

CITY OF RANCHO CUCAMONGA
NOTICE OF DETERMINATION

TO: Clerk of the Board
 County of San Bernardino
 385 N. Arrowhead, 2nd Floor
 San Bernardino, CA 92415-0130

FROM: City of Rancho Cucamonga
 Planning Department
 P. O. Box 807
 Rancho Cucamonga, CA 91729

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

PROJECT DESCRIPTION

Amending to the Etiwanda Heights Neighborhood and Conservation Plan and Approval of Tentative Tract Maps for Planning Areas 1 and 2. See attached project description for more detail.

PROJECT LOCATION

Within the City of Rancho Cucamonga, San Bernardino County (see attached map)

APPLICANT

The Previti Group, 2151 E. Convention Center Way, Suite 114, Ontario, CA 91764

This is to advise that the City of Rancho Cucamonga determined to carry out the above-described project on January 21, 2026, and has made the following determinations regarding the above project.

1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was previously prepared for this project pursuant to the provisions of CEQA. An addendum found no substantial changes impacts or new information compared to the previously certified 2019 EIR.
3. Mitigation measures were made a condition of the approval of this project.
4. A Mitigation Monitoring and Reporting Program was made a condition of the approval of this project. The 2019 Mitigation Monitoring and Reporting Program was updated as part of the addendum.
5. A statement of overriding considerations was not adopted for this project. The addendum found no need to change the adopted 2019 statement of overriding considerations.
6. Findings were made pursuant to the provisions of CEQA.

An addendum to the 2019 Etiwanda Heights Neighborhood and Conservation Plan EIR (SCH#2017091027) was prepared for the project. Consistent with CEQA Guidelines Section 15164, the determined that an Addendum to the EIR is the appropriate environmental document to analyze the Project because:

- a. Some changes or additions to the EIR are necessary, but none of the conditions described in State CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR have occurred;
- b. There are no substantial changes proposed by the Project that will require major revisions of the previously adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- c. No substantial changes have occurred with respect to the circumstances under which the Project is undertaken that will require major revisions of the previously adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

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d. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the IS/EIR was adopted showing that: (a) the changes proposed with the Project will have one or more significant effects not discussed in the EIR; (b) there are significant effects previously examined that will be substantially more severe than shown in the EIR; (c) there are mitigation measures or alternatives previously found not to feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the City declines to adopt the mitigation measures or alternative; or (d) mitigation measures or alternatives which are considerably different from those analyzed in the EIR would substantially reduce one or more significant effects on the environment, but the City declines to adopt the mitigation measure or alternative.

This is to certify that the addendum to the Etiwanda Heights Neighborhood and Conservation Plan EIR was adopted and the record of project approval is available to the General Public at Rancho Cucamonga City Hall, 10500 Civic Center Drive, Rancho Cucamonga, California.

DocuSigned by:

 95FA0845AE5C45D...	January 23, 2026 (Date)	Planning Director (Title)	(909) 477-2750 (Telephone)
(Signature)			

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PROJECT DESCRIPTION

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Amendment to the Etiwanda Heights Neighborhood and Conservation Plan and Proposed Subdivision and Development of Planning Areas 1 and 2

Project Description

The proposed Project involves an amendment to the Etiwanda Heights Neighborhood and Conservation Plan (“Specific Plan”) with respect to the approximately 790-acre Neighborhood Area (“Neighborhood Area”) located in the City of Rancho Cucamonga (“City”). The proposed amendment does not impact the 3,603-acre conservation area. The proposed amendment (1) aligns the Specific Plan with the maximum residential density established under the City’s 2021 General Plan Update for the entire Neighborhood Area, with specific analysis focused on the 742.54 acres currently controlled by the property owner and master developer, Previti Group, excluding ± 21 acres designated for commercial uses; and (2) provides additional building types to achieve such density. In addition to the proposed amendment, the City will also consider the approval of a tentative tract map and modified site plans for Planning Areas 1 and 2 (“PA1” and “PA2”, respectively) which areas are proposed for immediate development.

For purposes of CEQA, the Project as analyzed herein includes both the Specific Plan amendment and the tract map and modified site plans for PA1 and PA2.

The land encompassing the Neighborhood Area of the Specific Plan is designated as Traditional Neighborhood in the General Plan, which permits a gross maximum residential development of up to 8 dwelling units per acre. The proposed Specific Plan amendment would therefore allow for a gross maximum residential development of up to 8 dwelling units per acre consistent with the General Plan. The amendment would also do the following:

- 1) Add 9 new building types that include duplex, quadplex, 12-plex, walk-up, cottage court, small lot detached, small lot front load, motor court and courtyard building.
- 2) Modifies objective development standards for the following building types: Estate, Extra Large House, Large House, Medium House, Small House, Small House Variation, Attached A, Attached B, and Shops & Restaurants.
- 3) Amend the Regulating Zones to do the following: Permit the new building types in the existing regulating zones and expand existing building types in the Camino Overlay, Neighborhood Estates, Neighborhood General 1 and Neighborhood General 2 regulating zones.
- 4) Add new open space types and standards
- 5) Add “Shared Yard” as a new frontage type
- 6) Add the following new block configurations: no rear lane, simple rear lane, complex rear lane, attached open space, close
- 7) Establish a formal mechanism for transferring development rights (density) within the Specific Plan’s Neighborhood Area to enable less density near existing neighborhoods and facilitate appropriate clustering of residential uses elsewhere within the Neighborhood Area.

The tentative tract map proposes to subdivide PA1 and PA2 into buildable parcels in order to facilitate the planned development of these areas in a manner consistent with the changes proposed by the Specific Plan amendment. The plans of development for these areas are shown on the modified PA1 and PA2 site plans, which are also included as part of the Project and analyzed as part of this Addendum.

The overall Specific Plan area, originally adopted in October 2019, encompasses approximately 4,393 acres, with the Neighborhood Area intended for residential and limited commercial development, and the remaining 3,603 acres designated for rural development and open-space conservation. No changes are proposed for the 3,603-acre conservation area and no other changes are currently proposed for the additional planning areas that comprise the remainder of the Neighborhood Area. The Project's adjustments aim to achieve consistency between the Specific Plan and General Plan supporting the City's housing goals while maintaining compatibility with adjacent uses, preserving scenic foothill views, and enhancing community amenities.

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Figure 1.4 Conservation vs. Neighborhood Area



