

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 # 2019109040

Project Title: SCHEU DISTRIBUTION CENTER

Lead Agency: City of Rancho Cucamonga Contact Person: Kirt Coury, Associate Planner
 Mailing Address: 10500 Civic Center Drive Phone: 909.477.2750
 City: Rancho Cucamonga Zip: 91730 County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Rancho Cucamonga
 Cross Streets: Northeast corner of 7th Street and Archibald Avenue (9668 7th Street) Zip Code: 91730
 Longitude/Latitude (degrees, minutes and seconds): 34 ° 5 ' 22.08 " N / 117 ° 35 ' 23.90 " W Total Acres: 13.23
 Assessor's Parcel No.: 0209-211-24 Section: 14 Twp.: 1S Range: 7W Base: SBBM
 Within 2 Miles: State Hwy #: I-10 Waterways: N/A Railways: Atchafalaya Topoka and Santa Fe railroad tracks Schools: see attached
 Airports: N/A

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: _____

Governor's Office of Planning & Research

Local Action Type:

General Plan Update Specific Plan Rezone **NOV 12 2019** 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 _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. 240,710 Acres 13.23 Employees TBD Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: _____
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Other: <u>GHG, Energy, Wildfire</u>

Present Land Use/Zoning/General Plan Designation:

Vacant/General Industrial /General Industrial

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

see attached

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 and "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 type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <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 type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input 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 type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date November 8, 2019 Ending Date December 11, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>Matthew Fagan Consulting Services, Inc.</u>	Applicant: <u>Scheu Management Corporation - Michael Morris</u>
Address: <u>42011 Avenida Vista Ladera</u>	Address: <u>177 D Street</u>
City/State/Zip: <u>Temecula, CA 92591</u>	City/State/Zip: <u>Upland, CA 91786</u>
Contact: <u>Matthew Fagan</u>	Phone: <u>949-478-1450</u>
Phone: <u>951-265-5428</u>	

Signature of Lead Agency Representative:  MIKE SMITH Date: 11/6/19

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

SCHEU DISTRIBUTION CENTER – NOC ATTACHMENT

Schools Within 2 Miles

- Springs Charter School – Rancho Cucamonga Personalized Learning Center (Grade: K-12) is located at 8968 Archibald Avenue approximately one-tenth (0.1) of a mile northwest of the Project site;
- Cucamonga School District's - Rancho Cucamonga Middle School is located at 10022 Feron Boulevard approximately one-quarter ($\pm\frac{1}{4}$) mile northeast of Project site;
- Southwestern Vocational College is located in a light industrial business park at 9852 Crescent Center Drive approximately one-half ($\pm\frac{1}{2}$) mile south of the Project site;
- Cucamonga School District's - Cucamonga Elementary School is located at 8677 Archibald Avenue approximately one-half ($\pm\frac{1}{2}$) mile north of Project site;
- American Christian Military Academy of Excellence is located in the Abundant Living Business Park at 9229 Utica, #130 approximately one (± 1) mile east/southeast of the Project site;

Project Description

A proposal to subdivide one (1) parcel of 13.23 acres into four (4) parcels in conjunction with a proposal to develop the site with four (4) new industrial buildings on property located within the General Industrial (GI) District at the northeast corner of Archibald Avenue and 7th Street – Assessor's Parcel Number (APN) 0209-211-24.

Overview

The Project includes the following applications: Tentative Parcel Map (SUBTPM20006) and Design Review (DRC 2018-00529). These applications will collectively comprise the "Project."

Tentative Parcel Map - (SUBTPM20006)

SUBTPM20006 proposes to subdivide one (1) parcel of 13.23 acres into four (4) parcels in conjunction with a proposal to develop the site with four (4) new industrial buildings.

Design Review - DRC 2018-00529

DRC 2018-00529 proposes four (4) new industrial buildings totaling 240,710 square feet (sq. ft.) on approximately 13.23 acres and will be comprised of general industrial uses. All four buildings will provide offices and warehouse space. The square footage for each building is as follows:

- Building 1 – 17,300 square feet (sq. ft.)
- Building 2 – 24,750 sq. ft.
- Building 3 – 74,660 sq. ft.
- Building 4 - 124,000 sq. ft.

Required/provided parking is 237 stalls. Required landscaping is 55,947 sq. ft. (10%) and provided landscaping is 66,373 sq. ft. (11.9%). The buildings are modern in design with many windows, metal and aluminum accents, and grey tones for paint/materials.