

Notice of Waste Discharge Requirements (WDR) Application Reception

File Number: 362026-17

Project Name: Etiwanda Commerce Center Project

Received: 5/29/2026

Date Posted: 6/02/2026

End of 21 Day Public Comment Period: 6/22/2026

Project Location: 34.091444° N, -117.527417° W

Project City and County: Rancho Cucamonga, San Bernardino

Applicant Organization: BTC III Commerce Center, LP

Applicant Name: Carlos Palafox

Waterboard Staff: TBA

Brief Description of Project:

Project Description: The proposed project includes the site clearing and grading of the project site and the construction, operation, and maintenance of five buildings for warehouse distribution, office space, loading docks for truck trailers, and include 729 automobile parking spaces and 211 truck trailer parking spaces.

Project Activities: The proposed project includes the site clearing and grading preparation of the project site and the construction, operation, and maintenance of five new warehouse/distribution buildings, including office space, loading docks for trailers, and surface parking areas for up to 729 automobiles and 211 truck trailers. 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. In total, the proposed project would introduce 1,214,131 gross sq ft of new building floor area (28 acres) across five buildings. In addition to the proposed buildings, the proposed project would develop the project site with approximately 35 acres of paved surface parking areas, new public streets, and other impervious surface area, for a total of approximately 63 acres of impervious surface area. Development of the proposed project would result in approximately 86 percent impervious coverage on the approximately 73-acre project site. Demolition/site clearing would occur for approximately 20 working days and would involve the demolition of the existing paved surface areas on-site. In addition, this phase may include the removal of walls, fences, and associated debris to construct the proposed project. The grading and excavation stage would occur for approximately 30 working days and include moderate grading to the project site to ensure a proper base and slope for the proposed buildings. During the grading stage approximately 255,000 cubic yards of cut and fill would be balanced on site. A maximum of 8,700 cubic yards of material would

be disturbed on a daily basis during construction. This stage would involve up to 8,000 tons of material exported off-site by approximately 450 haul truck trips. The building construction stage would occur for approximately 320 working days and includes excavation for foundations and utilities, concrete pours, carpentry, and steel erection. The architectural coatings and paving stages of construction would each occur for approximately 55 working days. Up to 150 workers would be onsite at any one time during construction activities. Construction of the proposed project would occur over approximately 22 months. For the purposes of this analysis, construction is anticipated to begin in January 2026 and end in October 2027. Construction hours would be 7:00 a.m. to 5:00 p.m., Monday through Friday, with the exception of concrete pours, which would occur during nighttime (i.e., 10:00 p.m. and 6:00 a.m.). Concrete pours would take place during the building construction phase and have a duration of 25 working days. 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 Racho Cucamonga Municipal Code (RCMC); zoning map amendment pursuant to Section 17.38.080 (Large Warehouse Overlay Zone) of the RCMC; and a development agreement.