



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

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

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.

Address Where Copy of the Draft EIR is Available (Electronic Copy provided at https://www.cityofrc.us/cityhall/planning/current_projects/etiwanda_heights_neighborhood_n_conservation_plan/default.asp):

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

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.

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.
