

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, and Interested Persons

RE: Notice of Preparation of a Draft Environmental Impact Report and Notice of a Public Scoping Meeting for the **Newcastle Arrow Route 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

Newcastle Arrow Route Project

Location

The project site is located at 12459 Arrow Route in the City of Rancho Cucamonga. The project site is identified by the Assessor Parcel Number (APN) 229-131-24 and includes approximately 644,688 square feet of lot area (14.8 acres). The project site is bounded by existing industrial developments to the north and south, Yellow Wood Road to the west, and an existing drainage basin and industrial development to the east. The project site is located within the Industrial Employment District of the City and is zoned Industrial Employment (IE). The proposed project's regional setting and vicinity are shown on Figures 1 and 2, respectively.

Project Overview

Newcastle Partners is proposing to develop the project site which would include the demolition and site clearing of existing industrial buildings and surface parking lot and construction, use, and maintenance of one concrete tilt-up industrial warehouse building totaling approximately 334,776 gross square feet of building floor area comprised of 322,776 square feet of warehouse space, 6,000 square feet of ground floor office space, and 6,000 square feet of mezzanine office space. The building would be approximately 55 feet in height supported by a slab-on-grade foundation and surrounded by 8-foot-high security fencing with two gated access points at the northeast and northwest corners of the property. Other improvements would include asphalt and concrete pavement areas, hardscape, and landscaping. Trash enclosures and transformers and other ground-mounted equipment would be screened from view. There would be approximately 80,457 square feet of landscaped area, which is approximately 13 percent of the project site. Vehicle access to the project site would be provided by public roadways connecting the project site to Arrow Route. 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 for each construction phase.

Table 1 Summary of Proposed Building Square Footage and Parking Stalls

Building Number	Warehouse (sf)	Office 1 st Floor (sf)	Office 2 nd Floor (sf)	Total Building (sf)	Automobile Parking Stalls		Trailer Parking Stalls	
					Required	Provided	Required	Provided
Building	322,776	6,000	6,000	334,776	149	149	44	44
TOTAL					149	149	44	44

The types of tenants that would occupy the proposed building 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 building will be assumed to be used as a warehouse distribution facility. The proposed project will require approval of the following applications from the City: design review, conditional use permit, and a master plan.

Environmental Issues to be Evaluated in the 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 Newcastle Arrow Route 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 between 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 using the 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: [CEQA Documents](#) (select the folder titled Newcastle 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

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).

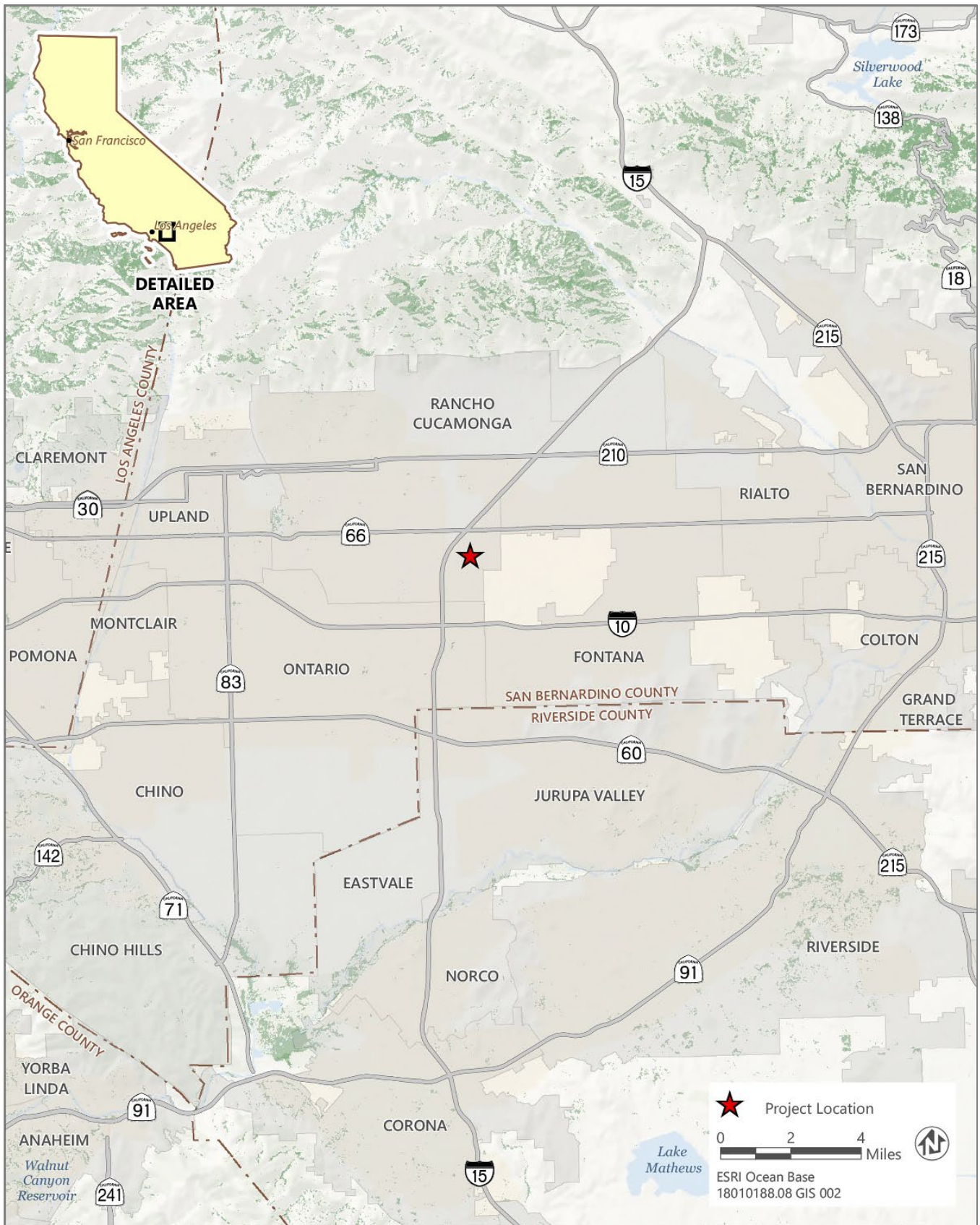
Attachments:

Figure 1 – Regional Setting

Figure 2 – Project Vicinity

Figure 3 – Proposed Site Plan

Initial Study Environmental Checklist for the Newcastle Arrow Route Project



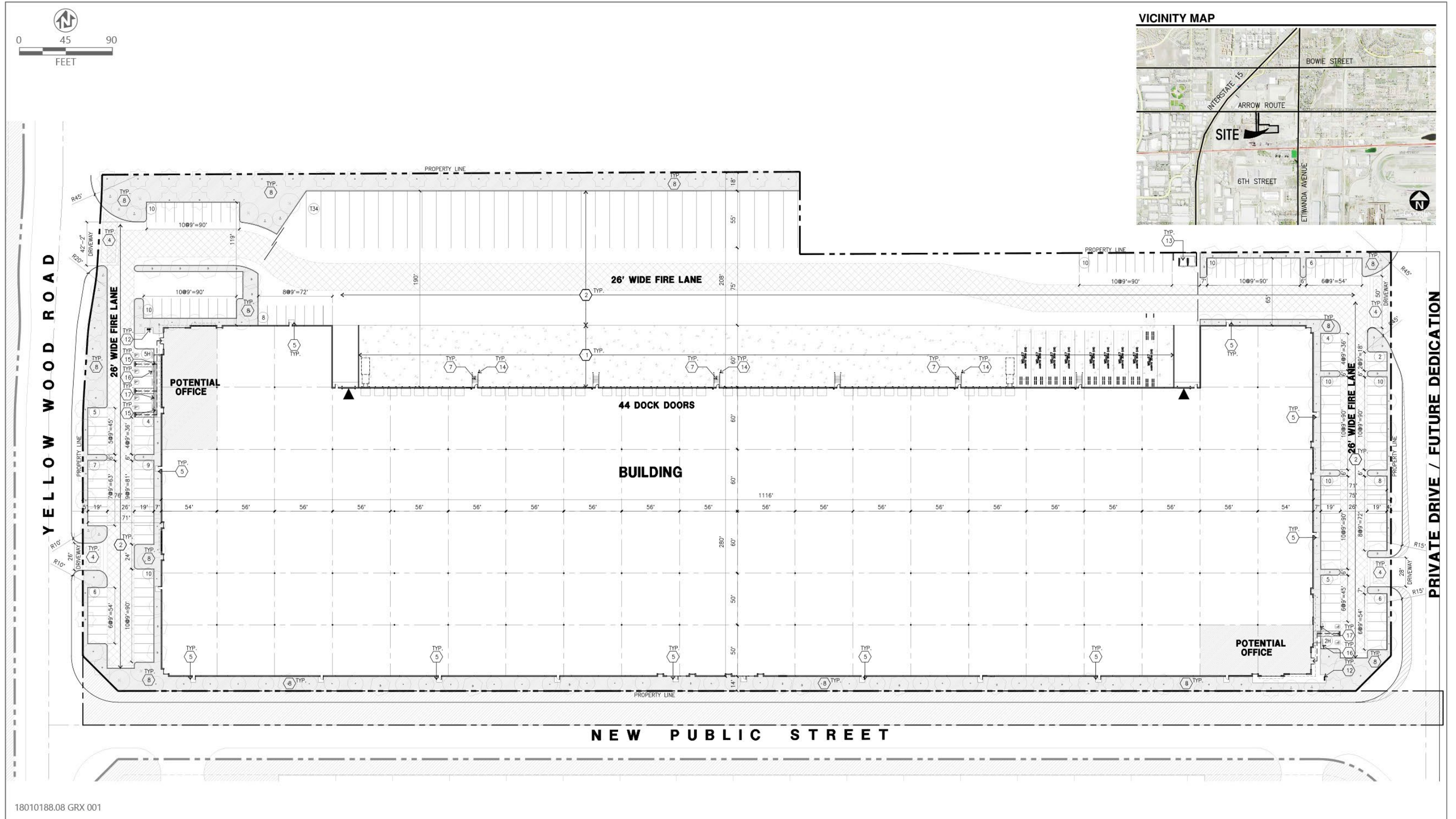
Source: Adapted by Ascent in 2023.

Figure 1 – Regional Setting



Source: Adapted by Ascent in 2023.

Figure 2 – Project Vicinity



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

Figure 3 – Proposed Site Plan