



**NOTICE OF AVAILABILITY**  
**Etiwanda Heights Neighborhood and Conservation Plan**  
**Draft Environmental Impact Report (Draft EIR)**  
**SCH NO. 2017091027**  
**April 29, 2019**

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**Project Title:** Etiwanda Heights Neighborhood and Conservation Plan

**Lead Agency:** City of Rancho Cucamonga  
Planning Department  
10500 Civic Center Drive  
Rancho Cucamonga, California 91730  
Contact: Candyce Burnett, City Planner

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**Project Location:** Rancho Cucamonga and Unincorporated San Bernardino Co. **County:** San Bernardino

**Project Location - Specific:** The Etiwanda Heights Neighborhood and Conservation Plan (EHNCP) Area (Plan Area) is located along the northeastern edge of the City at the base of the San Gabriel Mountains. The site is located west of State Route 15 (SR-15), north of State Route 210 (SR-210), south of the San Gabriel Mountains, and north of existing residential neighborhoods in the City of Rancho Cucamonga (City). The Plan Area includes the 4,393, which consists of the 3,176-acre Upper Band and 1,217-acre Lower Band areas. Approximately 305 acres located in the western edge and southeast corner of the Plan Area are currently within the City, and the remaining 4,088 acres consists of unincorporated area in the County of San Bernardino (County) within the City's Sphere of Influence (SOI).

**Description of the Project:** The EHNCP Project would include the annexation of the portions of the Plan Areas not currently within the City and the adoption of the EHNCP as a Specific Plan pursuant to Sections 65450 through 65457 of the California Government Code of the EHNCP to create a framework to provide for the conservation of additional open space in the RCA and development in the NA. The EHNCP is organized into seven chapters as described below:

Chapter 1 – The Making of the Plan discusses the circumstances leading to the preparation of the Plan, the process by which analysis, public engagement, planning and conceptual design work led to the community-based vision for this area, the guiding principles and vision for a plan that balances the conservation and neighborhood development based on the community input received.

Chapter 2 – Setting and Context addresses the regional and local context, along with the physical, environmental, and regulatory setting, of the Plan Area.

Chapter 3 – Conservation Plan provides an overview and vision of the conservation plan for the RCA.

Chapter 4 – Neighborhood Plan provides an overview of the physical plan for the new neighborhoods proposed in the NA, based on the community input.

Chapter 5 – Development Standards and Design Guidelines contains the development regulations and neighborhood-design standards developed to create the desired design character as the new planned neighborhoods are developed over time. Standards for new development are integrated with public realm design standards to ensure varied and harmonious streetscapes and frontages that define public spaces.

Chapter 6 – Infrastructure and Public Services addresses the improvement and the extension of existing infrastructure and public services with a focus on the provision of infrastructure and services within the NA by identifying the “backbone” infrastructure needed to support the proposed development within the NA as required by the City of Rancho Cucamonga Municipal Code.

Chapter 7 – Implementation outlines strategies and procedures to facilitate development of the Plan in a collaborative and organized manner. Specifically, this Chapter includes a discussion of overall phasing, a conservation strategy, financing mechanisms, procedural steps for implementing the Plan, and implementation actions.

**Significant Effects Discussed in the Draft EIR:** The Draft EIR addresses the proposed project’s impacts associated with 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 and planning, mineral resources, noise, population and housing, public services and recreation, transportation and traffic, and utilities and service systems. Other environmental topics were circulated with the Notice of Preparation. With incorporation of identified regulatory requirements and project design features into the project, and implementation of identified project-specific mitigation (for

potentially significant project impacts), potential impacts would be less than significant, with the exception of the following: air quality, biological resources, greenhouse gas emissions, mineral resources, population and housing, and transportation and traffic. These impacts would be significant and unavoidable and would require adoption of a Statement of Overriding Considerations should the City choose to approve the proposed project.

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**Address Where Copy of the Draft EIR is Available (Electronic Copy provided at <https://www.cityofrc.us/EtiwandaHeights>):**

The Draft EIR is available for public review at the:

- **City of Rancho Cucamonga Planning Department**

10500 Civic Center Drive  
Rancho Cucamonga, CA 91730  
(909) 477-2750

Hours: 7:00 AM to 6:00 PM Monday  
through Thursday

- **Archibald Library**

7368 Archibald Avenue  
Rancho Cucamonga, CA 91730  
(909) 477-2720

Hours: 10:00 AM to 8:00 PM Monday  
through Thursday  
12:00 PM to 6:00 PM Friday  
10:00 AM to 5:00 PM Saturday  
1:00 PM to 5:00 PM Sunday

- **Biane Library**

12505 Cultural Center Drive  
Rancho Cucamonga, CA 91739  
(909) 477-2720

Hours: 10:00 AM to 8:00 PM Monday through  
Thursday  
10:00 AM to 6:00 PM Friday  
10:00 AM to 6:00 PM Saturday

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**Public Review Period:** The Draft EIR is being circulated for a minimum **45-day review period**, which will commence on **April 29, 2019** and conclude on **June 14, 2019**. Due to the time limits mandated by State Law, your comments must be received at the earliest date, but not later than **June 14, 2019**. Please send your comments to Ms. Candyce Burnett, City of Rancho Cucamonga Planning Department, 10500 Civic Center Drive, Rancho Cucamonga, CA 91730. Ms. Burnett may be reached by phone at (909) 477-2750, or via e-mail at [Candyce.Burnett@cityofrc.us](mailto:Candyce.Burnett@cityofrc.us).

**Public Hearing:** Written and oral comments regarding the Draft EIR may also be submitted at public hearings that will be held before the City of Rancho Cucamonga Planning Commission and City Council. The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements. Copies of all relevant material, including the project specifications, the Draft EIR, and supporting documents, are available for review at the City of Rancho Cucamonga Planning Department, located at the addresses stated above.

**Hazardous Materials Statement:** The project site is not listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.

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Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #2017091027

Project Title: Etiwanda Heights Neighborhood & Conservation Plan Project (formerly the North Eastern Sphere Annexation Project)

Lead Agency: City of Rancho Cucamonga Contact Person: Tom Grahn
Mailing Address: 10500 Civic Center Drive Phone: 909.774.4312
City: Rancho Cucamonga, California Zip: 91730 County: San Bernardino

Project Location: County: San Bernardino County City/Nearest Community: City of Rancho Cucamonga
Cross Streets: Banyan Street and Milliken Avenue Zip Code: 91730
Longitude/Latitude (degrees, minutes and seconds): 34 09 35.99 N / 117 32 59.50 W Total Acres: 4,388 acres
Assessor's Parcel No.: numerous Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: Interstate 210 Waterways: multiple
Airports: Railways: Schools: multiple

Document Type:

- CEQA: [X] NOP [ ] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS [ ] Other
[ ] Mit Neg Dec Other:

Local Action Type:

- [ ] General Plan Update [X] Specific Plan [ ] Rezone [X] Annexation
[X] General Plan Amendment [ ] Master Plan [X] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ ] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc) [ ] Other

Development Type:

- [X] Residential: Units 3,000 Acres
[ ] Office: Sq.ft. Acres Employees [ ] Transportation: Type
[X] Commercial: Sq.ft. 180,000 Acres Employees [ ] Mining: Mineral
[ ] Industrial: Sq.ft. Acres Employees [ ] Power: Type MW
[X] Educational: Elementary School [ ] Waste Treatment: Type MGD
[X] Recreational: Open Space [ ] Hazardous Waste: Type
[ ] Water Facilities Type MGD [ ] Other:

Project Issues Discussed in Document:

- [X] Aesthetic/Visual [ ] Fiscal [X] Recreation/Parks [X] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [ ] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[ ] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[ ] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [X] Other: Energy

Present Land Use/Zoning/General Plan Designation:

Open Space - Flood Control, Utility Corridor, Open Space, Conservation, Hillside Residential; Residential-Low Medium, Special

Project Description: (please use a separate page if necessary)

The Etiwanda Heights Neighborhood & Conservation Plan Project consists of the proposed annexation of approximately 4,388 acres and adoption of a specific plan for this area. The plan balances community priorities in the rural 3,176 acre northern portion of the project area and appropriate development of new neighborhoods in the 1,212 acre southern portion of the project area. The proposed plan would allow up to 3,000 residential units, of which 2,900 would be in new neighborhoods in the southern portion of the project area, 180,000 square feet of neighborhood shops and restaurants and supporting civic uses, including parks and an elementary school.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

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|---|--|
| <input checked="" type="checkbox"/> Air Resources Board                         | <input checked="" type="checkbox"/> Office of Historic Preservation          |
| <input type="checkbox"/> Boating & Waterways, Department of                     | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency                 | <input checked="" type="checkbox"/> Parks & Recreation, Department of        |
| <input type="checkbox"/> California Highway Patrol                              | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # <u>6</u>                | <input type="checkbox"/> Public Utilities Commission                         |
| <input checked="" type="checkbox"/> Caltrans Division of Aeronautics            | <input checked="" type="checkbox"/> Regional WQCB # <u>8</u>                 |
| <input type="checkbox"/> Caltrans Planning                                      | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board                  | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy                     | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                                     | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                                   | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input checked="" type="checkbox"/> Conservation, Department of                 | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                             | <input checked="" type="checkbox"/> State Lands Commission                   |
| <input type="checkbox"/> Delta Protection Commission                            | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                               | <input checked="" type="checkbox"/> SWRCB: Water Quality                     |
| <input type="checkbox"/> Energy Commission                                      | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>8</u>               | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of                      | <input checked="" type="checkbox"/> Toxic Substances Control, Department of  |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of           |
| <input type="checkbox"/> General Services, Department of                        | Other: _____   |
| <input type="checkbox"/> Health Services, Department of                         | Other: _____   |
| <input type="checkbox"/> Housing & Community Development                        |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission         |  |

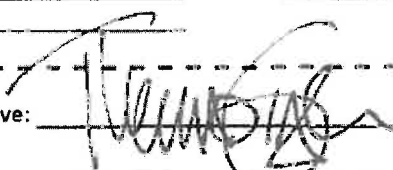
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**Local Public Review Period (to be filled in by lead agency)**

Starting Date December 4, 2018 Ending Date January 21, 2019

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**Lead Agency (Complete if applicable):**

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| Consulting Firm: <u>Meridian Consultants</u>      | Applicant: <u>City of Rancho Cucamonga</u>        |
| Address: <u>920 Hampshire Road, Suite A5</u>      | Address: <u>10500 Civic Center Drive</u>          |
| City/State/Zip: <u>Westlake Village, CA 91361</u> | City/State/Zip: <u>Rancho Cucamonga, CA 91730</u> |
| Contact: <u>Tony Locacciato</u>                   | Phone: <u>(909) 774-4312</u>                      |
| Phone: <u>(805) 367-5720</u>                      |   |

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**Signature of Lead Agency Representative:**



Date: 12/4/2018

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.