Phase 2B would demolish the existing warehouse building and construct a new 40,065 square foot light industrial building. Phase 1 also includes the construction of infrastructure, site improvements, and Project vehicle access.

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".


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|-------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <input type="checkbox"/> Air Resources Board | <input 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 type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>8 SB</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>8 SA</u> |
| <input 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 type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>6 ID</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 type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <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 April 29, 2025 Ending Date June 13, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>MIG, Inc.</u>	Applicant: <u>Charlie Morse, Lone Oak - Rancho LLC</u>
Address: <u>1650 Spruce Street, Suite 106</u>	Address: <u>6250 North River Road</u>
City/State/Zip: <u>Riverside, CA 92507</u>	City/State/Zip: <u>Rosemont, IL</u>
Contact: <u>Kent Norton</u>	Phone: <u>612-396-2990</u>
Phone: <u>909-518-8200</u>	

Signature of Lead Agency Representative:  Date: 4/28/25

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