

City of Rancho Cucamonga

Notice of Preparation of a Draft EIR and Notice of Public Scoping Meeting

Date: November 1, 2023

To: Responsible Agencies, Trustee Agencies, and Interested Persons

RE: Notice of Preparation of a Draft Environmental Impact Report and Notice of a Public Scoping Meeting for the Etiwanda Commerce Center Project

Lead Agency

City of Rancho Cucamonga
Planning Department
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

Consultant to the City

Ascent
15642 Sand Canyon, #54491
Irvine, CA 92619

This Notice of Preparation (NOP) has been prepared pursuant to Public Resources Code §21092 and §15082 of the California Environmental Quality Act (CEQA) Guidelines and includes the required contents, including a project description and a list of the environmental issues to be examined in the environmental impact report (EIR).

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 the Assessor Parcel Number (APN) 0229-283-79 and includes approximately 3,165,440 square feet of lot area (approximately 72.6 acres). The project site is bounded by the Atchison Topeka and Santa Fe Railway (AT/SF 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 (IE) and Flood Control/Utility Corridor. The proposed project's regional setting and vicinity are shown on Figures 1 and 2, respectively.

Project Overview

BTC III Etiwanda Commerce Center LP is proposing to redevelop the project site that was previously operated as a heavy industrial power generating station into a modern Class A warehouse facility. The proposed project would include the site clearing and grading of the project site and the construction, use, and maintenance of five new buildings for general warehouse space, office space, loading docks for truck trailers, and include 729 automobile parking spaces and 211 truck trailer parking spaces. The proposed project would also include water quality basins, utility infrastructure, exterior lighting and signage, and approximately 16 percent landscape coverage. Vehicle access to the project site would be provided by public roadway connections from Etiwanda Avenue and Napa Street and by the vehicular circulation system to be constructed as part of the proposed project. In total, the proposed project would introduce 1,214,131 gross square feet of new building floor area. Table 1 provides a summary of proposed building square footage and parking stalls for the proposed project.

Table 1 Summary of Proposed Building Square Footage and Parking Stalls

Building Number	Warehouse (sf)	Office (sf)	Total Building/Lot (sf)	Automobile Parking Stalls ¹		Trailer Parking Stalls ²	
				Required	Provided	Required	Provided
Site Clearing/Grading							
Project Site	--	--	3,165,440	--	--	--	--
Construction							
1	578,741	25,000	603,741	265	259	114	117
2	122,343	10,000	132,343	91	126	19	20
3	239,245	10,000	249,245	120	186	31	33
4	159,559	10,000	169,559	100	100	30	35
5	54,243	5,000	59,243	54	58	6	6
TOTAL	1,154,131	60,000	1,214,131	630	729	200	211

Notes:

¹ Generation rate for warehouse and office parking per RCMC requirements in Chapter 17.46 Parking and Loading Standards, Section 17.64.050, Number of Parking Spaces Required, Table 17.64.050-1, Parking Requirements By Land Use.

² Generation rates for warehouse truck trailer parking per RCMC requirements in Section 17.64.100 D.1, Trailer Parking Required. No truck trailer parking is required for office space.

sf = square feet

Source: RGA Office of Architectural Design, October 21, 2021.

The types of tenants that would occupy the proposed buildings 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 buildings will be assumed to be used as a combination of General Warehouse and Distribution, Manufacturing, High-Cube Fulfillment Center (non-sorting), and High-Cube Cold Storage Warehouse. The proposed project will require approval of the following applications from the City: design review, tentative and final parcel map, conditional use permit, zoning map amendment, master plan, and development agreement.

Environmental Issues to be Evaluated in the EIR

Pursuant to §21165 of the California Public Resources Code and §15050 of the CEQA Guidelines, the City of Rancho Cucamonga will be the lead agency for preparation of a Draft EIR to evaluate the environmental impacts of the proposed Etiwanda Commerce Center Project. Based on the results of the attached Initial Study Environmental Checklist, the following environmental topics are anticipated to be addressed in the Draft EIR:

- ▶ Aesthetics
- ▶ Air Quality
- ▶ Biological Resources
- ▶ Cultural Resources
- ▶ Energy
- ▶ Geology and Soils
- ▶ Greenhouse Gas Emissions
- ▶ Hazards and Hazardous Materials
- ▶ Hydrology and Water Quality
- ▶ Land Use and Planning
- ▶ Noise
- ▶ Public Services
- ▶ Transportation
- ▶ Tribal Cultural Resources
- ▶ Utilities and Service Systems

In addition, the following environmental topics are not anticipated to be addressed in the Draft EIR because the Initial Study Environmental Checklist also shows that the proposed project would not result in potentially significant impacts:

- ▶ Agricultural and Forestry Resources
- ▶ Mineral Resources
- ▶ Population and Housing
- ▶ Recreation
- ▶ Wildfire

NOP Public Review Period

CEQA requires a 30-day public review period for an NOP. In accordance with CEQA, should you have any comments, please provide a written response to this NOP within the 30-day NOP period between November 1, 2023 and ends on November 30, 2023.

The City is requesting comments and guidance on the scope and content of the Draft EIR from Responsible and Trustee agencies, interested public agencies, organizations, and the general public (pursuant to CEQA Guidelines §15082). All parties that have submitted in writing their names and mailing addresses to the City will be notified as part of the proposed project's CEQA review process. If you wish to be placed on the mailing list or have any questions or need additional information, please contact Sean McPherson, Principal Planner for the City of Rancho Cucamonga, using the information provided below.

Agencies

The City requests each Responsible and Trustee agency's views on the scope and content of environmental topics relevant to your agency's statutory responsibilities in connection with the proposed project, in a manner consistent with California Code of Regulations, Title 14, §15082(b). Your agency may use the EIR prepared by the City when considering any permits that your agency must issue, or other approvals for the proposed project.

A copy of this notice and the Initial Study Environmental Checklist will be available to download from the City's website using the link below and will be made available for review Monday through Thursday, between 7:00 AM and 6:00 PM at the following location:

City of Rancho Cucamonga
 Planning Department
 10500 Civic Center Drive
 Rancho Cucamonga, CA 91730

Website Link: <https://www.cityofrc.us/community-development/planning>. Select CEQA Documents Available for Review near the bottom of the page. Select the folder titled Etiwanda Commerce Center.

Public Comments

The City requests your careful review and consideration of this notice, and invites written comments from interested agencies, persons, and organizations regarding the preparation of the EIR. Please send written comments to:

Attn: Sean McPherson, Principal Planner
 City of Rancho Cucamonga
 Planning Department
 10500 Civic Center Drive
 Rancho Cucamonga, CA 91730
 Phone: (909) 774-4307
 Email: sean.mcpherson@cityofrc.us

Please include the name, phone number, email, and address of a contact person in your response. Comments in response to this notice must be submitted to the City by 5:00 p.m. on November 30, 2023.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than 30 days after receipt of this notice.

You may also provide oral or written comments in person during the Public Scoping Meeting at the time and location provided below.

Public Scoping Meeting

The City will hold a Public Scoping Meeting to present information regarding the Project and the CEQA process, and to receive public comments and suggestions regarding the scope and content of the Draft EIR. The date, time, and location of the Public Scoping Meeting are provided below.

Date: November 14, 2023

Location: City of Rancho Cucamonga
Rancho Cucamonga Civic Center, Tri-Communities Room
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

Time: 6:00 p.m. to 7:30 p.m.

Special Accommodations: Should you require special accommodations at the public scoping meeting, such as for the hearing impaired or an English interpreter, please contact the City of Rancho Cucamonga no later than November 8, 2023 (see contact information above).

Attachments

Figure 1 – Regional Setting

Figure 2 – Project Vicinity

Figure 3 – Proposed Site Plan

Initial Study Environmental Checklist for the Etiwanda Commerce Center Project

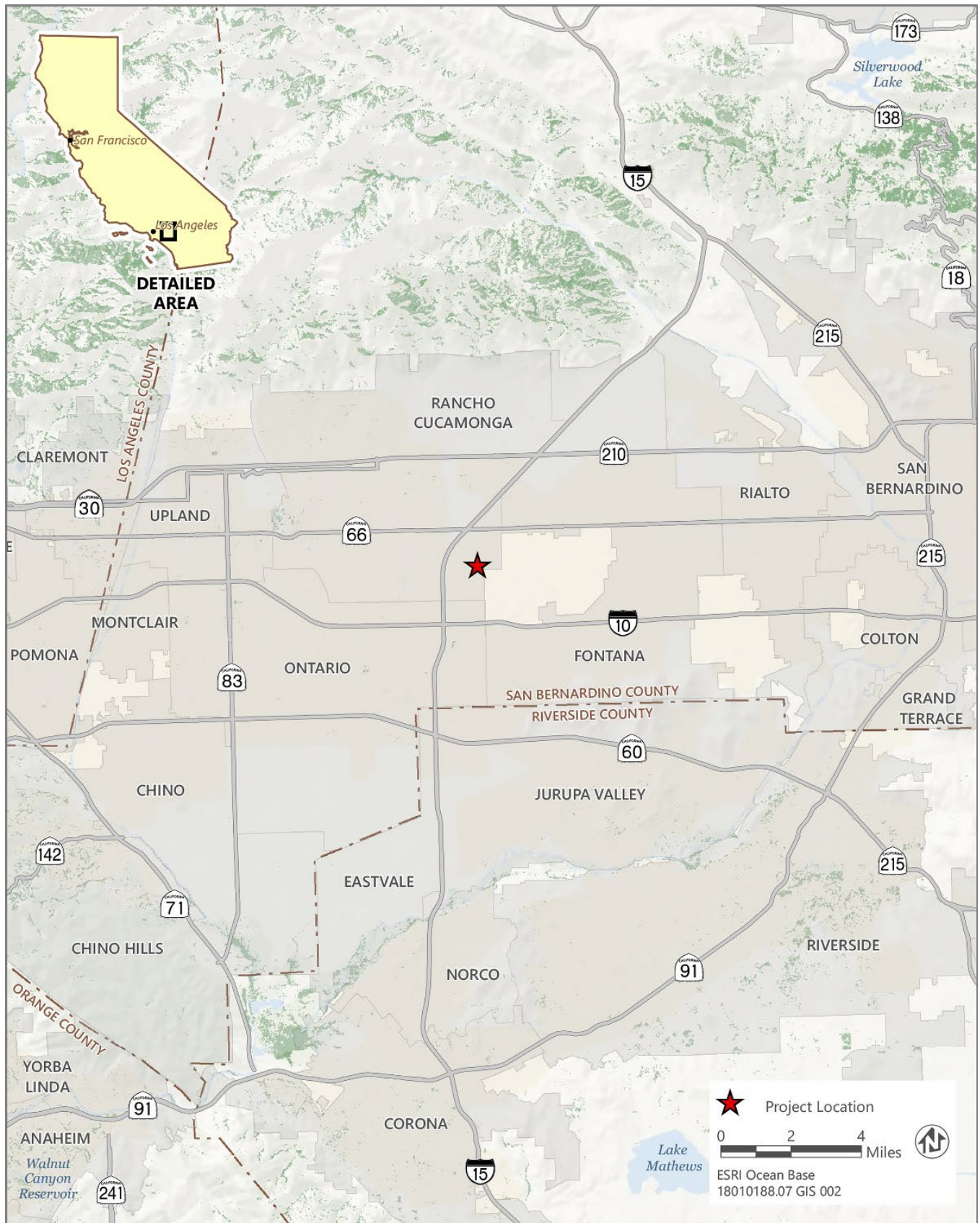
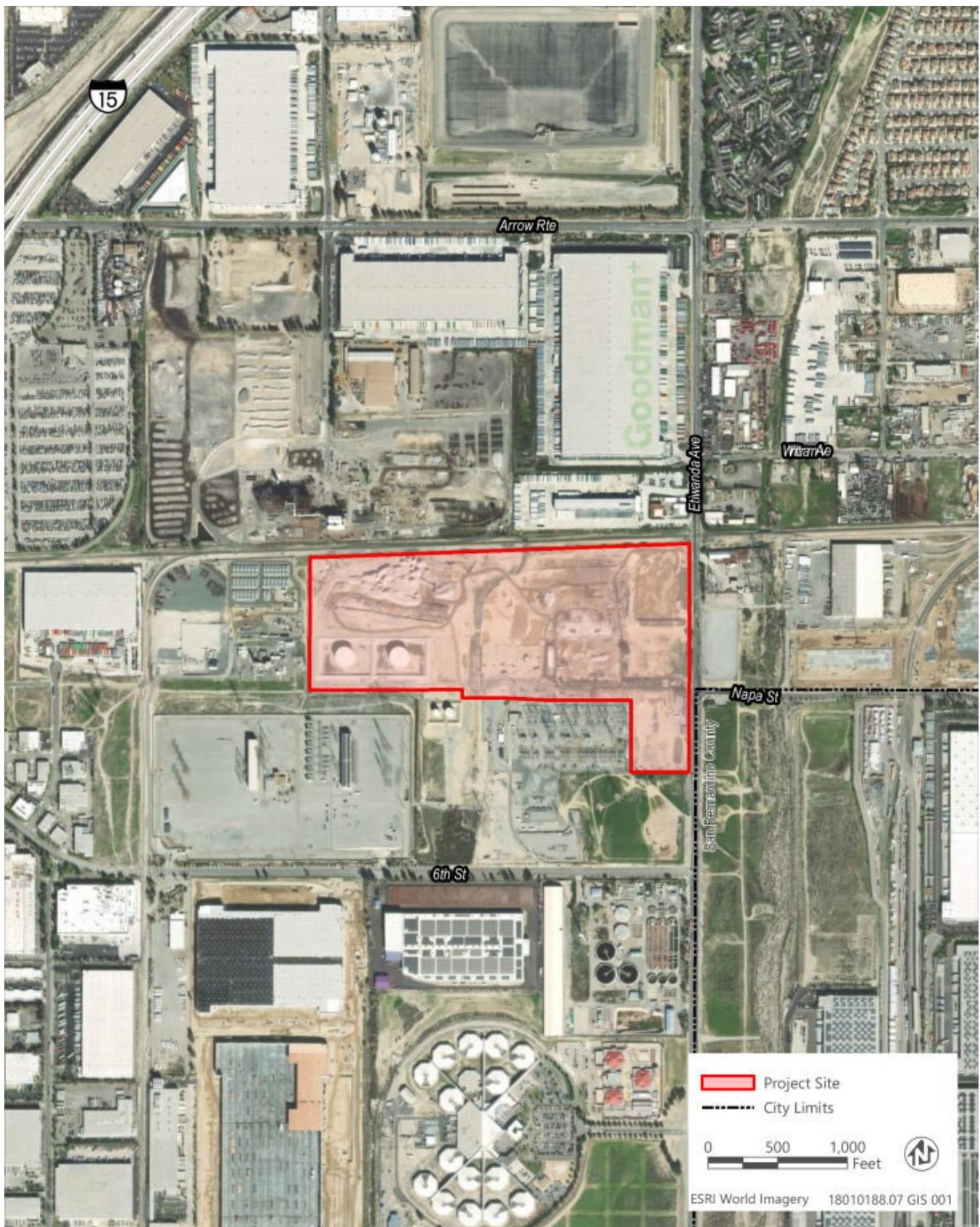


Figure 1 – Regional Setting



Source: Adapted by Ascent in 2023.

Figure 2 – Project Vicinity

