



NOTICE OF AVAILABILITY

**CITY OF RANCHO CUCAMONGA
ETIWANDA COMMERCE CENTER PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT
STATE CLEARINGHOUSE NO. 2023110038
NOTICE DATE: MAY 11, 2026**

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

Etiwanda Commerce Center Project

PROJECT LOCATION

The project site is located at 8996 Etiwanda Avenue in the City of Rancho Cucamonga. The project site is identified by Assessor Parcel Numbers 0229-283-79 and 0229-283-83 and includes approximately 2,787,840 square feet (approximately 63 acres) of impervious surface area. The project site is bounded by the Atchison Topeka and Santa Fe Railway to the north, Etiwanda Avenue to the east, and industrial land uses to the south and west. The project site is located within the Industrial Employment District of the City and is zoned Industrial Employment and Flood Control/Utility Corridor. Figures illustrating the proposed project's regional setting (Figure 1) and project site location (Figure 2) are attached below.

PROJECT DESCRIPTION

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.

SIGNIFICANT ENVIRONMENTAL EFFECTS

The Draft EIR assessed the 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.

Project-specific mitigation measures are required to reduce potentially significant impacts for the following topical issues: air quality (generate construction and operational criteria pollutant emissions that exceed South Coast Air Quality Management District's mass emission thresholds for volatile organic compounds (VOCs) and expose sensitive receptors to toxic air contaminants concentrations that result in an incremental increase in cancer risk); 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); biological resources (result in degradation or loss of State or federally protected aquatic 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 project-level and cumulative impacts for transportation (conflict or be inconsistent with CEQA Guideline Section 15064.3(b) regarding vehicle miles traveled).

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.lci.ca.gov/2023110038>

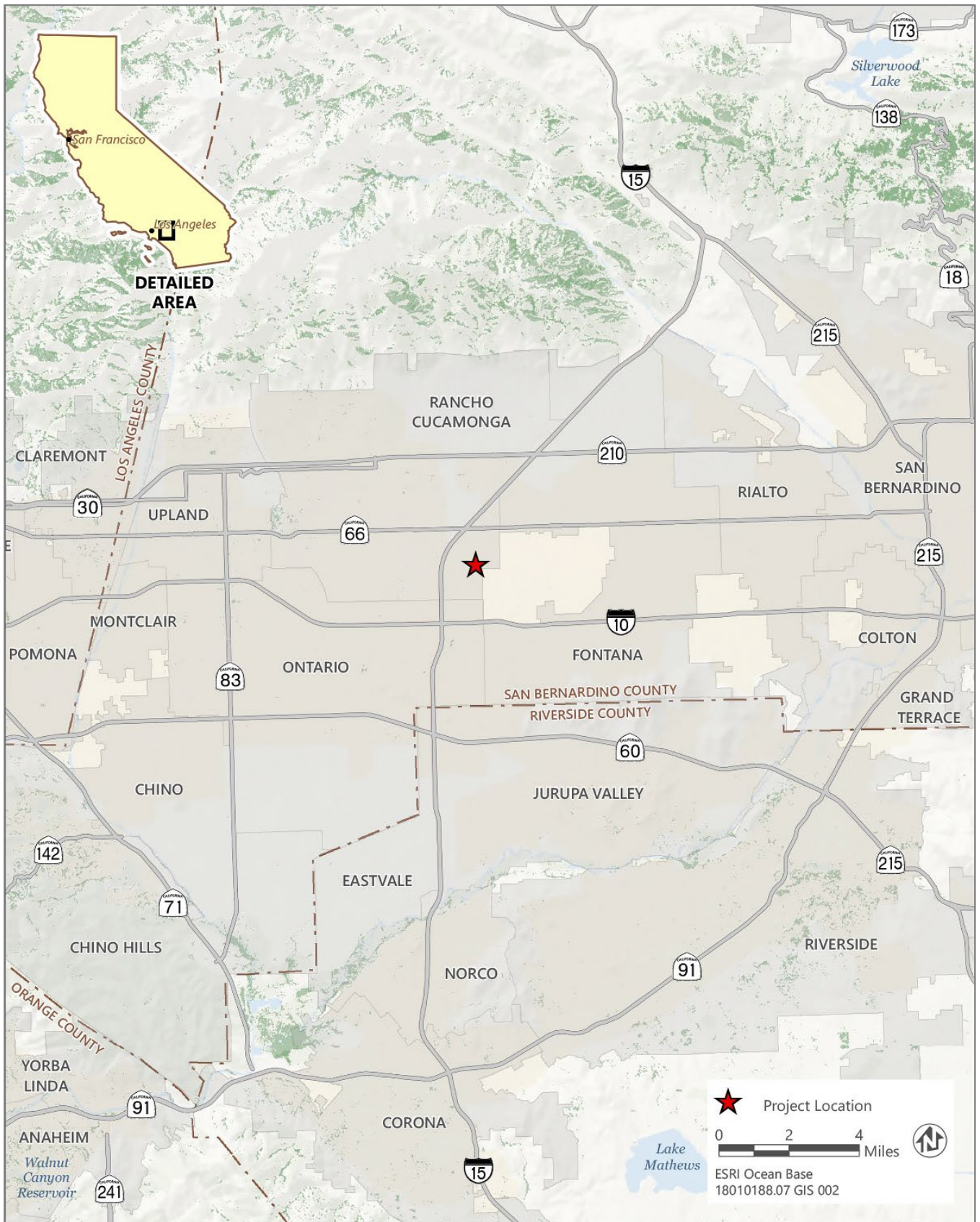
PUBLIC REVIEW PERIOD

The Draft EIR is being circulated for a 45-day public review period from **May 11, 2026 to June 25, 2026** 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 June 25, 2026**.

Please send your responses by mail to:

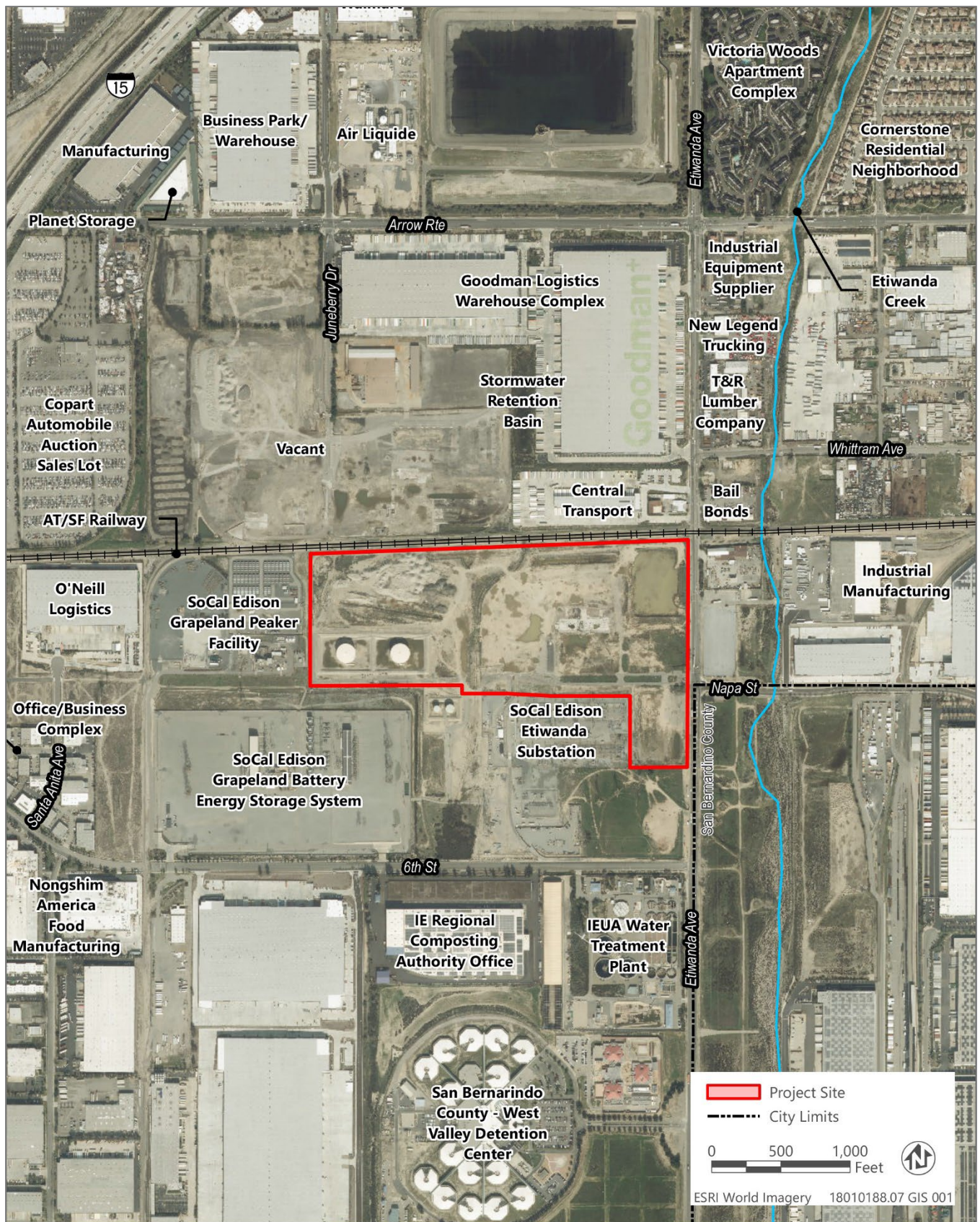
Attn: Caleb Richards, Senior Planner
Planning Department
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

Or by email to: caleb.richards@cityofrc.us



Source: Adapted by Ascent in 2023.

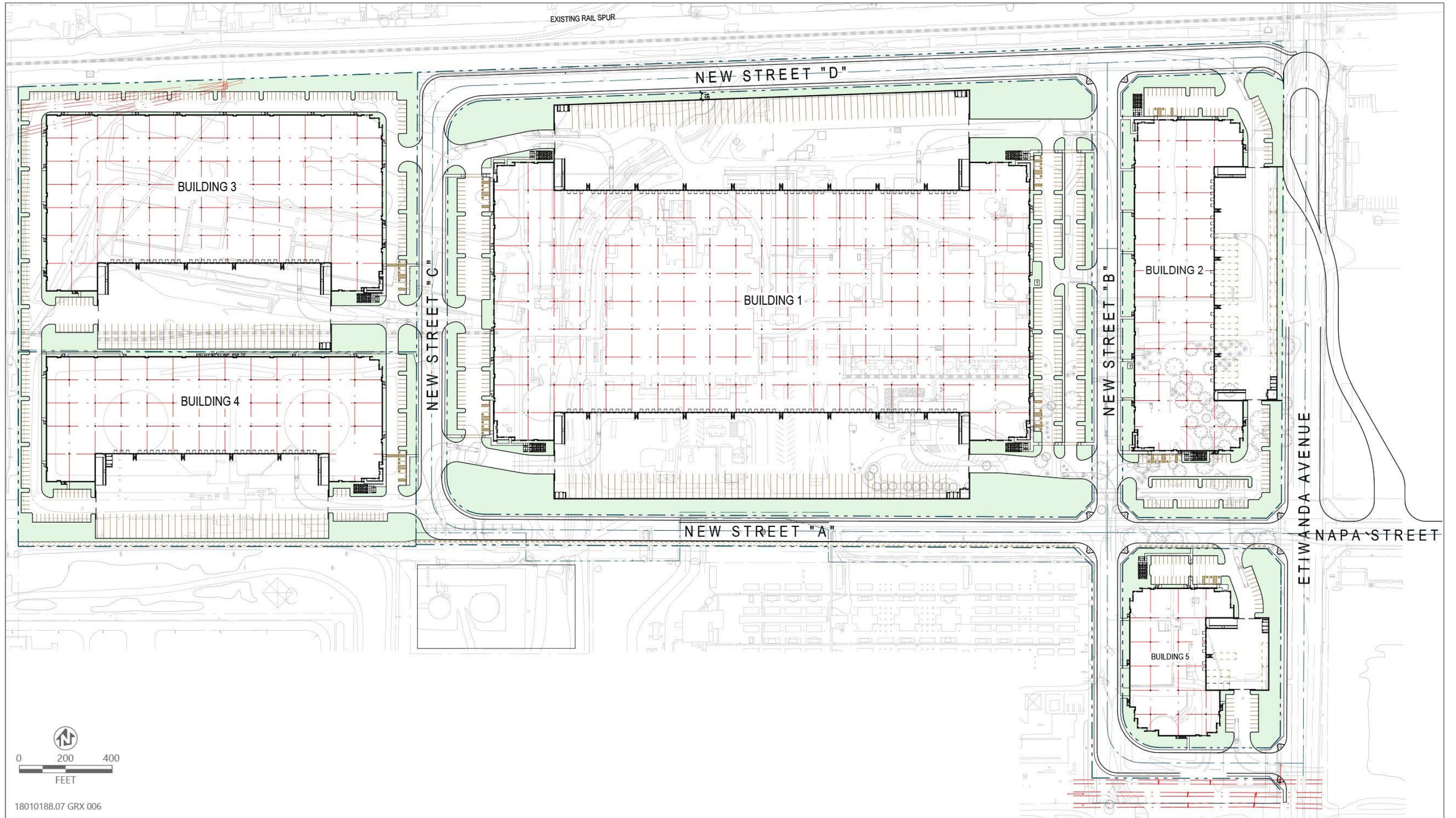
Figure 1 Regional Setting



Source: Adapted by Ascent in 2024.

Figure 2 Project Site Location

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Source: Provided by RGA Architecture, Inc. in 2021, adapted by Ascent in 2024.

Figure 3 Proposed Site Plan