

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023080369

Project Title: El Camino Project

Lead Agency: City of Rancho Cucamonga

Contact Name: Sean McPerson, Principal Planner

Email: Sean.McPherson@cityofrc.us Phone Number: 909-774-4307

Project Location: City of Rancho Cucamonga San Bernardino County
City *County*

Project Description (Proposed actions, location, and/or consequences).

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 cogeneration system to help reduce energy consumption, and a new water well. Also included is a 4-story parking structure totaling 335,475 square feet. The project includes two development options: Phase 1 and Phase 2A or 2B. The difference between Phase 2A and 2B is that Phase 2A would reuse the aforementioned 62,210 square foot building, whereas Phase 2B would propose a new 40,085 square foot light industrial building.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

AIR QUALITY. Inconsistent with AQMP and regionally significant NOx emissions even with mitigation: AIR-2A: Reduce Construction VOC Emissions; AIR-2B: Reduce Construction NOx and PM Exhaust Emissions; AIR-2C: Reduce Light Duty Vehicle Emissions; AIR-2D: Prepare VMT/TDM Reduction Plan; and AIR-2E: Reduce Truck Trip Emissions.
 BIOLOGICAL RES. Less than significant with mitigation: BIO-1: Nesting Bird Survey; BIO-2: Burrowing Owl Survey.
 GREENHOUSE GASES. GHG emissions exceed significance thresholds even with mitigation: GHG-1: Reduce Appliance Energy Consumption; GHG-2: Reduce Building Energy Consumption and GHG Emissions.
 HAZARDS: Less than significant with mitigation: HAZ-1: Unanticipated Discovery of Hazardous Materials; HAZ-2: ACM and LBP Survey; and HAZ-3: FAA Lighting Hazards.
 NOISE. Less than significant with mitigation: NOI-1: Reduce Noise Construction Levels, NOI-2: Noise Verification Study
 VMT. Less than significant with mitigation: TRA-1: VMT Transportation Demand Management Reduction Plan
 TRIBAL RES. Less than significant with mitigation: TCR-1: Tribal Coordination, TCR-2: Tribal Monitoring, TCR-3: Document Distribution, and TCR-4: Tribal Human Remains

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The proposed building heights are one area of controversy given some of them are substantially taller than existing buildings surrounding the Project site. This issue is addressed in detail in EIR Section 4.1, Aesthetics.

The EIR indicates the Project will emit significant levels of oxides of nitrogen (NOx) and volatile organic gas (VOC) air pollutants as well as greenhouse gases (i.e., Project will exceed SCAQMD regional and/or daily thresholds even with recommended mitigation. This is mainly due to the nature and size of the Project. These issues are addressed in detail in EIR Section 4.3, Air Quality, and EIR Section 4.8, Greenhouse Gas Emissions.

The Project will generate considerable additional vehicular and truck traffic. Although road and intersection congestion is no longer an environmental issue under CEQA, it is considered a community and/or regional issue. However, the degree to which the Project affects regional vehicle miles traveled (VMT) is of concern under CEQA. This issue is addressed in detail in EIR Section 4.17, Transportation, and Section 4.8, Greenhouse Gases.

The need for a new CVWD water well is of general concern if it increases the dependence or use of local groundwater beyond that currently anticipated by local service agencies. This issue is addressed in detail in EIR Section 4.19, Utilities and Service Systems.

Provide a list of the responsible or trustee agencies for the project.

Department of Water Resources - new well certification

South Coast Air Quality Management District (SCAQMD) – Permits for individual pieces of equipment as appropriate and Rule 2305 – New Warehouses

Cucamonga Valley Water District - new water well permits for construction and operation