



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#** ~~2019029000~~  
**Project Title** Haven + Arrow Multi-Use Retail Office Development Project  
**Lead Agency** Rancho Cucamonga, City of

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**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.

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**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

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**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

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**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

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**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

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**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

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

# NOP Distribution List

County: San Bernardino *ap*

SCH# 20190290

35

Regional Water Quality Control Board (RWQCB)

Resources Agency

- Resources Agency  
Nadell Gayou
- Dept. of Boating & Waterways  
Denise Peterson
- California Coastal Commission  
Allyson Hitt
- Colorado River Board  
Elsa Contreras
- Dept. of Conservation  
Crina Chan
- Cal Fire  
Dan Foster
- Central Valley Flood Protection Board  
James Herota
- Office of Historic Preservation  
Ron Parsons
- Dept of Parks & Recreation  
Environmental Stewardship Section
- S.F. Bay Conservation & Dev't. Comm.  
Steve Goldbeck
- Dept. of Water Resources  
Resources Agency  
Nadell Gayou

- Fish & Wildlife Region 4  
Julie Vance
- Fish & Wildlife Region 5  
Leslie Newton-Reed  
Habitat Conservation Program
- Fish & Wildlife Region 6  
Tiffany Ellis  
Habitat Conservation Program
- Fish & Wildlife Region 6 I/M  
Heidi Calvert  
Inyo/Mono, Habitat Conservation Program
- Dept. of Fish & Wildlife M  
William Paznokas  
Marine Region

Other Departments

- California Department of Education  
Lesley Taylor
- OES (Office of Emergency Services)  
Monique Wilber
- Food & Agriculture  
Sandra Schubert  
Dept. of Food and Agriculture
- Dept. of General Services  
Cathy Buck  
Environmental Services Section
- Housing & Comm. Dev.  
CEQA Coordinator  
Housing Policy Division

Independent Commissions, Boards

- Delta Protection Commission  
Erik Vink
- Delta Stewardship Council  
Anthony Navasero
- California Energy Commission  
Eric Knight

- Native American Heritage Comm.  
Debbie Treadway
- Public Utilities Commission  
Supervisor
- Santa Monica Bay Restoration  
Guangyu Wang
- State Lands Commission  
Jennifer Deleong
- Tahoe Regional Planning Agency (TRPA)  
Cherry Jacques

Cal State Transportation Agency CalSTA

- Caltrans - Division of Aeronautics  
Philip Crimmins
- Caltrans - Planning HQ LD-IGR  
Christian Bushong
- California Highway Patrol  
Suzann Ikeuchi  
Office of Special Projects

Dept. of Transportation

- Caltrans, District 1  
Rex Jackman
- Caltrans, District 2  
Marcelino Gonzalez
- Caltrans, District 3  
Susan Zanchi
- Caltrans, District 4  
Patricia Maurice
- Caltrans, District 5  
Larry Newland
- Caltrans, District 6  
Michael Navarro
- Caltrans, District 7  
Dianna Watson
- Caltrans, District 8  
Mark Roberts

- Caltrans, District 9  
Gayle Rosander
- Caltrans, District 10  
Tom Dumas
- Caltrans, District 11  
Jacob Armstrong
- Caltrans, District 12  
Maureen El Harake

Cal EPA

Air Resources Board

- Airport & Freight  
Jack Wursten
- Transportation Projects  
Nesamani Kalandiyur
- Industrial/Energy Projects  
Mike Tollstrup
- California Department of Resources, Recycling & Recovery  
Kevin Taylor/Jeff Esquivel
- State Water Resources Control Board  
Regional Programs Unit  
Division of Financial Assistance
- State Water Resources Control Board  
Cindy Forbes - Asst Deputy  
Division of Drinking Water
- State Water Resources Control Board  
Div. Drinking Water # \_\_\_\_\_
- State Water Resources Control Board  
Student Intern, 401 Water Quality Certification Unit  
Division of Water Quality
- State Water Resources Control Board  
Phil Crader  
Division of Water Rights
- Dept. of Toxic Substances Control Reg. # \_\_\_\_\_  
CEQA Tracking Center
- Department of Pesticide Regulation  
CEQA Coordinator

- RWQCB 1  
Cathleen Hudson  
North Coast Region (1)
- RWQCB 2  
Environmental Document Coordinator  
San Francisco Bay Region (2)
- RWQCB 3  
Central Coast Region (3)
- RWQCB 4  
Teresa Rodgers  
Los Angeles Region (4)
- RWQCB 5S  
Central Valley Region (5)
- RWQCB 5F  
Central Valley Region (5)  
Fresno Branch Office
- RWQCB 5R  
Central Valley Region (5)  
Redding Branch Office
- RWQCB 6  
Lahontan Region (6)
- RWQCB 6V  
Lahontan Region (6)  
Victorville Branch Office
- RWQCB 7  
Colorado River Basin Region (7)
- RWQCB 8  
Santa Ana Region (8)
- RWQCB 9  
San Diego Region (9)

Other \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
 \_\_\_\_\_  
Conservancy

# Notice of Completion & Environmental Document Transmittal

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

Draft EIR

NEPA:  NOI

Other:  Joint Document

Early Cons

Supplement/Subsequent EIR

EA

Final Document

Neg Dec

(Prior SCH No.) \_\_\_\_\_

Gov. Office of Draft EIS & Research

Other: \_\_\_\_\_

Mit Neg Dec

Other: \_\_\_\_\_

FONSI

### Local Action Type:

General Plan Update

Specific Plan

Rezone

Annexation

General Plan Amendment

Master Plan

Prezone

Redevelopment

General Plan Element

Planned Unit Development

Use Permit

Coastal Permit

Community Plan

Site Plan

Land Division (Subdivision, etc.)

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

Fiscal

Recreation/Parks

Vegetation

Agricultural Land

Flood Plain/Flooding

Schools/Universities

Water Quality

Air Quality

Forest Land/Fire Hazard

Septic Systems

Water Supply/Groundwater

Archeological/Historical

Geologic/Seismic

Sewer Capacity

Wetland/Riparian

Biological Resources

Minerals

Soil Erosion/Compaction/Grading

Growth Inducement

Coastal Zone

Noise

Solid Waste

Land Use

Drainage/Absorption

Population/Housing Balance

Toxic/Hazardous

Cumulative Effects

Economic/Jobs

Public Services/Facilities

Traffic/Circulation

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 and "X".  
If you have already sent your document to the agency please denote that with an "S".

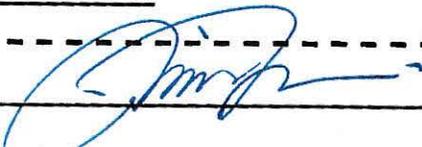
- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                |
| <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 |  |

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

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

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**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>	

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**Signature of Lead Agency Representative:**  **Date:** 2/4/2019

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