



NOTICE OF AVAILABILITY

**CITY OF RANCHO CUCAMONGA
ARROW COMMERCE CENTER PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT
STATE CLEARINGHOUSE No. 2023110033
NOTICE DATE: OCTOBER 1, 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

Arrow Commerce Center Project

PROJECT LOCATION

The approximately 94-acre project site is located at 12451 Arrow Route Road in the city of Rancho Cucamonga (city) and encompasses four Assessor Parcel Numbers (APNs): 0229-121-33; 0229-121-34; 0229-121-35; and 0229-131-19. The project site is bounded by Arrow Route Road 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). 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 proposed project includes the demolition and site clearing of existing paved surface areas and site grading, excavation, and the development of five 2-story industrial buildings. The five industrial buildings consist of approximately 1,830,729 gross square feet of new building floor area for warehouse distribution and associated office space. The project also includes loading docks for truck trailers, 968 vehicle parking spaces, 444 truck trailer parking spaces, 6 new public streets, water quality basins, utility infrastructure, and exterior lighting and signage. The proposed project would develop the project site with 44 acres of paved or other impervious surface area and provide approximately 10 percent landscape coverage.

The proposed buildings would be constructed of concrete tilt-up panels with reveal lines (trim for concrete panels that creates an aesthetic reveal between two panels), with multiple gray paint tones, vision glass, and spandrel glass to provide a modern aesthetic. Offices will be located at one or more corners of the buildings that will feature more extensive glass work, tiles, metal canopies, and aluminum storefront framing with tempered glazing at all doors. Buildings will range in height from 39 feet 6 inches for Buildings 1-3; 49 feet 6 inches for Building 4; and 47 feet for Building 5. Landscaping would be provided by the project applicant prior to completion of construction in accordance with the RCMC Chapter 17.56, Landscaping Standards. While the proposed project would remove 168 existing trees from the project site, approximately 895 trees would be planted with development of the proposed project, including twenty-five 48-inch box, fifty-one 36-inch box, eight hundred and nineteen 24-inch box sizes. Trees planted by the proposed project would achieve at least 35 percent shade coverage within off-street automobile parking areas.

Construction of the proposed project would occur over approximately 18 months. For purposes of this EIR, construction is assumed to begin in January 2026 and end in July 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. Proposed project operations are anticipated to commence in 2027. The proposed warehouse distribution buildings are planned as speculative buildings with future tenants or buyers of the buildings not known. Of the five proposed buildings included in the proposed project, Buildings 1, 2, and 3 are anticipated to operate Monday through Friday between 4:00 a.m. and 8:00 p.m. (16 hours per day, 80 hours per week), and Buildings 4 and 5 are anticipated to operate 24 hours a day, seven days a week. The proposed project would accommodate approximately 1,408 employees daily.¹

The proposed project requires the City's approval of the following entitlements for the proposed project: design review application; conditional use permit (CUP) and Master Plan application pursuant to Section 17.30.030 (Allowed Land Uses and Permit Requirements) of the Rancho Cucamonga Municipal Code (RCMC); zoning map amendment pursuant to Section 17.38.080 (Large Warehouse Overlay Zone) of the RCMC; and a development agreement.

Other agencies that may also use the Draft EIR to approve subsequent implementation actions and/or regulatory permitting activities for the proposed project include the Santa Ana Regional Water Quality Control Board (Region 8) for oversight on compliance with National Pollution Discharge Elimination System (NPDES) and San Bernardino County Municipal Separate Storm Sewer Systems (MS4s) Permit (Order No. R8-2010-0036, NPDES Permit No. CAS618036) requirements; San Bernardino County Environmental Health Division for oversight on compliance of hazardous materials use and storage in accordance with the Certified Unified Program Agency (CUPA) Program; and local utility providers for utility connection permits and approvals.

SIGNIFICANT ENVIRONMENTAL EFFECTS

The Draft EIR assessed the proposed project based on the following environmental topic areas: aesthetics; air quality; archaeological, historical, and tribal cultural resources; biological resources; energy; geology and soils (paleontological resources); greenhouse gas emissions; hazards and hazardous materials; hydrology and water quality; land use and planning; noise and vibration; public services; transportation; and utilities and service systems.

Project-specific mitigation measures are required to reduce potentially significant impacts for the following topical issues:

- archaeological, historical, and tribal cultural resources (unique archaeological resource could be damaged or destroyed during excavation and 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);
- geology and soils (unique paleontological resource could be damaged or destroyed during excavation);
- greenhouse gas (GHG) emissions (cause significant impacts and/or conflict with GHG plans);
- hazards and hazardous materials (located on a hazardous materials site compiled pursuant to Government Code Section 65962.5); and
- noise (create short-term construction noise impacts).

The Draft EIR identifies significant and unavoidable impacts, even with mitigation incorporated, for the following topical issues:

- air quality (generate construction and operational criteria pollutant emissions that exceed South Coast Air Quality Management District's (SCAQMD) mass emission thresholds for VOC); and
- transportation (conflict or be inconsistent with CEQA Guideline Section 15064.3(b) regarding vehicle miles traveled).

¹ Average employees per square foot is 1:1,300 sf of building space.

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.
 - o 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
 - o 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
 - o 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.lci.ca.gov/2023110033>

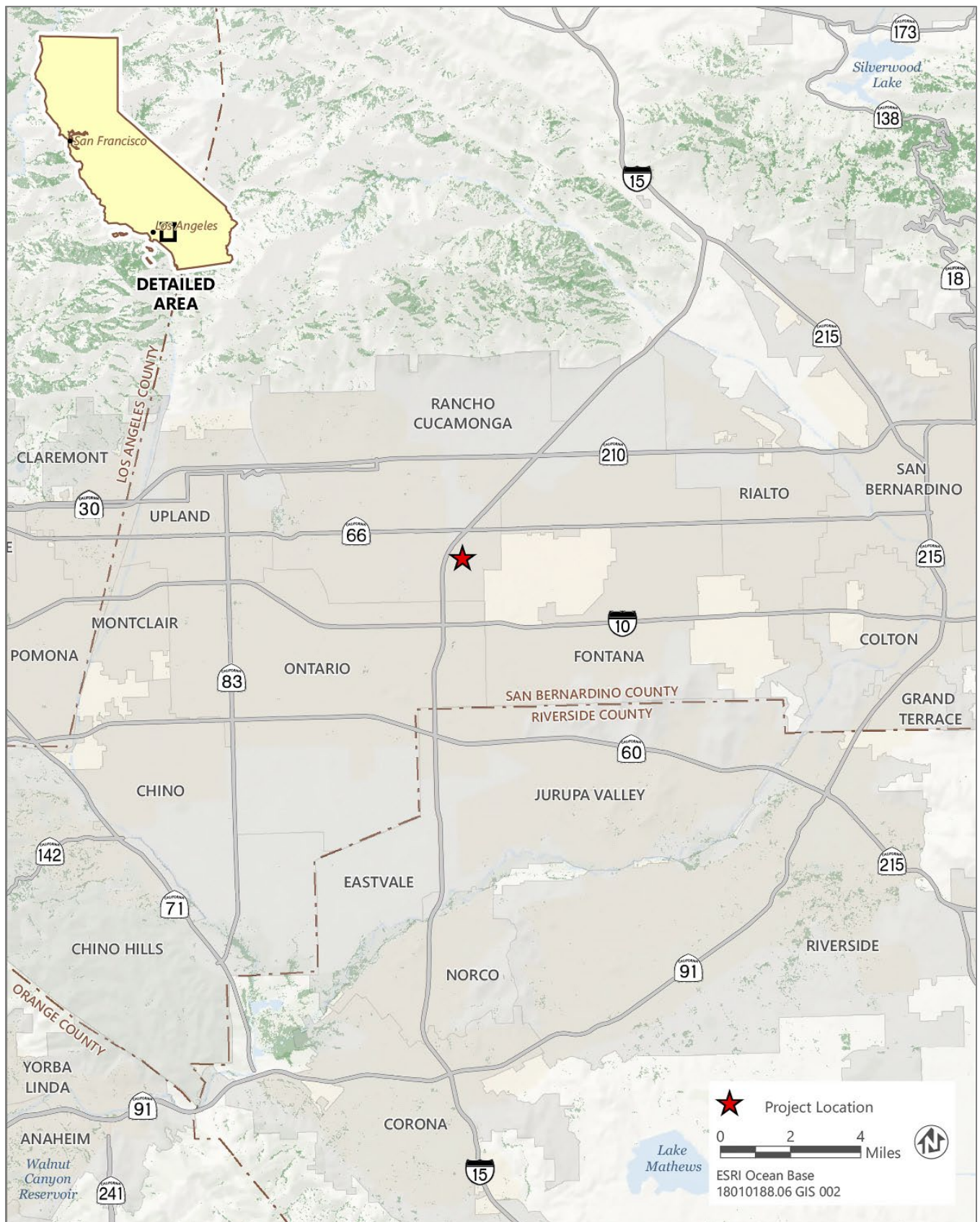
PUBLIC REVIEW PERIOD

The Draft EIR is being circulated for a 45-day public review period from **October 1, 2025** to **November 17, 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 November 17, 2025**.

Please send your responses by mail to:

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

Or by email to: sean.mcpherson@cityofrc.us



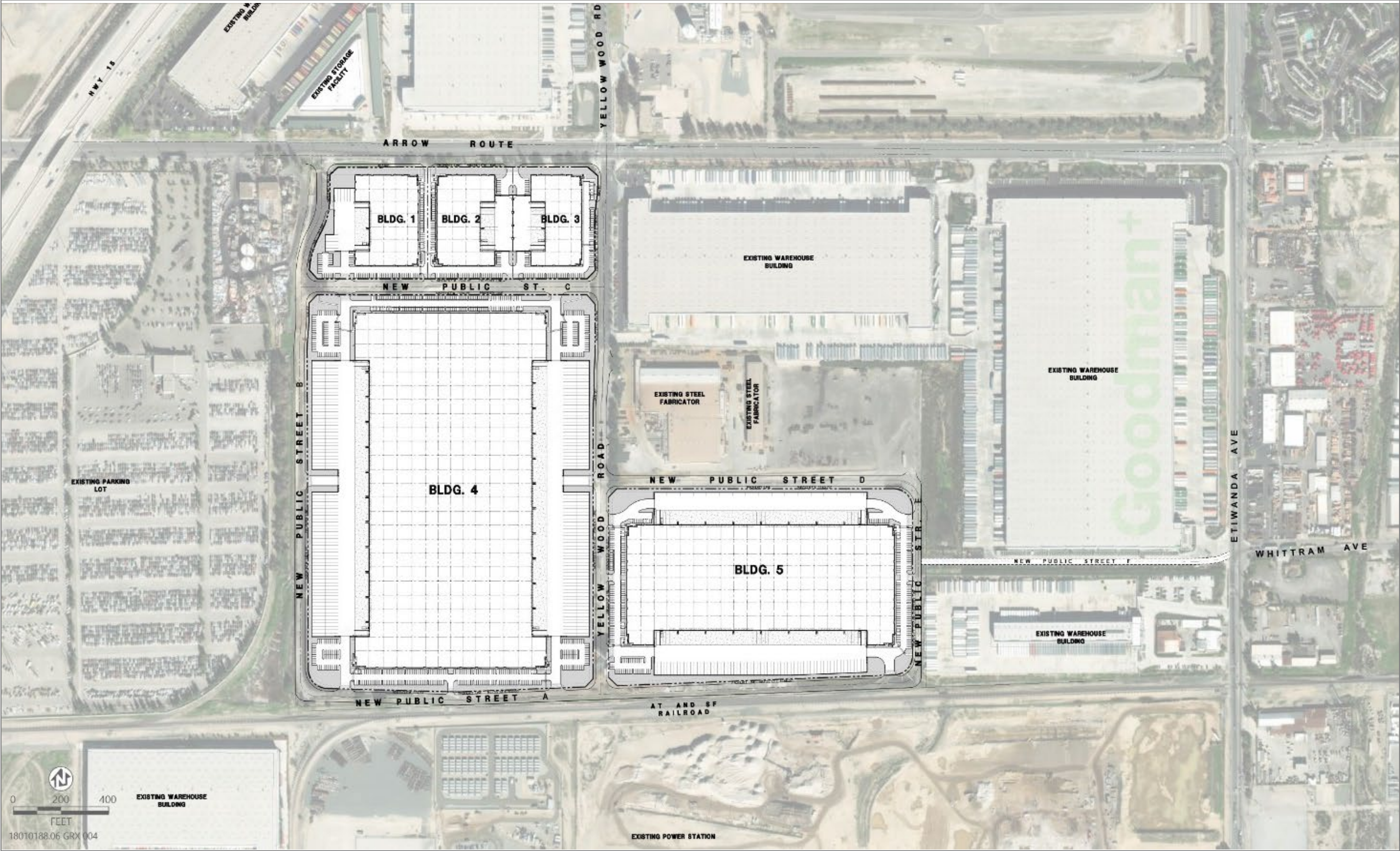
Source: Adapted by Ascent in 2023.

Figure 1 Regional Setting



Source: Adapted by Ascent in 2024.

Figure 2 Project Site Location



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

Figure 3 Proposed Site Plan