



NOTICE OF AVAILABILITY

**CITY OF RANCHO CUCAMONGA
NEWCASTLE ARROW ROUTE PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT
STATE CLEARINGHOUSE No. 2023110039
NOTICE DATE: MAY 23, 2025**

NOTICE IS HEREBY GIVEN to all interested parties that the City of Rancho Cucamonga, as the Lead Agency, has prepared a Draft Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15085 and 15087. A Notice of Availability (NOA) has been prepared to describe the proposed project, identify the significant effects discussed in the Draft EIR, and to seek comments on the environmental analysis presented within the Draft EIR.

LEAD AGENCY

City of Rancho Cucamonga

PROJECT TITLE

Newcastle Arrow Route Project

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, Juneberry Drive/Yellowwood 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). Figures illustrating the proposed project's regional setting (Figure 1), project site location (Figure 2), and proposed site plan (Figure 3) are attached below.

PROJECT DESCRIPTION

The project site is currently developed with two non-operational and unoccupied industrial buildings that are approximately 157,221 square feet (sq ft) and 20,000 sq ft, respectively, a 100-space surface parking lot with surrounding concrete/asphalt and gravel pavement, and sparse vegetation. Both buildings are approximately 26 feet tall and were previously used for manufacturing steel wire products by the previous property owner, Tree Island Wire Operations.

The proposed project involves demolition of the existing buildings and surface parking lot and the construction, operation, and maintenance of one concrete tilt-up industrial warehouse building (Type III-B construction) totaling approximately 334,776 gross sq ft of building floor area comprised of 322,776 sq ft of warehouse space, 6,000 sq ft of ground floor office space, and 6,000 sq ft of mezzanine office space. The total footprint of the proposed warehouse building would be 328,776 sq ft. In total, the 14.8-acre project site would be developed with approximately 12.7 acres of impervious surface, which results in 86 percent impervious coverage. Approximately 2.1 acres of the project site would be developed with landscaping and other pervious surface area.

The proposed warehouse building would be supported by a slab-on-grade foundation and would include 44 loading dock doors. The proposed project would meet the parking requirements of the Rancho Cucamonga Municipal Code (Chapter 17.64, Parking and Loading Standards; 17.64.100 D.1, Trailer Parking Required) by providing 149 automobile parking stalls and 44 truck trailer parking stalls. Of the total automobile parking stalls, 19 stalls would be EV Capable and 6 stalls would be EV Ready (as defined by the California Green Building Standards Code). In addition, one of the truck trailer parking stalls would meet EV Capable requirements. The project site would be surrounded by security fencing with two gated access points at the northeast and northwest corners of the property. The proposed project

would also include the creation of a new internal vehicle circulation system, exterior lighting and signage, and landscape areas.

Construction of the proposed project would occur over approximately 12 months anticipated to begin in March 2026 and end in March 2027. Construction activities associated with the proposed project would occur in the following stages: demolition and site clearing, grading and excavation, building construction and infrastructure improvements, architectural coatings, and paving. No pile driving would be performed. Construction activities would be anticipated to occur between 6:00 a.m. and 6:00 p.m., Monday through Friday. Grading would involve approximately 25,000 cubic yards of cut and 25,000 cubic yards of fill. Up to 14.3 acres of the proposed project site could be disturbed on a daily basis during construction. Approximately 165 tons of debris would be exported off-site during construction of the proposed project. The proposed project would involve grading and excavation of site soils to depths up to five feet below existing grade.

The types of tenants that would occupy the proposed warehouse 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 is assumed to be used as a warehouse distribution facility (i.e., general warehouse occupancy). The proposed project would not include cold storage. It is assumed that operations could occur on a 24-hour, seven days per week basis. Proposed project operations are anticipated to commence in 2027. Based on industry average, the proposed project would accommodate approximately 258 employees daily.

The proposed project requires the approval of its design review application, conditional use permit (CUP) application, and Master Plan application from the City of Rancho Cucamonga.

SIGNIFICANT ENVIRONMENTAL EFFECTS

The Draft EIR assessed the project based on the following environmental topic areas: aesthetics, air quality, biological resources, cultural and tribal cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use, noise and vibration, public services, transportation, and utilities. 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. Project-specific mitigation measures are required to reduce potentially significant impacts for the following topical issues: air quality (generate construction criteria pollutant emissions that exceed South Coast Air Quality Management District's (SCAQMD) regional construction-period thresholds for VOC); archaeological, historical, and tribal cultural resources (substantial adverse change in significance of archaeological and/ tribal cultural resources); energy (wasteful, inefficient, or unnecessary consumption of energy, during project construction or operation); conflict with or obstruct a state or local plan for renewable energy or energy efficiency); greenhouse gas (GHG) emissions (cause significant impacts and/or conflict with GHG plans); hazards and hazardous materials (located on a hazardous materials sites compiled pursuant to Government Code Section 65962.5); and transportation (conflict or be inconsistent with CEQA Guideline Section 15064.3(b) regarding vehicle miles traveled). No significant and unavoidable impacts would occur as a result of project implementation.

CORTESE-LISTED SITES

Section 15087 (c)(6) of the CEQA Guidelines requires that this notice disclose whether the project site is listed on any of the lists enumerated under Government Code Section 65962.5 (Cortese List). As noted in the Draft EIR, the project site is located on a property that is identified on the Cortese List.

LOCATIONS WHERE A COPY OF THE DRAFT EIR IS AVAILABLE

The Draft EIR is available for public review at:

- **City of Rancho Cucamonga City Clerk's Office** or the **Planning Department Public Counter**, located at 10500 Civic Center Drive, Rancho Cucamonga, CA 91730
 - Hours: Mon – Thurs (in person services) from 7:00 a.m.– 4:30 p.m., or by appointment. To call for an appointment, please dial 909-477-2750.
- **Archibald Library**, located at 7368 Archibald Avenue, Rancho Cucamonga, CA 91730

- Hours: Tues– Sat 10:00 a.m.– 6:00 p.m., closed Sunday and Monday. To call for an appointment, please dial 909-477-2720.
- **Paul A. Biane Library**, located at 12505 Cultural Center Drive, Rancho Cucamonga, CA 91739
 - Hours: Tues – Thurs from 10:00 a.m. – 8:00 p.m., and Fri and Sat. from 10:00 a.m. – 6:00 p.m.; To call for an appointment, please dial 909-477-2720.
- **City of Rancho Cucamonga Website:** <https://www.dropbox.com/scl/fo/ezgw6i02xipw2atbx5iv8/AL4rW-3HTg3eSBabvaPail8?rlkey=is2wz9w5mgwjiezsbt50d6c1e&e=1&dl=0>
- **CEQAnet Web Portal:** <https://ceqanet.opr.ca.gov/2023110039>

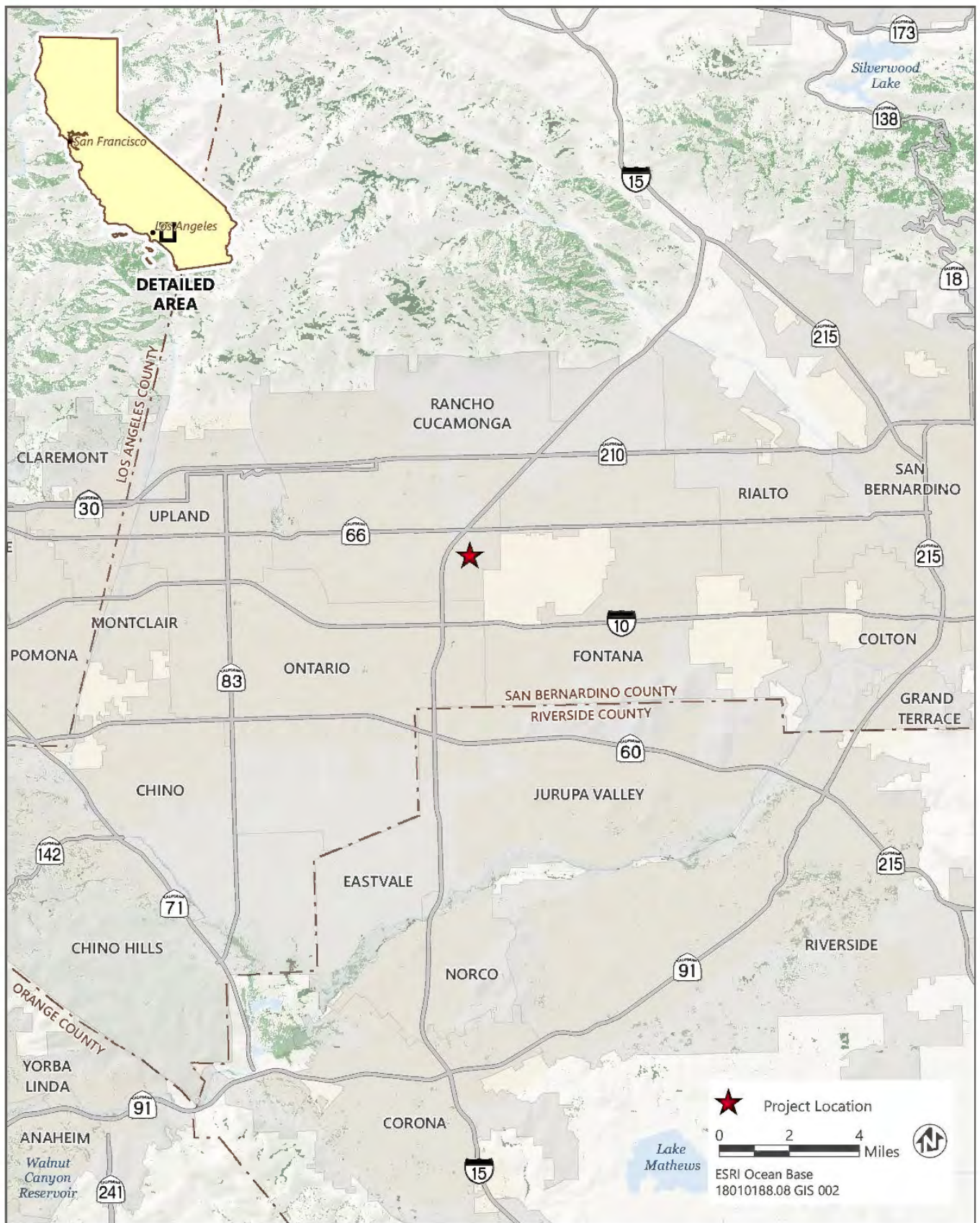
PUBLIC REVIEW PERIOD

The Draft EIR is being circulated for a 45-day public review period from **May 23, 2025** to **July 8, 2025** for public agencies and interested organizations and individuals to submit written comments on the document. Any written comments on the Draft EIR may be submitted to the Lead Agency at the address provided below within the public review period. Due to the time limits mandated by State Law, your response must be sent at the earliest possible date, but not later than **6:00 p.m. on July 8, 2025**.

Please send your responses by mail to:

Attn: Sean McPherson, Principal Planner
Kirt Coury, Contract Planner
Planning Department
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

Or by email to: sean.mcpherson@cityofrc.us and coury@civicsolutions.com



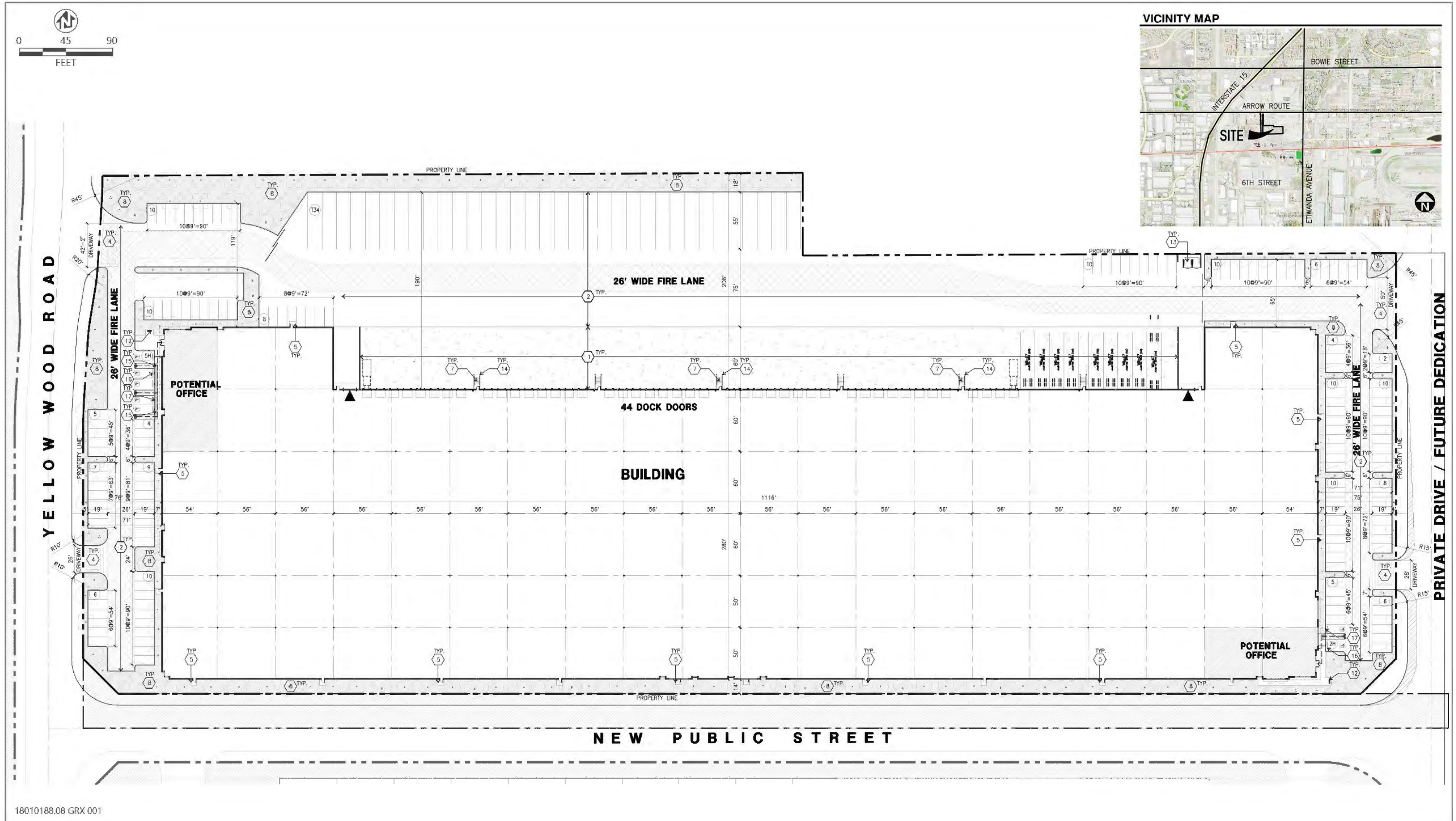
Source: Adapted by Ascent in 2023

Figure 1 - Regional Setting



Source: Adapted by Ascent in 2024.

Figure 2 - Project Site Location



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

Figure 3 – Proposed Site Plan