

**NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT
AND SCOPING MEETING**

To: Agencies and Interested Parties

From/Lead Agency: City of Rancho Cucamonga

Date: February 6, 2019

Subject: **Notice of Preparation of an Environmental Impact Report for the Haven + Arrow Multi-Use Retail Office Development Project (Design Review DRC2018-00889)**

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Pursuant to Section 21165 of the California Public Resources Code and Section 15050 of the California Environmental Quality Act (CEQA) Guidelines, the City of Rancho Cucamonga will be the lead agency for an environmental impact report (EIR) that will be prepared to address potential impacts associated with the project identified below. The purpose of this notice is (1) to serve as a Notice of Preparation (NOP) of an EIR pursuant to the Section 15082 of the State CEQA Guidelines, (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project, and (3) to serve as a notice for the public scoping meeting.

This Notice of Preparation (NOP) provides information describing the proposed project in order to solicit public and agency comments as to the scope of environmental issues, reasonable alternatives, and mitigation to include in the Draft EIR. The Draft EIR will describe the project need, goals, and objectives, baseline environmental conditions in the project study area, and the potential environmental impacts associated with the implementation of the proposed project. Alternatives to the proposed project and the potential effects of those alternatives will also be described and analyzed in the Draft EIR.

Pursuant to Section 15082 of the State CEQA Guidelines, responsible and trustee agencies and other interested parties, including members of the public, must submit any comments in response to this notice no later than 30 days after receipt. Comments and suggestions should, at a minimum, (1) identify the significant environmental issues, reasonable alternatives, and mitigation measures that should be explored in the EIR; (2) whether the responding agency will be a responsible or trustee agency for the proposed project; and (3) any related issues raised by organizations and/or interested parties other than potential responsible or trustee agencies, including interested or affected members of the public.

Notice of Preparation

The City will hold a public scoping meeting during the Planning Commission hearing on February 27, 2019 at 7:00 p.m. at the City Council Chambers – 10500 Civic Center Drive, Rancho Cucamonga, California 91730 to gather comments on the scope of the environmental document. Written comments on the NOP and on the contents of the forthcoming Draft EIR should be submitted to Vincent Acuna, Associate Planner, at the address below by March 8, 2019. Please include the name for a contact person in your agency. If you have any questions, please contact Vincent Acuna at (909) 774-4323, via email at Vincent.Acuna@cityofrc.us, or in writing at:

City of Rancho Cucamonga Planning Department
10500 Civic Center Drive
Rancho Cucamonga, California 91730

PROJECT SETTING

The proposed project is located in the City of Rancho Cucamonga, San Bernardino County, California. Specifically, the project site is located southwest of the intersection of Haven Avenue and Arrow Route. Additionally, the project site is located on the U.S. Geological Survey (USGS) 7.5-minute Guasti quadrangle, in Section 11 of Township 1 South, Range 7 West. The project site consists of a 9.37-acre vacant parcel that is flat and was previously graded for the second phase of an approved development project (DRC2006-00557). This second phase was never completed. The project site supports little natural vegetation due to the graded/compacted soils and includes concrete gutters/culverts and landscaping that was previously installed around the site perimeter. The project site is surrounded by Arrow Route, a vacant parcel, and apartments to the north, Haven Avenue and existing office buildings to east, an office development to the south (the first phase of the above-noted development project), and residential condominiums to the west. The City's General Plan Land Use Map designates the project site as Industrial Park. The City's Zoning Map shows the site as being within the Industrial Park (IP) District, and within the Haven Avenue Overlay District (HAOD).

PROJECT DESCRIPTION

The project applicant, Leftbank Art, proposes the 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, on the vacant 9.37-acre site. 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. Buildings A through D would be constructed along the frontage of Haven Avenue and Arrow Route and separated by landscaped courtyards with seating and a water feature/fountain. Building E (10,503 square feet) is a one-story medical office

Notice of Preparation

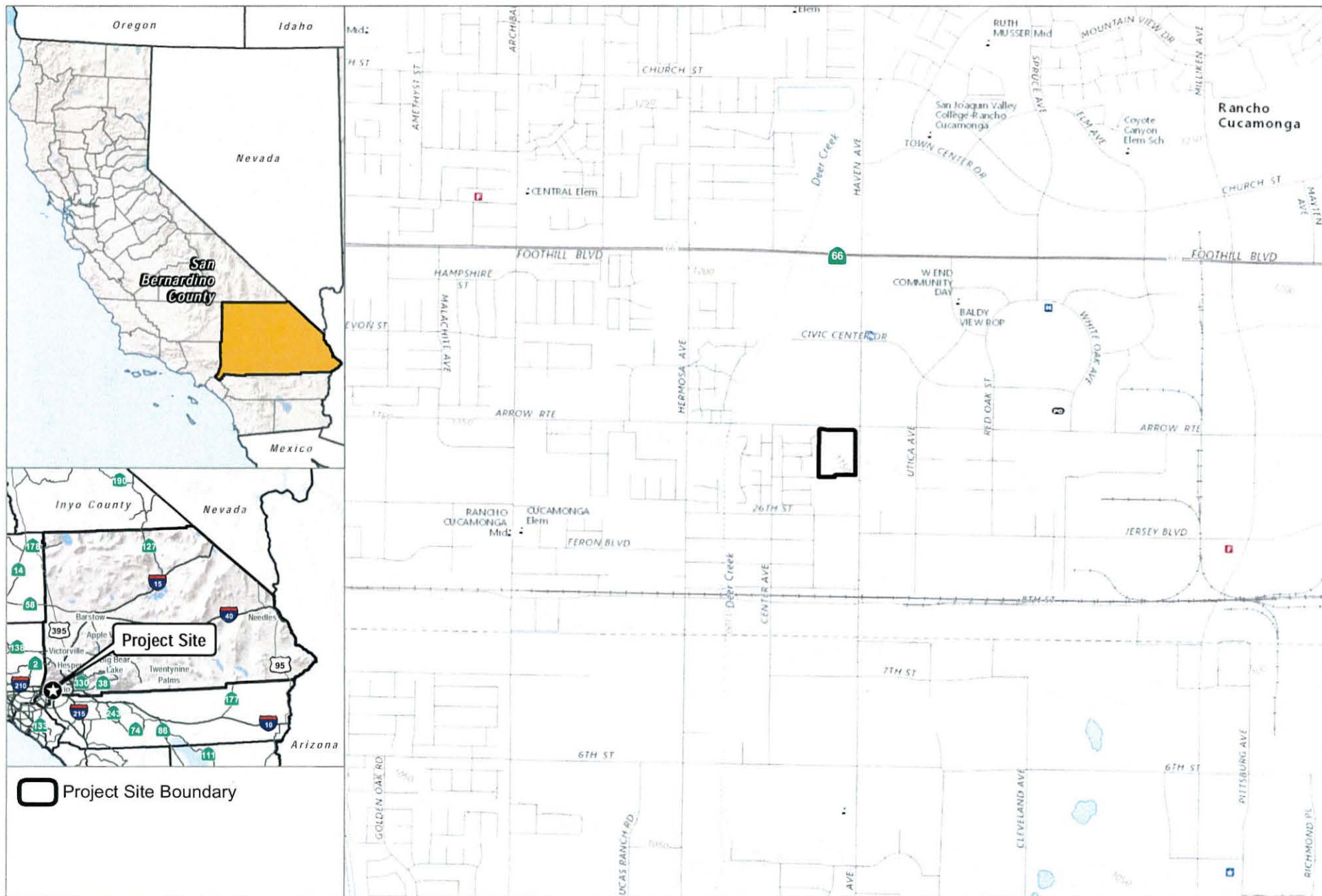
building, located adjacent to the parking structure. The two-story parking structure would provide a total of 717 parking spaces, with 22 stalls dedicated to Building A and 14 stalls dedicated to Building E. An additional 208 surface parking spaces would be located in the center of the development. The project would be accessed from the Haven Avenue and Arrow Route, with minor shifting of the existing onsite driveways. Landscaping and sidewalks would be constructed along Haven Avenue and Arrow Route. Project grading would result in 10,673 cubic yards (CY) of cut and 14,440 CY of fill, resulting in the need to import a total of 3,767 CY of fill. Excavation for the project is expected to reach depths of 30 feet below ground surface (bgs), and the existing depth of documented onsite fill is 7 feet bgs. The project would be entitled and constructed in one phase.

ISSUES OF CONCERN

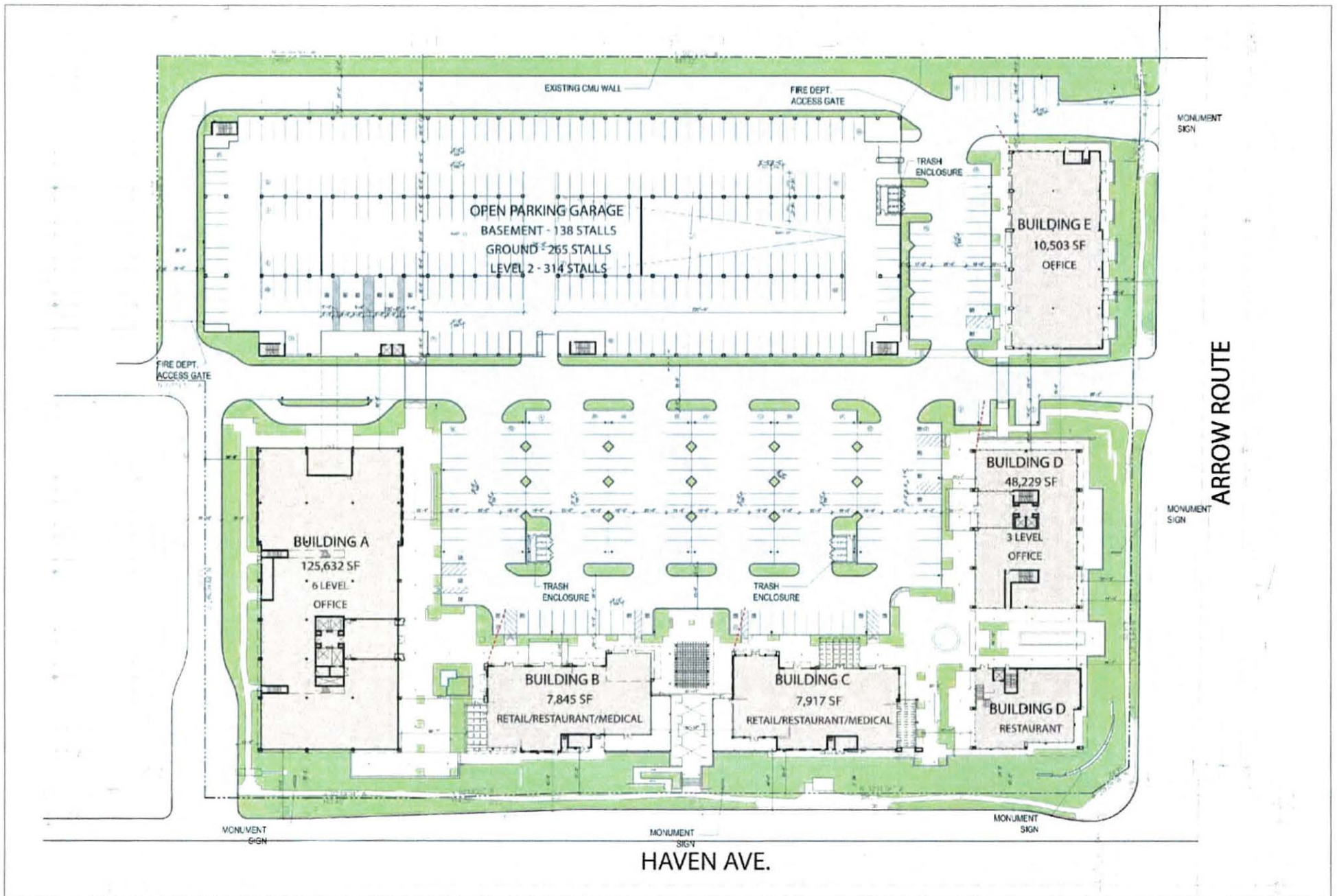
The potential environmental impacts of the project include aesthetics, air quality, agriculture, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology/water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, tribal cultural resources, utilities and service systems, and cumulative impacts. These issues will be addressed in the forthcoming Draft EIR.

Signature: _____


Vincent Acuna, Associate Planner



SOURCE: USGS National Map 2018; Guasti Quadrangle: Township 1S Range 7W Section 11



SOURCE: Source: LeftbankArt, 2018

FIGURE 2
Site Plan