

## City of Rancho Cucamonga

# Notice of Preparation of a Draft EIR and Notice of Public Scoping Meeting

**Date:** November 1, 2023

**To:** Responsible Agencies, Trustee Agencies, Office of Planning and Research, San Bernardino County Clerk, and Other Interested Parties

**RE:** Notice of Preparation of a Draft Environmental Impact Report and Notice of a Public Scoping Meeting for the **Arrow Commerce Center Project**

### Lead Agency

City of Rancho Cucamonga  
Planning Department  
10500 Civic Center Drive  
Rancho Cucamonga, CA 91730

### Consultant to the City

Ascent  
15642 Sand Canyon, #54491  
Irvine, CA 92619

This Notice of Preparation (NOP) has been prepared pursuant to Public Resources Code §21092 and §15082 of the California Environmental Quality Act (CEQA) Guidelines, and includes the required contents, including a project description and a list of the environmental issues to be examined in the environmental impact report (EIR).

### Project Title

Arrow Commerce Center Project

### Project Location

The project site is located at 12451 Arrow Route in the City of Rancho Cucamonga. Additional addresses for the project site include 12343, 12353, 12455, and 12459-B Arrow Route. The project site is identified by four Assessor Parcel Numbers: 0229-121-33; 0229-121-34; 0229-121-35; and 0229-131-19 and includes approximately 4,105,388 square feet (94.247 acres) of gross lot area and 3,513,101 square feet of net lot area (approximately 80.65 acres). The project site is bounded by Arrow Route to the north, industrial land uses to the east, the Atchison Topeka and Santa Fe Railway (AT/SF Railway) to the south, and industrial manufacturing and undeveloped land uses to the west. The project site is located within the Neo-Industrial and Industrial Employment Districts of the City and is zoned Neo-Industrial (NI) and Industrial Employment (IE). The proposed project's regional setting and vicinity are shown on Figures 1 and 2, respectively.

### Project Overview

BTC III Arrow Route CC, LP (applicant) is proposing to redevelop the project site that was previously operated as a heavy industrial legacy use into a modern Class A warehouse facility. The proposed project would include site clearing of surface paved areas and the construction, use, and maintenance of five single-story (single-story with mezzanine) buildings for general warehouse space, associated office space, and loading docks for truck trailers, and include 922 automobile parking spaces and 424 truck trailer parking spaces. The proposed project would also include the creation of a new vehicle circulation system, water quality basins, utility infrastructure, exterior lighting and signage, and provide roughly 10 percent landscape coverage. In total, the proposed project would introduce approximately 1,830,729 gross square feet of new building floor area. Vehicle access to the project site would be provided by public roadways connecting the project site to Arrow Route and potentially Etiwanda Avenue.

The proposed site plan is shown on Figure 3. Table 1 provides a summary of proposed building square footage and parking stalls for the proposed project.

**Table 1. Summary of Proposed Building Square Footage and Parking Stalls**

Building Number	Warehouse (sf)	Office 1st Floor (sf)	Office 2nd Floor (sf)	Total Building (sf)	Automobile Parking Stalls		Trailer Parking Stalls	
					Required	Provided	Required	Provided
1	80,223	7,000	3,000	90,223	80	81	11	11
2	73,929	5,000	3,000	81,929	70	70	8	8
3	62,637	5,000	3,000	70,637	68	69	8	8
4	1,020,861	30,000	20,000	1,070,861	475	478	158	300
5	497,079	10,000	10,000	517,079	224	224	97	97
<b>TOTAL</b>	<b>1,734,729</b>	<b>57,000</b>	<b>39,000</b>	<b>1,830,729</b>	<b>918</b>	<b>922</b>	<b>223</b>	<b>424</b>

Notes:

sf = square feet

Source: HPA Architecture, February 6, 2023.

The types of tenants that would occupy the proposed buildings and the resulting business activities that would be conducted are not known at this time. For the purpose of evaluating the proposed project’s environmental effects in the Draft EIR, the proposed buildings will be assumed to be used as a combination of General Warehouse and Distribution, Manufacturing, High-Cube Fulfillment Center (non-sorting), and High-Cube Cold Storage Warehouse. The proposed project will require approval of the following applications from the City: design review, tentative and final parcel map, conditional use permit, zoning map amendment, master plan, and a development agreement.

**Environmental Topics to be Evaluated in the Draft EIR**

Pursuant to §21165 of the California Public Resources Code and §15050 of the CEQA Guidelines, the City of Rancho Cucamonga will be the lead agency for preparation of a Draft EIR to evaluate the environmental impacts of the proposed Arrow Commerce Center Project. Based on the results of the attached Initial Study Environmental Checklist, the following environmental topics are anticipated to be addressed in the Draft EIR:

- ▶ Aesthetics
- ▶ Air Quality
- ▶ Biological Resources
- ▶ Cultural Resources
- ▶ Energy
- ▶ Geology and Soils
- ▶ Greenhouse Gas Emissions
- ▶ Hazards and Hazardous Materials
- ▶ Hydrology and Water Quality
- ▶ Land Use and Planning
- ▶ Noise
- ▶ Public Services
- ▶ Transportation
- ▶ Tribal Cultural Resources
- ▶ Utilities and Service Systems

In addition, the following environmental topics are not anticipated to be addressed in the Draft EIR because the Initial Study Environmental Checklist also shows that the proposed project would not result in potentially significant impacts:

- ▶ Agricultural and Forestry Resources
- ▶ Mineral Resources
- ▶ Population and Housing
- ▶ Recreation
- ▶ Wildfire

## NOP Public Review Period

CEQA requires a 30-day public review period for an NOP. In accordance with CEQA, should you have any comments, please provide a written response to this NOP within the 30-day NOP period, which begins November 1, 2023, and ends on November 30, 2023.

The City is requesting comments and guidance on the scope and content of the Draft EIR from Responsible and Trustee agencies, interested public agencies, organizations, and the general public (pursuant to CEQA Guidelines §15082). All parties that have submitted in writing their names and mailing addresses to the City will be notified as part of the proposed project's CEQA review process. If you wish to be placed on the mailing list or have any questions or need additional information, please contact Sean McPherson, Principal Planner for the City of Rancho Cucamonga, using the information provided below.

## Agencies

The City requests each Responsible and Trustee agency's views on the scope and content of environmental topics relevant to your agency's statutory responsibilities in connection with the proposed project, in a manner consistent with California Code of Regulations, Title 14, §15082(b). Your agency may use the EIR prepared by the City when considering any permits that your agency must issue, or other approvals for the proposed project.

A copy of this notice and the Initial Study Environmental Checklist will be available to download from the City's website at link below and will be made available for review Monday through Thursday, between 7:00 AM and 6:00 PM at the following location:

City of Rancho Cucamonga  
Planning Department  
10500 Civic Center Drive  
Rancho Cucamonga, CA 91730

Website Link: <https://www.cityofrc.us/community-development/planning>. Select CEQA Documents Available for Review near the bottom of the page. Select the folder titled Arrow Commerce Center.

## Public Comments

The City requests your careful review and consideration of this notice, and invites written comments from interested agencies, persons, and organizations regarding the preparation of the EIR. Please send written comments to:

Attn: Sean McPherson, Principal Planner  
City of Rancho Cucamonga  
Planning Department  
10500 Civic Center Drive  
Rancho Cucamonga, CA 91730  
Phone: (909) 774-4307  
Email: [sean.mcpherson@cityofrc.us](mailto:sean.mcpherson@cityofrc.us)

Please include the name, phone number, email, and address of a contact person in your response. Comments in response to this notice must be submitted to the City by 5:00 p.m. on November 30, 2023.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than 30 days after receipt of this notice.

You may also provide oral or written comments in person during the Public Scoping Meeting at the time and location provided below.

## Public Scoping Meeting

The City will hold a Public Scoping Meeting to present information regarding the Project and the CEQA process, and to receive public comments and suggestions regarding the scope and content of the Draft EIR. The date, time, and location of the Public Scoping Meeting are provided below.

**Date:** November 14, 2023

**Location:** City of Rancho Cucamonga  
Rancho Cucamonga Civic Center, Tri-Communities Room  
10500 Civic Center Drive  
Rancho Cucamonga, CA 91730

**Time:** 6:00 p.m. to 7:30 p.m.

**Special Accommodations:** Should you require special accommodations at the public scoping meeting, such as for the hearing impaired or an English interpreter, please contact the City of Rancho Cucamonga no later than November 8, 2023 (see contact information above).

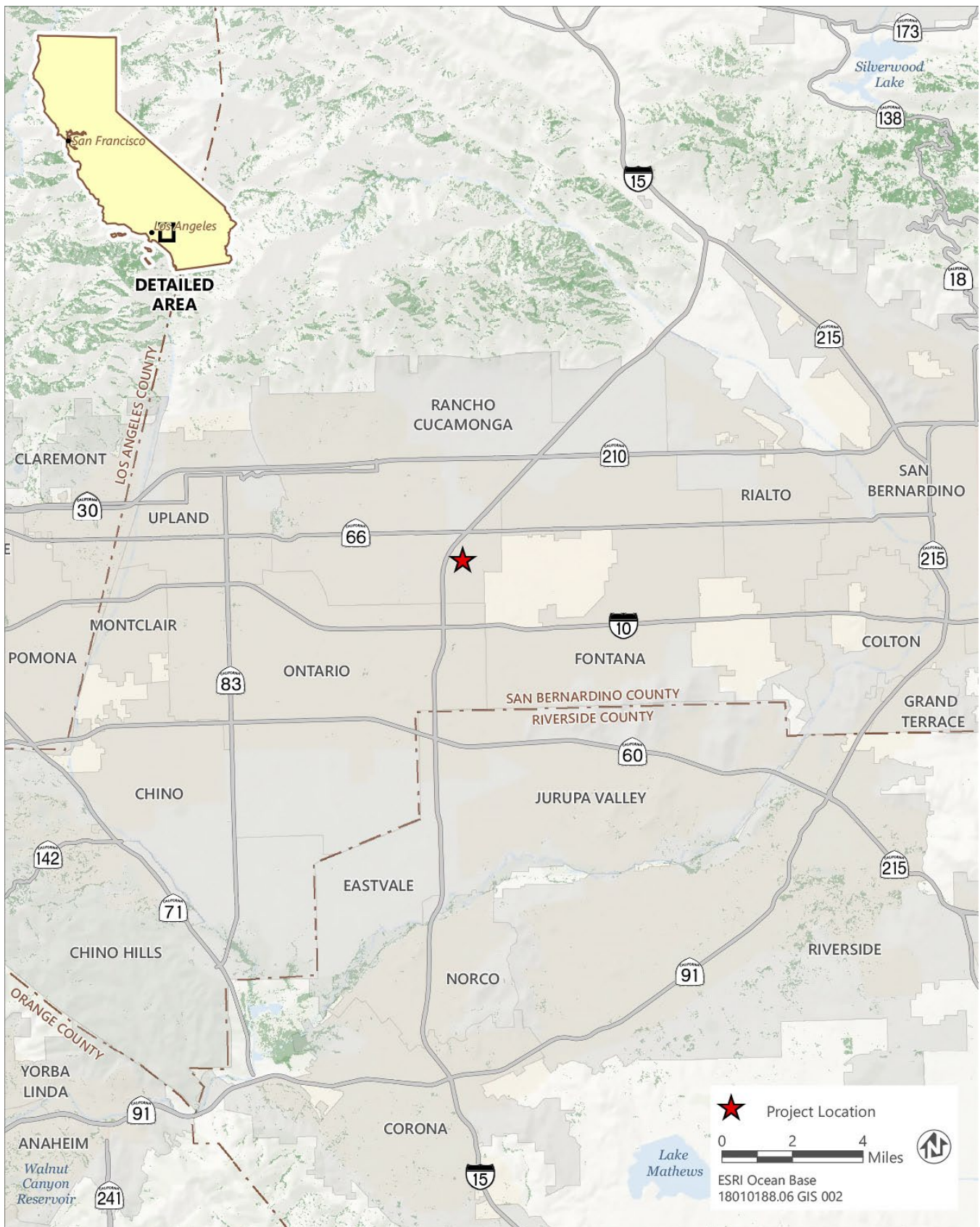
### Attachments:

Figure 1 – Regional Setting

Figure 2 – Project Vicinity

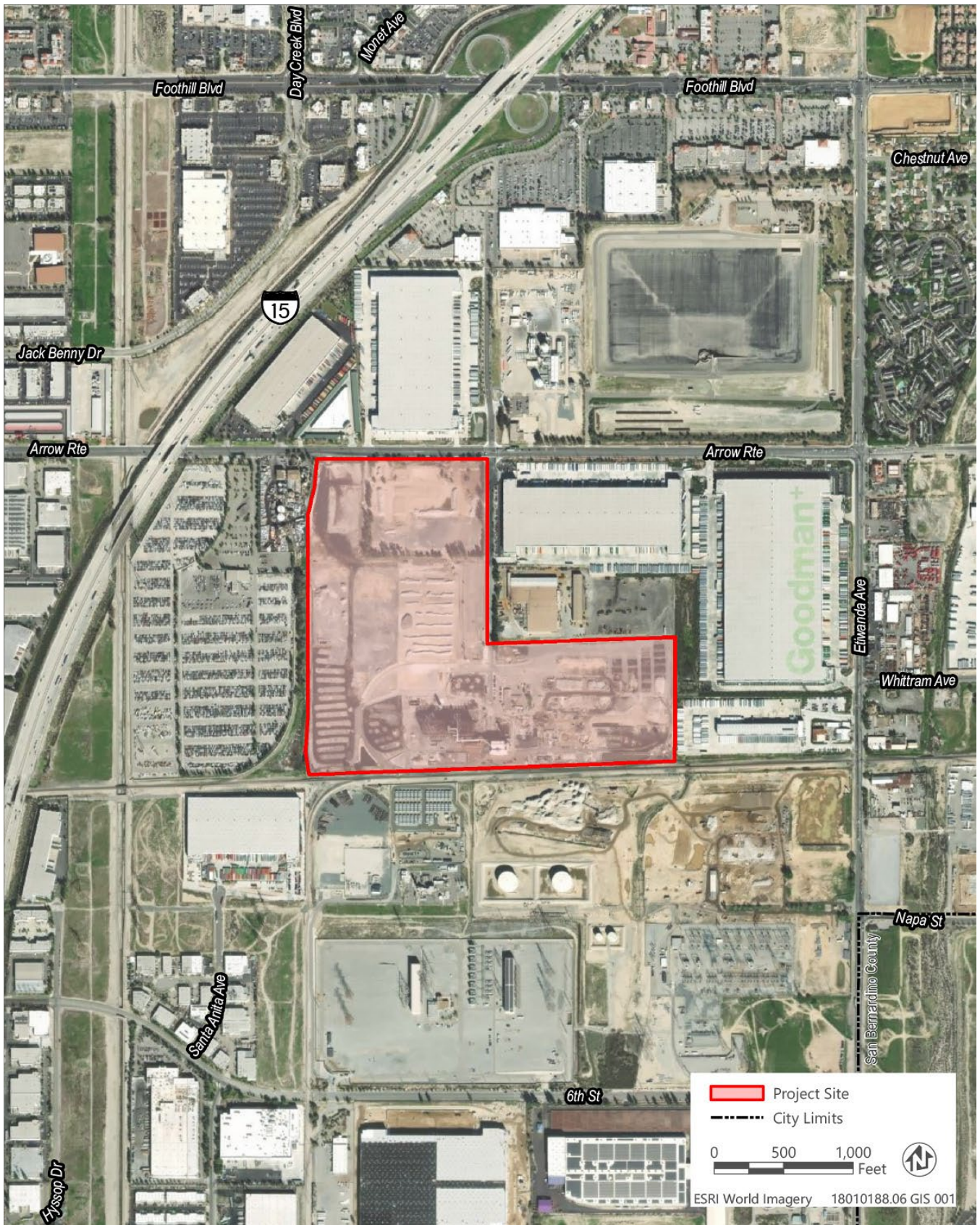
Figure 3 – Proposed Site Plan

Initial Study Environmental Checklist for the Arrow Commerce Center Project



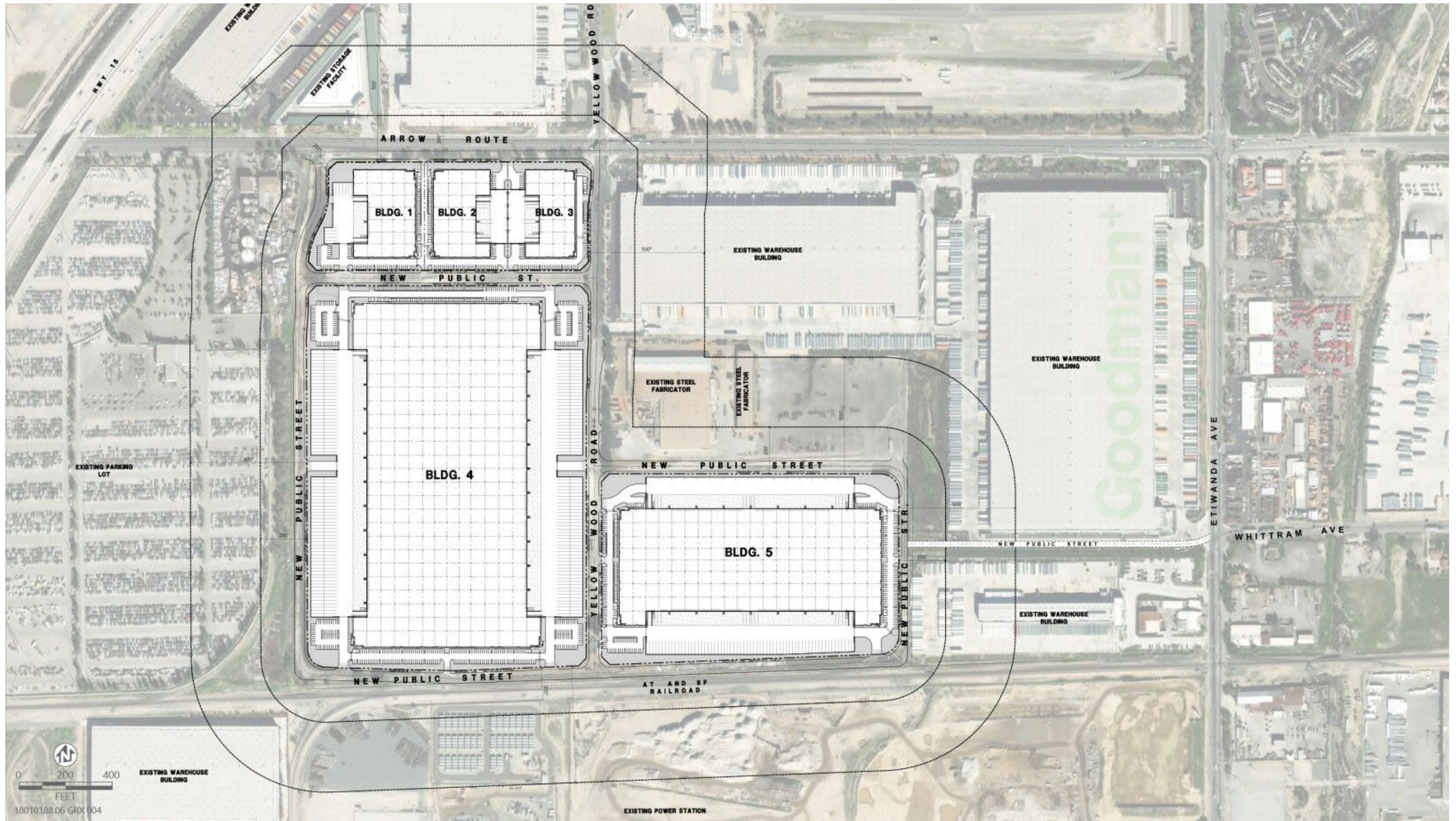
Source: Adapted by Ascent in 2023.

Figure 1 – Regional Setting



Source: Adapted by Ascent in 2023.

Figure 2 – Project Vicinity



Source: Image produced and provided by HPA Architecture, Inc. in 2023.

Figure 3 – Proposed Site Plan