



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Kate Gordon
Director

Notice of Preparation

February 6, 2019

To: Reviewing Agencies

Re: Haven + Arrow Multi-Use Retail Office Development Project
SCH# ~~2019029000~~

Attached for your review and comment is the Notice of Preparation (NOP) for the Haven + Arrow Multi-Use Retail Office Development Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Vincent Acuna
City of Rancho Cucamonga
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# ~~2013023000~~
Project Title Haven + Arrow Multi-Use Retail Office Development Project
Lead Agency Rancho Cucamonga, City of

Type **NOP** Notice of Preparation

Description Grading and construction of a 200, 175 square foot multi-use retail office development consisting of six buildings, one-two story parking structure, and associated surface parking. Building A (125,632 square feet) is a six-story professional office building, with restaurant space on the top floor. Building B (7,873 square feet) are proposed as single-story retail/restaurant and medical office space. Building D (48,229 square feet) is a three-story professional office building with a restaurant space on the first floor. Building E (10,503 square feet) is a one story medical office building located adjacent to the parking structure. A total of 717 parking spaces would be provided in the two story parking structure, with an additional 208 surface parking spaces located in the center of the development.

Lead Agency Contact

Name Vincent Acuna
Agency City of Rancho Cucamonga
Phone (909) 774-4323 **Fax**
email
Address 10500 Civic Center Drive
City Rancho Cucamonga **State** CA **Zip** 91730

Project Location

County San Bernardino
City Rancho Cucamonga
Region
Cross Streets Haven Avenue/Arrow Route
Lat / Long 34° 6' 23" N / 117° 34' 32" W
Parcel No. 0209-092-09, 0209-092-013
Township 1S **Range** 7W **Section** 11 **Base** Guasti

Proximity to:

Highways I-210, I-15
Airports
Railways
Waterways Deer Creek
Schools RC Middle School
Land Use Vacant Property/ Industrial Park (IP) District, and within the Haven Avenue Overlay District (HAOD)/Industrial park

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Conservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 6; Native American Heritage Commission; California Highway Patrol; Caltrans, District 8; Air Resources Board, Major Industrial Projects; State Water Resources Control Board, Division of Drinking Water; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 8

Date Received 02/06/2019 **Start of Review** 02/06/2019 **End of Review** 03/07/2019

Notice of Completion & Environmental Document Transmittal

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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# 20190290

Project Title: Haven + Arrow Multi-Use Retail Office Development Project**Lead Agency:** City of Rancho Cucamonga Planning Department**Contact Person:** Vincent Acuna**Mailing Address:** 10500 Civic Center Drive**Phone:** 909-774-4323**City:** Rancho Cucamonga**Zip:** 91730**County:** San Bernardino**Project Location:** County: San Bernardino

City/Nearest Community: City of Rancho Cucamonga

Cross Streets: Haven Avenue/Arrow Route**Zip Code:** 91730**Longitude/Latitude (degrees, minutes and seconds):** 34 ° 6 ' 23 " N / 117 ° 34 ' 32 " W **Total Acres:** 9.37 acres**Assessor's Parcel No.:** 0209-092-09, 0209-092-013**Section:** 11**Twp.:** 1S**Range:** 7W**Base:** Guasti**Within 2 Miles:** State Hwy #: I-210, I-15**Waterways:** Deer Creek**Airports:** NA**Railways:** NA**Schools:** RC Middle School**Document Type:****CEQA:** ☒ NOP☐ Early Cons☐ Neg Dec☐ Mit Neg Dec☐ Draft EIR☐ Supplement/Subsequent EIR

(Prior SCH No.)

Other:

NEPA:☐ NOI☐ EA☐ Draft EIS☐ FONSI

Other:

☐ Joint Document☐ Final Document

Other:

Local Action Type:☐ General Plan Update☐ General Plan Amendment☐ General Plan Element☐ Community Plan☐ Specific Plan☐ Master Plan☐ Planned Unit Development☒ Site Plan☐ Rezone☐ Prezone☐ Use Permit☐ Land Division (Subdivision, etc.)☐ Annexation☐ Redevelopment☐ Coastal Permit☒ Other: Code Amend.**Development Type:**☐ Residential: Units

Acres

☒ Office: Sq.ft. 184,364

Acres

Employees

☒ Commercial: Sq.ft. 15,811

Acres

Employees

☐ Industrial: Sq.ft.

Acres

Employees

☐ Educational:☐ Recreational:☐ Water Facilities: Type

MGD

☐ Transportation: Type☐ Mining: Mineral☐ Power: Type

MW

☐ Waste Treatment: Type

MGD

☐ Hazardous Waste: Type☐ Other:**Project Issues Discussed in Document:**☒ Aesthetic/Visual☒ Agricultural Land☒ Air Quality☒ Archeological/Historical☒ Biological Resources☐ Coastal Zone☒ Drainage/Absorption☐ Economic/Jobs☐ Fiscal☒ Flood Plain/Flooding☒ Forest Land/Fire Hazard☒ Geologic/Seismic☒ Minerals☒ Noise☒ Population/Housing Balance☒ Public Services/Facilities☒ Recreation/Parks☒ Schools/Universities☐ Septic Systems☒ Sewer Capacity☒ Soil Erosion/Compaction/Grading☒ Solid Waste☒ Toxic/Hazardous☒ Traffic/Circulation☒ Vegetation☒ Water Quality☒ Water Supply/Groundwater☐ Wetland/Riparian☐ Growth Inducement☒ Land Use☒ Cumulative Effects☐ Other:**Present Land Use/Zoning/General Plan Designation:**

Vacant Property/Industrial Park (IP) District, and within the Haven Avenue Overlay District (HAOD)/Industrial Park

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

Grading and construction of a 200,175 square-foot multi-use retail office development consisting of six buildings, one two-story parking structure, and associated surface parking. Building A (125,632 square feet) is a six-story professional office building, with restaurant space on the top floor. Building B (7,873 square feet) and Building C (7,938 square feet) are proposed as single-story retail/restaurant and medical office space. Building D (48,229 square feet) is a three-story professional office building with a restaurant space on the first floor. Building E (10,503 square feet) is a one story medical office building located adjacent to the parking structure. A total of 717 parking spaces would be provided in the two story parking structure, with an additional 208 surface parking spaces located in the center of the development.

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".

<input checked="" type="checkbox"/> Air Resources Board	<input 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 type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #8 _____
<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 type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input 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 type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #6 _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date February 6, 2019 Ending Date March 8, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Outlook Resources, Inc.</u>
Address: <u>3544 University Avenue</u>	Address: <u>14930 Alondra Boulevard</u>
City/State/Zip: <u>Riverside, CA 92501</u>	City/State/Zip: <u>La Mirada, CA 90638</u>
Contact: <u>Shelah Riggs</u>	Phone: <u>Contact: Chris Hyun, 562-623-9328</u>
Phone: <u>951-300-2184</u>	

Signature of Lead Agency Representative: _____

Date: 2/4/2019

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