

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #	2023110038	
Project Title:	Etiwanda Commerce Center	
Lead Agency:	City of Rancho Cucamonga	
Contact Name:	Caleb Richards	
Email:	caleb.richards@cityofrc.us	Phone Number: (909) 774-4318
Project Location:	Rancho Cucamonga	San Bernardino
	<i>City</i>	<i>County</i>

Project Description (Proposed actions, location, and/or consequences).

The Etiwanda Commerce Center Project (proposed project) includes the site clearing and grading preparation of the project site and the construction, operation, and maintenance of 1,214,131 gross square feet (sf) of new building floor area (28 acres) across five new warehouse/distribution buildings, including office space, loading docks for trailers, and surface parking areas for automobiles and truck trailers. In addition, the proposed project would also include the creation of a new internal vehicle circulation system, water quality basins, utility infrastructure, exterior lighting and signage, and provide approximately 10 acres of landscape and other pervious surface area.

The proposed warehouse distribution buildings are planned as speculative buildings with future tenants or buyers of the buildings not known. Proposed project operations are anticipated to commence in 2026. Of the five proposed buildings included in the proposed project, Buildings 2, 4, and 5 are anticipated to operate for 80 hours per week, while Buildings 1 and 3 are anticipated to operate 24 hours a day, seven days a week. The proposed project would accommodate approximately 934 employees daily.

The proposed project would require the following City approvals: design review; tentative and final parcel map; conditional use permit (CUP) and master plan 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

- Air quality (generate construction and operational criteria pollutant emissions that exceed South Coast Air Quality Management District's (SCAQMD) mass emission thresholds for VOC) – MMs 3.2-1, 3.2-2, 3.2-3, and 3.2-4
- Archaeological, historical, and tribal cultural resources (unique archaeological resource could be damaged or destroyed during excavation; substantial adverse change in significance of archaeological and/ tribal cultural resources) – MMs 3.3-1, 3.3-2a, 3.3-2b, 3.3-2c, 3.3-2d, and 3.3-2e
- Biological resources (result in degradation or loss of State or federally protected aquatic resources) – MM 3.4-1
- 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) – MMs 3.2-2, 3.2-3, 3.7-1, and 3.7-2
- Geology and soils (unique paleontological resource could be damaged or destroyed during excavation) – MMs 3.6-4a, 3.6-4b, 3.6-4c, 3.6-4d, 3.6-4e, 3.6-4f, and 3.6-4g
- Greenhouse gas (GHG) emissions (cause significant impacts and/or conflict with GHG plans) – MMs 3.2-2, 3.2-3, 3.7-1, 3.7-2, 3.7-3, 3.13-2a, 3.13-2b, 3.13-2c, and 3.13-2d
- Hazards and hazardous materials (located on hazardous materials site compiled pursuant to Government Code Section 65962.5) – MMs 3.8-2a, 3.8-2b, and 3.8-2c
- Noise (create short-term construction noise impacts) – MM 3.11-1
- Transportation (conflict or be inconsistent with CEQA Guideline Section 15064.3(b) regarding vehicle miles traveled) – MMs 3.13-2a, 3.13-2b, 3.13-2c, and 3.13-2d

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The project site is located on a property that is identified on the Cortese List.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife, Santa Ana Regional Water Quality Control Board, and South Coast Air Quality Management District