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PLANNING

NOTICE OF AVAILABILITY

El Camino Project
Draft Environmental Impact Report (DEIR)
SCH NO. 2023080369
April 24, 2025

To: Agencies, Organizations, and Interested Parties

Project Title: El Camino Project

Lead Agency: City of Rancho Cucamonga
Planning Department
10500 Civic Center Drive
Rancho Cucamonga, California 91730
Contact: Ms. Sean McPherson, Principal Planner

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Received on: 4.28.25

Remove on: 6.16.25

Project Location – City: Rancho Cucamonga

Project Location – County: San Bernardino

Project Location – Specific: The 30.1-acre Project site is located in the southern area of the City of Rancho Cucamonga in southwestern San Bernardino County. The Project site is bounded on all sides by public roadways: 7th Street to the north, Utica Avenue to the east, 6th 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 miles north of the I-10 Freeway. The Project site is comprised of eight contiguous Assessor Parcels (APNs 209-411-02, -03, -04, 23, -24, -32, -34 and -35).

Description of the Project: 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.

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 40,085 square foot light industrial building. Phase 1 also includes the construction of infrastructure, site improvements, and Project vehicle access.

Significant Effects Discussed in the Draft EIR: The Draft EIR addresses the project's potential impacts associated with aesthetics, agricultural and forestry resources, 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, mineral resources, noise, population and housing, public services,

recreation, transportation, tribal cultural resources, utilities and service systems, and wildfire. With incorporation of identified regulatory requirements and project-specific mitigation measures for potentially significant project impacts, potential impacts resulting from the project would be less than significant with mitigation for all impacts, with the exception of air pollutant emissions of NO_x during construction and operation and greenhouse gas emissions during project operation. Project-specific mitigation measures are required to reduce potentially significant impacts for the following topical issues: air quality (construction activity limits, VMT/TDM Reduction Plan), biological resources (nesting bird and burrowing owl avoidance), greenhouse gas emissions (reduce appliance and building energy emissions), hazards (pre-demolition surveys for lead and asbestos, unanticipated finds of hazmat, FAA lighting hazards), noise (construction limits and noise verification study), transportation (VMT/Traffic Demand Management Plan), and tribal cultural resources (tribal coordination, tribal monitoring).

Public Review Period: The Draft EIR is being circulated for a minimum **45-day review period**, which will commence on **April 29, 2025** and conclude on **June 13, 2025**. Due to the time limits mandated by State Law, your comments must be received at the earliest date, but not later than **June 13, 2025**. Please send your comments in writing to:

Sean McPherson and Claudia Vargas
City of Rancho Cucamonga Planning Department
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

Comments may also be sent to sean.mcpherson@cityofrc.us and Claudia.vargas@cityofrc.us. For additional information or any questions regarding the project, please contact Sean McPherson at (909) 774-4307 or Claudia Vargas at 909-774-4312 or via email at the aforementioned address.

Address Where a Copy of the Draft EIR is Available:

City of Rancho Cucamonga Planning Dept.
10500 Civic Center Drive
Rancho Cucamonga, CA 91730
(909) 477-2750
Hours: 7:00 A.M. – 4:30 P.M. (in person services) or by appointment.

Paul A. Biane Library
12505 Cultural Center Drive
Rancho Cucamonga, CA 91739
(909) 477-2720
Hours: 10:00 A.M. – 8:00 P.M. (Tues-Thurs)
Hours: 10:00 A.M. – 6:00 P.M. (Fri-Sat)

Archibald Library
7368 Archibald Avenue
Rancho Cucamonga, CA 91730
(909) 477-2720
Hours: 10:00 A.M. – 6:00 P.M.
(closed Sundays and Mondays)

The Draft EIR and Technical Appendices are also available on the City's website:

https://www.dropbox.com/scl/fo/ezqw6i02xipw2atbx5iv8/AEd9DB51IJZvnP3RkgI0-u8/EI%20Camino?dl=0&rlkey=is2wz9w5mgwjiezsbt50d6c1e&subfolder_nav_tracking=1

Public Hearing: Written and oral comments regarding the Draft EIR may also be submitted at public hearings that will be held before the City of Rancho Cucamonga Planning Commission and City Council. The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements. Copies of all relevant material, including the project specifications, the Draft EIR, and documents incorporated by reference, are available for review at the City of Rancho Cucamonga Planning Department and are also located for public review at the addresses stated above.

Hazardous Materials Statement: The project site is not on a list of hazardous material sites compiled pursuant to Section 65962.5 of the California Government Code. As further discussed in Section 4.9, *Hazards and Hazardous Materials*, of the Draft EIR, mitigation measures require that a pre-demolition surveys for lead and asbestos be conducted and procedures to follow if hazardous materials are found during grading.