

DEPARTMENT OF TRANSPORTATION
DIVISION OF AERONAUTICS – M.S.#40
1120 N STREET
P. O. BOX 942873
SACRAMENTO, CA 94273-0001
PHONE (916) 654-4959
FAX (916) 653-9531
TTY 711



*Flex your power!
Be energy efficient!*



December 4, 2008

Mr. Richard Ayala
City of Ontario
303 East B Street
Ontario, CA 91764

Dear Mr. Ayala:

City of Ontario's Notice of Preparation of a Supplemental Environmental Impact Report for the Guasti Plaza Specific Plan Amendment (PSPA 08-006); SCH# 2008111072

The California Department of Transportation (Caltrans), Division of Aeronautics (Division), reviewed the above-referenced document with respect to airport-related noise and safety impacts and regional aviation land use planning issues pursuant to the California Environmental Quality Act (CEQA). The Division has technical expertise in the areas of airport operations safety, noise and airport land use compatibility. We are a funding agency for airport projects and we have permit authority for public-use and special-use airports and heliports.

The proposed amendment will allow for residential uses, a maximum of 500 multiple-family dwelling units on approximately 13.18 acres on the eastern, southeastern, and western portions of the Specific Plan area. The project site is located approximately 2,200 feet north of the Ontario International Airport. According to the Notice of Preparation, since "permanent residents would be introduced on-site by the proposed Amendment," airport hazards and noise impacts would be addressed further in the Supplemental Environmental Impact Report.

In addition, the proposal must not result in hazards to flight, such as:

- Obstructions to the navigable airspace (i.e. Federal Aviation Regulations Part 77 defined primary, approach and transitional surfaces) required for flight to, from, and around an airport
- Visual hazards associated with distracting lights, glare, and sources of smoke
- Electronic hazards that may interfere with aircraft instruments or radio communication

State Public Utilities Code Section 21659 prohibits structural hazards near airports. Depending on proposed structural heights and in accordance with Federal Aviation Regulation, Part 77 "Objects Affecting Navigable Airspace" a Notice of Proposed Construction or Alteration (Form 7460-1) may be required by the Federal Aviation Administration (FAA). Form 7460-1 is available on-line at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp> and should be submitted electronically to the FAA.

The protection of airports from incompatible land use encroachment is vital to California's economic future. Ontario International Airport is an economic asset that should be protected through effective airport land use compatibility planning and awareness. Although the need for compatible and safe land uses near airports is both a local and State issue, airport staff, airport land use commissions and

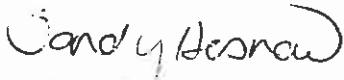
Mr. Richard Ayala
December 4, 2008
Page 2

airport land use compatibility plans are key to protecting an airport and the people residing and working in the vicinity of an airport. Consideration given to the issue of compatible land uses in the vicinity of an airport should help to relieve future conflicts between airports and their neighbors.

These comments reflect the areas of concern to the Division with respect to airport-related noise and safety impacts and regional airport land use planning issues. We advise you to contact our Caltrans District 8 office concerning surface transportation issues.

Thank you for the opportunity to review and comment on this proposal. If you have any questions, please call me at (916) 654-5314.

Sincerely,



SANDY HESNARD
Aviation Environmental Specialist

c: State Clearinghouse, Ontario International Airport



U.S Department
of Transportation
**Federal Aviation
Administration**

Western-Pacific Region
Los Angeles Airports District Office

Federal Aviation Administration
P O. Box 92007
Los Angeles, CA 90009-2007

December 24, 2008

Mr. Richard Ayala
The City of Ontario
Planning Department
303 East "B" Street
Ontario, CA 91764



Guasti Plaza Specific Plan Amendment (PSPA 08-006)

Dear Mr. Ayala:

I am in receipt of your Notice of Preparation for an amendment to the Guasti Plaza project to allow residential development within the Specific Plan area. A maximum of 500 dwelling units would be allowed in Planning Areas 2 and 3, which consists of approximately 13 acres at the eastern and southeastern section of the Specific Plan area. The density will range from 45-60 units per acre. The majority of the housing units will include studio, one-bedroom and two-bedroom units ranging in size from 700 to 1000 square feet. The residential structures will vary in height, from three to five stories. Based on the map provided, the project area appears to be in the vicinity of the LA/Ontario International Airport.

It is necessary under Part 77 of the Federal Aviation Regulations to notify the Federal Aviation Administration (FAA) of any proposal which would exceed certain elevations with respect to the ground and neighboring airports.

CFR Title 14 Part 77.13 states that any person/organization who intends to sponsor any of the following construction or alterations must notify the Administrator of the FAA:

- any construction or alteration exceeding 200 ft above ground level
- any construction or alteration:
 - within 20,000 ft of a public use or military airport which exceeds a 100:1 surface from any point on the runway of each airport with at least one runway more than 3,200 ft
 - within 10,000 ft of a public use or military airport which exceeds a 50:1 surface from any point on the runway of each airport with its longest runway no more than 3,200 ft
 - within 5,000 ft of a public use heliport which exceeds a 25:1 surface

- any highway, railroad or other traverse way whose prescribed adjusted height would exceed that above noted standards when requested by the FAA
- any construction or alteration located on a public use airport or heliport regardless of height or location.

To fulfill this requirement, it is necessary to complete and return a copy of the Form 7460-1, Notice of Proposed Construction or Alteration. This form is found on the web at: <http://forms.faa.gov/forms/7460-1.pdf>. Once completed please forward the 7460-1, and any related plans for obstruction evaluation to:

Federal Aviation Administration
Southwest Regional Office
Air Traffic Airspace Branch, ASW-520
2601 Meacham Blvd.
Fort Worth, TX 76137-4298

Or coordinate with FAA's Western-Pacific Region System Obstruction Specialist Karen McDonald to address any potential air space obstruction issues. Ms. McDonald may be contacted at 310-725-6557 or karen.mcdonald@faa.gov.

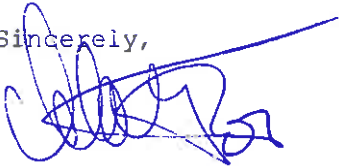
Additionally, the FAA has the following comments:

- The FAA must object to a residential development project that would place homes so close to the airport.
- The drawings provided in the NOC do not portray the airport or airport runway layout in proximity to the proposed development other than a reference in the General Aviation section.
- The residential development is located approximately three-quarter of a mile north of ONT with the proposed development lying adjacent to the approach and departure pattern of Runways 8L/26R.
- The presence of residential units in proximity to and from the airport will in all likelihood generate complaints from homeowners as well as engender hostility towards the airport
- The FAA recommends that the City choose zoning criteria for the property other than residential use will be compatible with the airport
- A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project
- The presence of residential units in close proximity to and adjacent to the approach and departure of the airport will in all likelihood generate noise complaints from homeowners for which the City must contend with. Additionally, with airport growth there is potential for noise levels to exceed the 65 dB CNEL level at the project site.
- The City should be aware that residential neighborhoods affected by airport noise might create additional cost for the City associated with noise abatement measures that are adopted to mitigate noise created by close proximity to the airport.

- Real estate disclosures should be developed advising homebuyers there's an airport that operates on a 24-hour basis next to the home that will have aircraft causing noise on the airport, during approach and departure and in the airspace above the home.
- The homeowner should be made to sign a covenant pledging not to litigate because the home is in an airport noise impact area.
- The building code should require that the homes be built with noise insulation, acoustically treated windows, doors, and central heating and air conditioning.
- The deed conveying the property should contain an aviation easement granting a right to make noise and exhaust in the airspace of the homes.
- Be aware that mitigation measures will not eliminate noise. Homeowners will still be exposed to noise because aircraft will continue to cause noise in the airspace above the homes. Furthermore, sensitivity to noise is an individual matter. Some people are more sensitive to noise than others. Therefore, all the sound attenuation in the world will not eliminate the potential annoyance that individuals experience from noise.

If you have any questions regarding this matter, please feel free to give me a call at (310) 725-3637.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Victor Globa', with a long horizontal line extending to the right.

Victor Globa
Environmental Protection Specialist



Los Angeles World Airports

January 13, 2009



Mr. Richard Ayala
Senior Planner
City of Ontario
303 East B Street
Ontario, CA 91764

- LAX
- LA/Ontario
- LA/Palmdale
- Van Nuys
- City of Los Angeles
- Antonio R. Villaraigosa
Mayor
- Board of Airport
Commissioners
- Alan I. Rothenberg
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- Valeria C. Velasco
Vice President
- Joseph A. Aredas
Michael A. Lawson
Sylvia Patsouras
Fernando M. Torres-Gil
Walter Zifkin
- Gina Mane Lindsey
Executive Director

Subject: Notice of Preparation (NOP) for the
Guasti Plaza Specific Plan Amendment (PSPA 08-006)

Dear Mr. Ayala:

Thank you for the opportunity to comment on the Notice of Preparation for the above referenced project. Los Angeles World Airports (LAWA) operates LA/Ontario International Airport (ONT) directly south of the project site and the City of Ontario has been a very cooperative and important stakeholder in ensuring the viability of this economic asset in the Inland Empire. LAWA is concerned regarding the proposal to allow new residential development so close to ONT.

As stated in the NOP, the current 65 dB CNEL noise contour for ONT extends into the project area. By 2030, the noise contour will most likely expand. Over the last 50 years, most airports in the country have been struggling to mitigate the impacts of noise on residential communities in the vicinity of their airports. Mitigation efforts and the need to purchase homes and relocate families as airports have grown have cost billions of dollars, created hardship on established communities and kept many airports from reaching their full potential to provide air service to the region. The costs and risks of allowing new residential uses in existing noise impacted areas should be carefully considered.

LAWA is very interested in reviewing the Draft Environmental Impact Report (EiR) and its analysis on noise impacts on residential uses. Our Quarterly Airport Impact Area maps showing the noise contours for ONT and the affected land uses are available for your use to complete your analysis. You can obtain a copy through our Noise Management Section or view them on our website. In addition, future year noise model runs have been done which can provide information on long term noise impacts.

In addition to noise, the Draft EIR should include a discussion on the residential quality of life in the vicinity of the airport, including the use of open space; hazards from aircraft emissions; and impacts on air commerce, including growth in air cargo operations. It is also important that both the FAA and Caltrans Division of

PC Doc 258425

January 13, 2009
Mr. Richard Ayala
Page 2

Aeronautics be consulted regarding land use and safety issues. The FAA has recently changed instrument approach procedures at ONT in preparation for the use of GPS based landing systems. These changes may impact land use and height restrictions.

I apologize for the late response to your NOP and hope that it is not too late for you to consider these issues in the preparation of the Draft EIR. Please contact Paula McHargue at 424-646-5186 or pmchargue@lawa.org for any other information that you may require in order to prepare the Draft EIR. We look forward to reviewing the document when it is completed. Please keep us on the mailing list to receive all notices and documents.

Very truly yours,



W. Richard Wells
Chief of Airport Planning
Airports and Facilities Planning Division

WRW:PLM:occ

December 2, 2008

Richard Ayala
City of Ontario
Planning Department
303 East "B" Street
Ontario, CA 91764



MORONGO
BAND OF
MISSION
INDIANS



A SOVEREIGN NATION

**SUBJECT: Notice of Preparation
Supplemental Environmental Impact Report
Guasti Plaza Specific Plan Amendment (PSPA 08-006)**

Dear Mr. Ayala:

Thank you for contacting the Morongo Band of Mission Indians regarding the above referenced project(s). The Tribe greatly appreciates the opportunity to review the project and, respectfully, offer the following comment(s):

- If human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5.
- In the event that Native American cultural resources are discovered during project development/construction, all work in the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the overall project may continue during this assessment period.
- If significant Native American cultural resources are discovered, for which a Treatment Plan must be prepared, the developer or his archaeologist shall contact the Morongo Band of Mission Indians ("Tribe")¹. If requested by the Tribe, the developer or the project archaeologist shall, in good faith, consult on the discovery and its disposition (e.g. avoidance, preservation, return of artifacts to tribe, etc.).

If I may be of further assistance with regard to this matter, please do not hesitate to contact me at 951-755-5212 or FRANKLIN_DANCY@MORONGO.ORG.

¹ The Morongo Band of Mission Indians realizes that there may be additional tribes claiming cultural affiliation to the area; however, Morongo can only speak for itself. The Tribe has no objection if the archaeologist wishes to consult with other tribes and if the city wishes to revise the condition to recognize other tribes.

Very truly yours,
MORONGO BAND OF MISSION INDIANS

Franklin A. Dancy
Franklin A. Dancy
Project Manager



January 9, 2009

Mr. Tim Stapleton
David Evans and Associates
4200 Concours, Ste 200
Ontario, 91764

Subject: The Guasti Plaza Specific Plan Amendment- Initial Study/ Notice of Preparation of Environmental Assessment

Dear Mr. Stapleton,

Thank you for your Notice of Preparation to do an Environmental Assessment for the Guasti Plaza Specific Plan Amendment. Omnitrans supports the plan amendment to add residential units to the Guasti Specific Plan Area. Intensified land uses around transit stations and corridors are recommended. We look forward to working with you and your client to improve this Specific Planning Area and to deliver efficient mobility options for the community.

This project may also want consider some other important transit developments for the City of Ontario such as the proposed Metro Gold Line extension and the California high-speed rail station. This project is in fairly close proximity to the future stations.

1. **Service Area:** Omnitrans currently serves the Guasti Plaza Specific Planning Area.
2. **Existing Bus Routes:** The Guasti Plaza Specific Planning Area is served by route 61 on Archibald Avenue, with 15-minute frequencies. Bus Stops are located on Archibald Avenue, on the far sides of the New Guasti Road Intersection.
3. **Existing Capacity:** Route 61 has above standard performance, at 27.7 passengers per revenue hour. It is the busiest route in the system.
4. **Future Expansion:** The Guasti Plaza Specific Planning Area could see increased transit service to it, if the intensities of land uses in the Planning Area warrant it.
5. **Project Infrastructure needs:**
 - a. **Bus Turnouts-** Turnouts are necessary for busses on the far side of New Guasti Road on Archibald Avenue (Northbound and southbound).

b. **Bus Stop Amenities** - In order to better accommodate existing and future riders at the site, the following amenities are requested at the bus stops:

- i. Passenger Landing Areas
- ii. Pedestrian Connections
- iii. Curb Ramps
- iv. Shelters with lighting
- v. Bus Benches
- vi. Trash Receptacles

c. **Pedestrian Traffic Signals**- A signalized pedestrian crosswalk is needed at the New Guasti Road and Archibald Avenue intersection to address passenger safety to and from the bus stops from the Specific Plan Area.

6. **Impacts and Mitigation:** The impacts upon transit associated with the increase in population and activity in the Specific Plan area could be mitigated with increased bus trip frequencies and services. The infrastructure items mentioned in #5 should be considered as recommended transit impact mitigation measures.

The planned Bus Rapid Transit (BRT) corridor for San Bernardino Avenue could provide additional transit service improvements. The infrastructure items mentioned in #5 would also help to accommodate a future BRT route.

7. **Other Information:** Additional information about the bus stop design guidelines can be found on our website at: http://www.omnitrans.org/about/bus_stop.shtml

Thank you for the opportunity to comment.

Sincerely,



Brett Clavio

Attachment: Ontario Ridership Data
Photos: Bus Stops

Bus Stops



Archibald Northbound



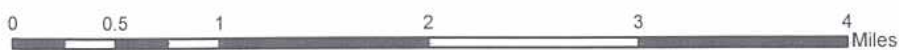
Archibald Southbound

Route 61 Performance by Stop in Ontario

Total Boardings and Alightings Over Three Months (July to October, 2008)



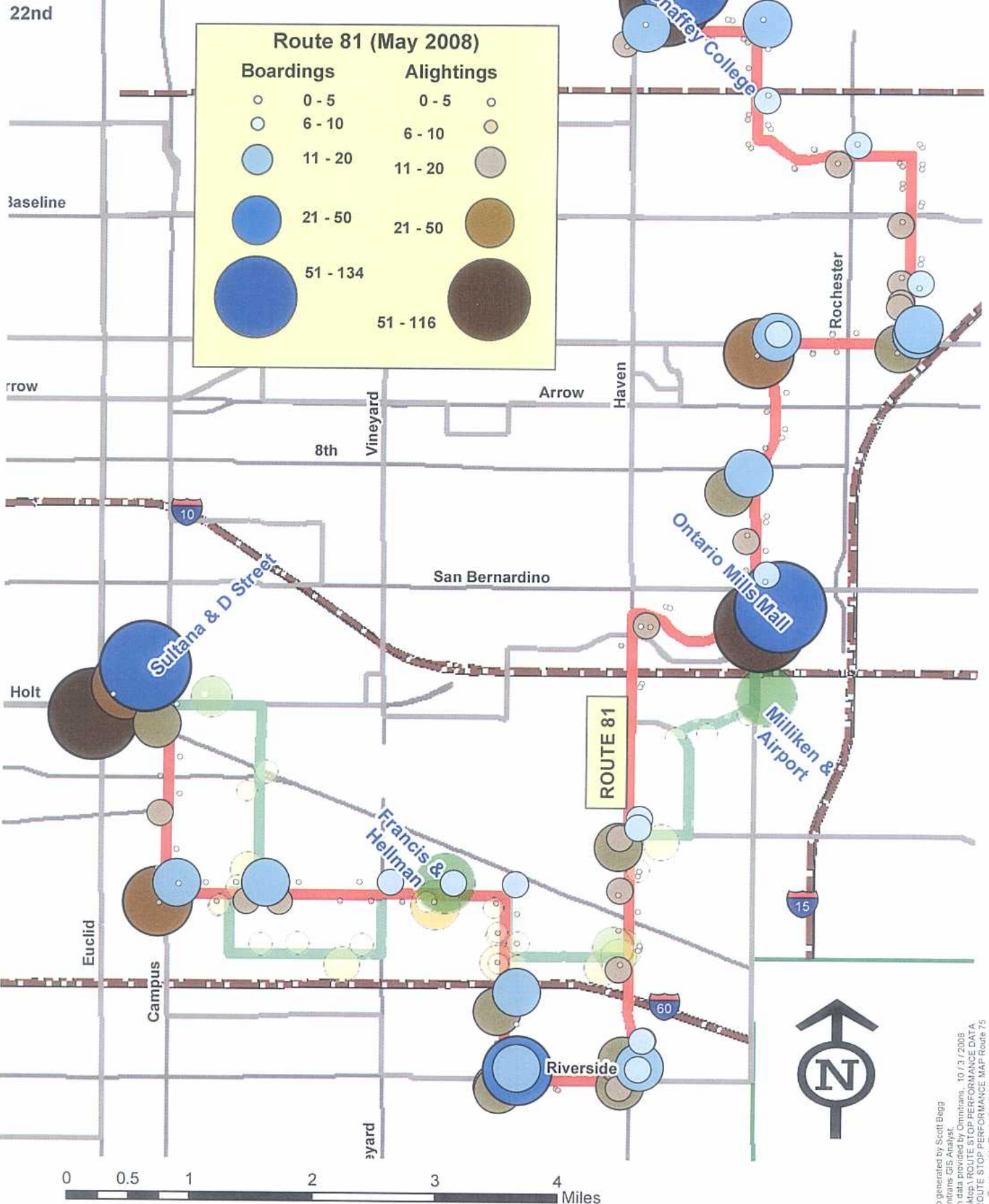
Boardings		Alightings	
	0 - 500		0 - 500
	501 - 1000		501 - 1000
	1001 - 2000		1001 - 2000
	2001 - 5000		2001 - 5000
	5001 - 14421		5001 - 7018



Map generated by Scott Blegg
 Omnitrans GIS Analyst
 from data provided by Omnitrans, 11/18/2008
 Desktop: ROUTE STOP PERFORMANCE DATA
 ROUTE STOP PERFORMANCE MAP Issue #1 0208 SMALL.mxd

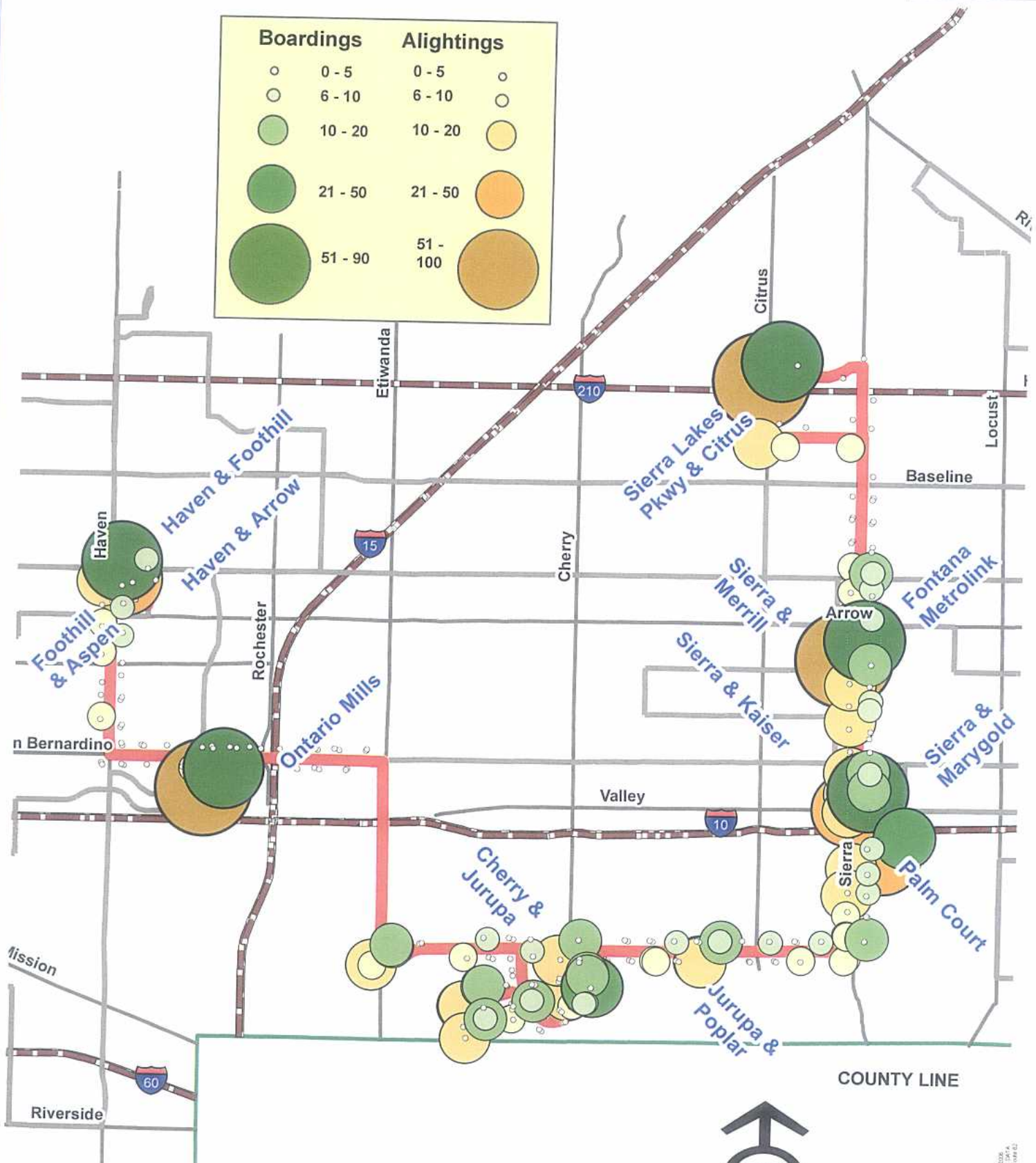
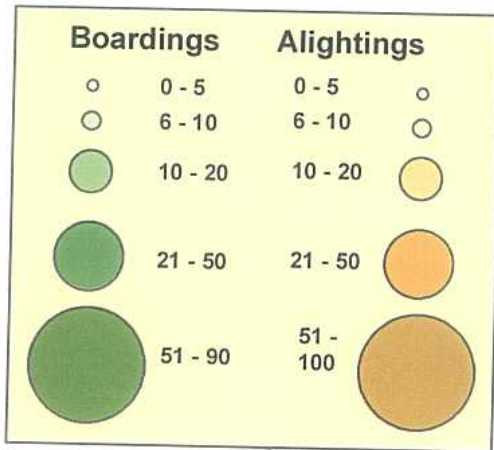
Routes 75 and 81 Compared

Route 71: Average by Day, January to May, 2007
 Route 81: Three Blocks Summed, May 5 to May 7, 2008



Map generated by Scott Beeg
 Omnitrans GIS Analyst
 from data provided by Omnitrans, 10/31/2008
 Desktop \ ROUTE STOP PERFORMANCE DATA
 \ ROUTE STOP PERFORMANCE MAP Route 75
 Compared to Route 81 SMALL.mxd

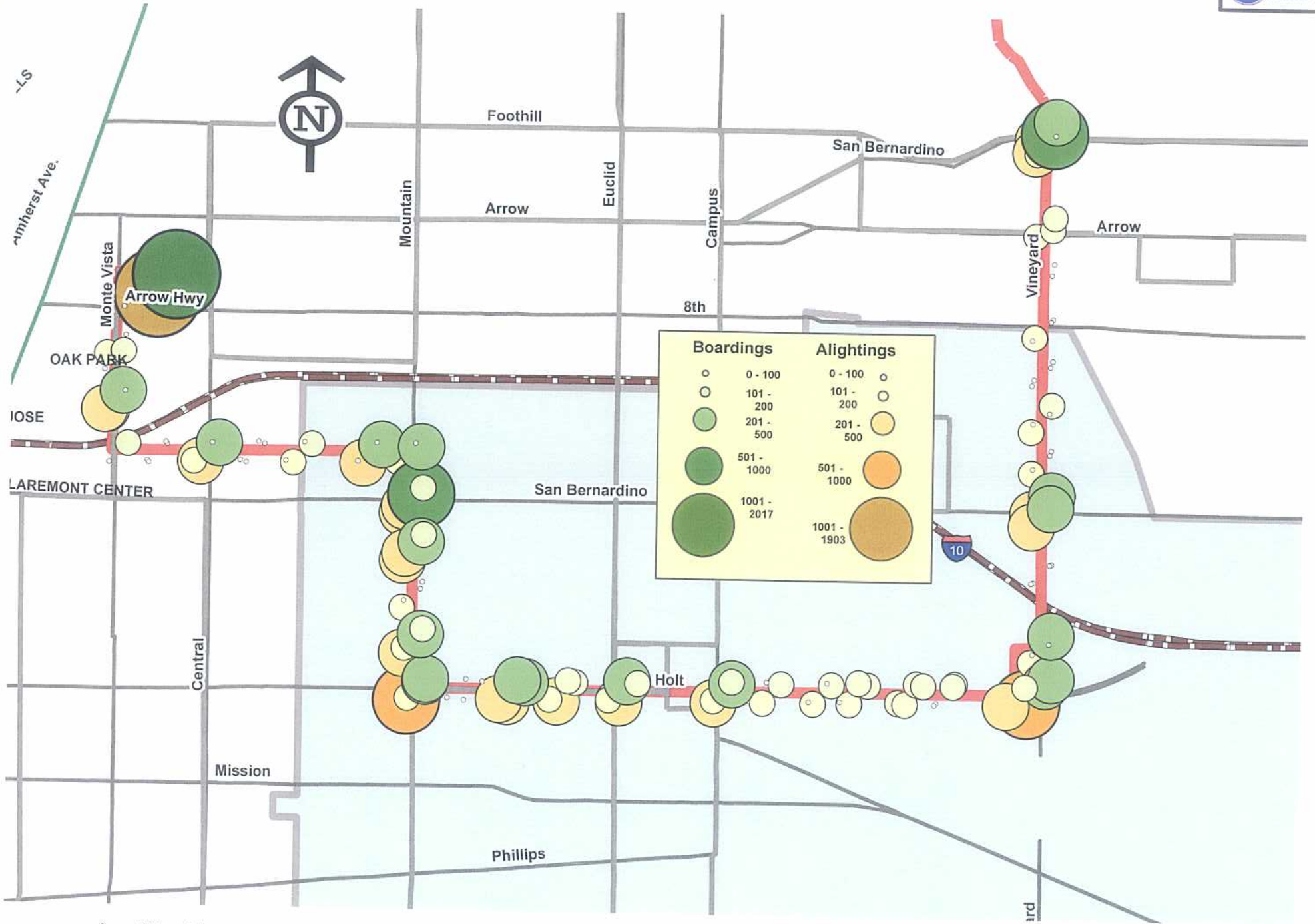
Route 82 Weekday Performance by Stop: March 4 to March 12, 2008 (1 week, 8 blocks total)



Map prepared by Scott Hertz
 Copyright © 2008, Metrolink
 DENVER METRO DISTRICT
 LOCAL GOVERNMENT
 METROLINK 2008

Route 80 Performance by Stop in Ontario

Total Boardings and Alightings Over Two Months (July to September, 2008)



Boardings		Alightings	
○	0 - 100	○	0 - 100
○	101 - 200	○	101 - 200
○	201 - 500	○	201 - 500
○	501 - 1000	○	501 - 1000
○	1001 - 2017	○	1001 - 1903



Map generated by Scott Ingg
 Omnitrans GIS Analyst
 Form data provided by Omnitrans - 11/8/2008
 Desktop: ROUTE STOP PERFORMANCE (A.A.)
 ROUTE STOP PERFORMANCE MAP Route 80 - SMALL.mxd

For Internal Use Only
A.M. PEAK-PERIOD (PEAK DIRECTION) BOARDINGS & ALIGHTINGS
 September 2008

	No. Valid Samples	AVG DAILY		AVG DAILY		Last Sampled
		Brdg	Alight	% on	% off	
RIVERSIDE						
Riverside	1	496	0	18.6%	0.0%	Sep-08
Pedley	1	231	0	8.6%	0.0%	Sep-08
Ontario	1	424	4	15.9%	0.1%	Sep-08
Downtown Pomona	1	234	15	8.8%	0.6%	Sep-08
Industry	1	1191	17	44.6%	0.6%	Sep-08
Montebello	1	96	492	3.6%	18.4%	Sep-08
LAUS (estimate)	--	0	2144	0.0%	80.2%	
SUB-TOTAL		2,672	2,672	100.0%	100.0%	
ORANGE COUNTY						
Oceanside	1	489	0	13.0%	0.0%	Sep-08
San Clemente	1	140	6	3.7%	0.2%	Sep-08
San Juan Capistrano	2	46	1	1.2%	0.0%	Sep-08
Laguna Niguel/Mission Viejo	1	235	49	6.3%	1.3%	Sep-08
Irvine	1	453	94	12.1%	2.5%	Sep-08
Tustin	1	377	106	10.0%	2.8%	Sep-08
Santa Ana	1	210	148	5.6%	3.9%	Sep-08
Orange	1	262	86	7.0%	2.3%	Sep-08
Anaheim	1	284	128	7.6%	3.5%	Sep-08
Fullerton	1	635	107	16.9%	2.8%	Sep-08
Buena Park	1	345	7	9.2%	0.2%	Sep-08
Norwalk/Santa Fe Spr.	1	270	15	7.2%	0.4%	Sep-08
Commerce	1	12	65	0.3%	1.7%	Sep-08
LAUS (estimate)	--	0	2946	0.0%	78.4%	
SUB-TOTAL		3,758	3,758	100.0%	100.0%	
INLAND EMPIRE						
San Bernardino	1	130	-	5.1%	0.0%	Sep-08
Riverside-Downtown	1	477	-	18.8%	0.0%	Sep-08
Riverside-La Sierra	1	567	-	22.4%	0.0%	Sep-08
North Main - Corona	1	673	-	26.6%	0.0%	Sep-08
West Corona	1	483	-	19.1%	0.0%	Sep-08
Anaheim Canyon	1	77	334	3.0%	13.2%	Sep-08
Orange	1	44	512	1.7%	20.2%	Sep-08
Santa Ana	1	25	467	1.0%	18.5%	Sep-08
Tustin	1	15	531	0.6%	21.0%	Sep-08
Irvine	1	18	515	0.7%	20.4%	Sep-08
Laguna Niguel	1	8	67	0.3%	2.6%	Sep-08
San Juan Capistrano	1	7	12	0.3%	0.5%	Sep-08
San Clemente	1	6	22	0.2%	0.9%	Sep-08
Oceanside	1	0	70	0.0%	2.8%	Sep-08
(Balancing Entry)*		0				
SUB-TOTAL		2,530	2,530	100.0%	100.0%	
91-LA						
Riverside Downtown	1	159	0	13.1%	0.0%	Sep-08
La Sierra	1	201	9	16.5%	0.7%	Sep-08
North Main - Corona	1	300	0	24.7%	0.0%	Sep-08
West Corona	1	154	3	12.7%	0.2%	Sep-08
Fullerton	1	190	186	15.6%	15.3%	Sep-08
Buena Park	1	102	33	8.4%	2.7%	Sep-08
Norwalk/Santa Fe Spr.	1	109	209	9.0%	17.2%	Sep-08
LAUS (estimate)	--	0	775	0.0%	63.8%	
SUB-TOTAL		1,215	1,215	100.0%	100.0%	
TOTAL		19,981	19,981			

* The "Balancing Entry" is used to equalize boardings and alightings on the IE/OC route. The entry is ratioed throughout the alighting stations from Ana Cyn, Orange, Santa Ana, Tustin, Irvine, Laguna Niguel, San Juan Capistrano, San Clemente and Oceanside or boarding stations from San Bernardino, Riverside, La Sierra, Corona Main and West Corona.

Train #	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	Total PAX	Average Wkday	Average					
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30			Sat	Sun				
4RV: RIVERSIDE ROUTE																																						
INBOUND																																						
401	0	355	489	645	333	0	0	387	455	596	412	337	0	0	456	800	534	344	382	0	0	393	459	459	415	381	0	0	397	449	9478	451	0	0				
403	0	773	819	772	744	0	0	822	784	784	814	789	0	0	639	714	782	779	619	0	0	745	771	819	744	798	0	0	792	792	16095	766	0	0				
405	0	486	529	542	510	0	0	496	505	516	482	471	0	0	631	511	518	542	455	0	0	461	537	544	520	468	0	0	541	489	10754	512	0	0				
407	0	721	749	709	703	0	0	726	731	712	741	718	0	0	512	637	612	589	638	0	0	657	703	712	731	709	0	0	719	736	14465	689	0	0				
409	0	305	254	325	278	0	0	299	271	448	281	221	0	0	257	297	277	340	241	0	0	233	305	241	305	251	0	0	261	246	5936	283	0	0				
411	0	23	14	21	31	0	0	22	37	21	21	41	0	0	21	19	21	24	52	0	0	19	13	15	17	48	0	0	21	31	532	25	0	0				
Subtotal:	0		2854		2599		0		2783		2751		0			2516		2744		2387		0			2788		2732		0			2731	57260	2727	0	0		
		2663		3014		0			2752		3077		2577			2978		2618		0		0			2508		2790		2655		0			2743				0
OUTBOUND																																						
402	0	79	82	82	107	0	0	84	73	65	66	129	0	0	59	59	52	57	171	0	0	63	66	71	65	73	0	0	65	61	1629	78	0	0				
404	0	722	737	708	658	0	0	702	738	766	667	704	0	0	703	701	777	712	598	0	0	571	748	775	658	687	0	0	748	731	14811	705	0	0				
406	0	641	665	968	525	0	0	677	698	720	637	567	0	0	570	681	653	438	638	0	0	655	693	651	749	595	0	0	657	689	13767	656	0	0				
408	0	545	529	542	443	0	0	521	544	572	558	461	0	0	497	559	553	532	586	0	0	571	631	714	631	484	0	0	679	581	11733	559	0	0				
410	0	417	442	412	424	0	0	401	415	390	415	415	0	0	352	479	498	487	291	0	0	421	461	481	461	413	0	0	472	450	8997	428	0	0				
412	0	142	217	236	203	0	0	192	212	203	192	107	0	0	71	173	212	179	128	0	0	197	196	236	236	181	0	0	241	226	3980	190	0	0				

Train #	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	Total PAX	Average Wkday	Average		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30			Sat	Sun	
Subtotal:	0		2672		2360		0		2680		2535		0		2252		2745		2412		0		2795		2800		0		2862		54917	2615	0		
		2546		2948		0		2577		2716		2383		0		2652		2405		0		2478		2928		2433		0		2738				0	
Route	0		5526		4959		0		5463		5286		0		4768		5489		4799		0		5583		5532		0		5593		112177		0		
Total:		5209		5962		0		5329		5793		4960		0		5630		5023		0		4986		5718		5088		0		5481			5342		0

METROLINK

WWW.METROLINKTRAINS.COM

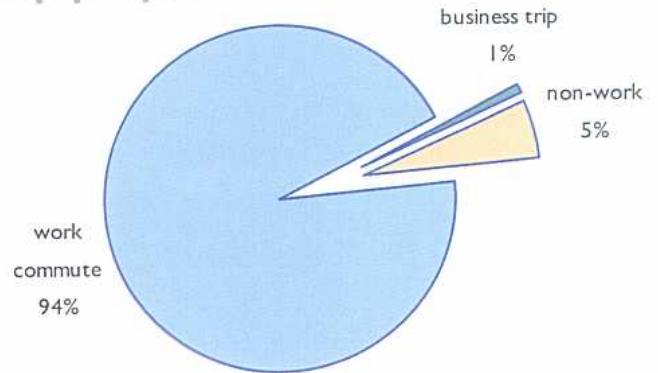


Station connects to the Inland Empire-Orange County and 91-LA Lines



Riverside Line 2007 Weekday Fact Sheet

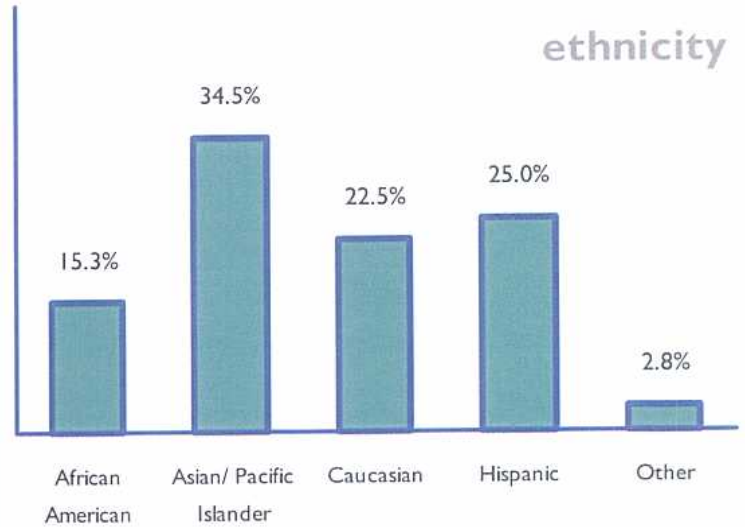
trip purpose



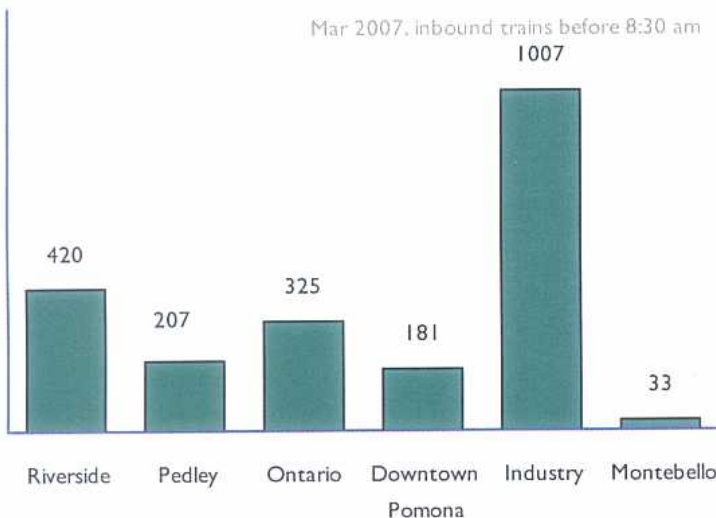
ridership stats

Average weekday ridership (April 2007)	4,942
Average trip length (miles)	37.0
Riders with car available	93.2%
Gender	
Male	46.5%
Female	53.5%
Median household income (2005)	\$77,373
Employment status	
Employed (full-time)	92.0%
Employed (part-time)	2.4%
Self-employed	2.8%
Retired	0.4%
Not employed/seeking employment	0.5%
Student (full-time)	1.9%

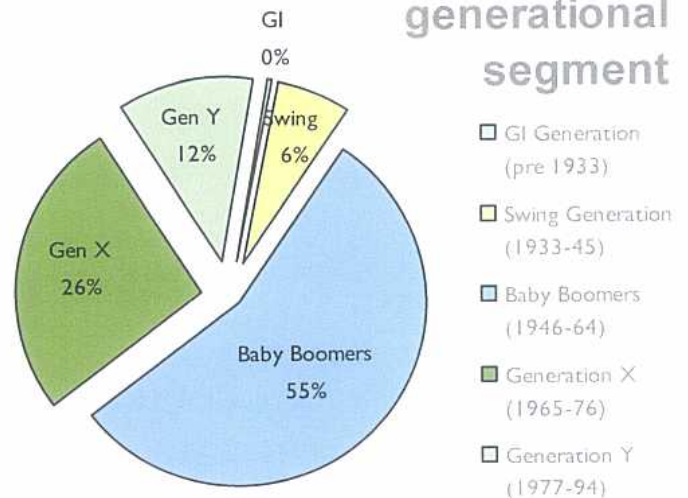
ethnicity



daily station boardings

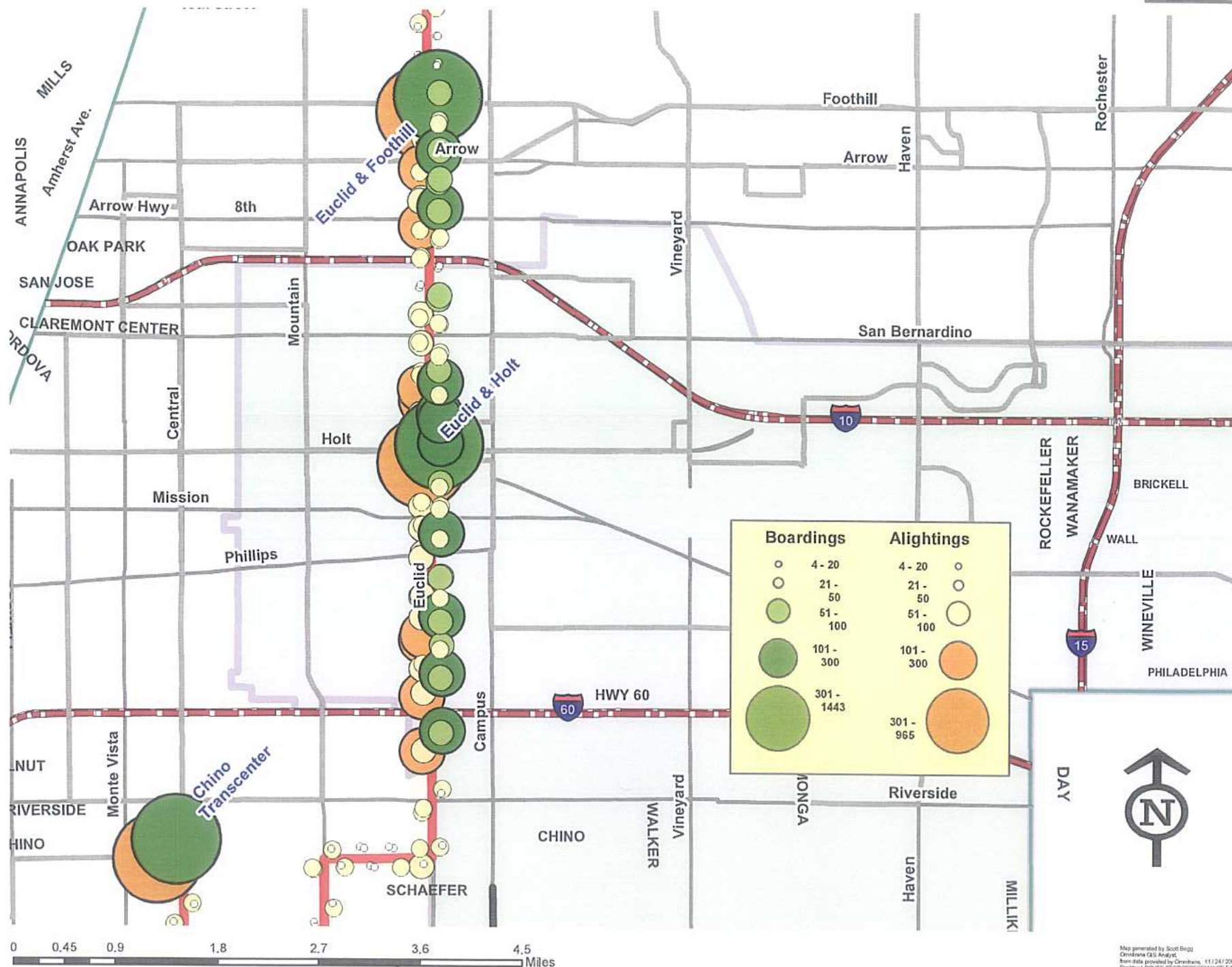


generational segment



Route 83 Performance by Stop in Ontario

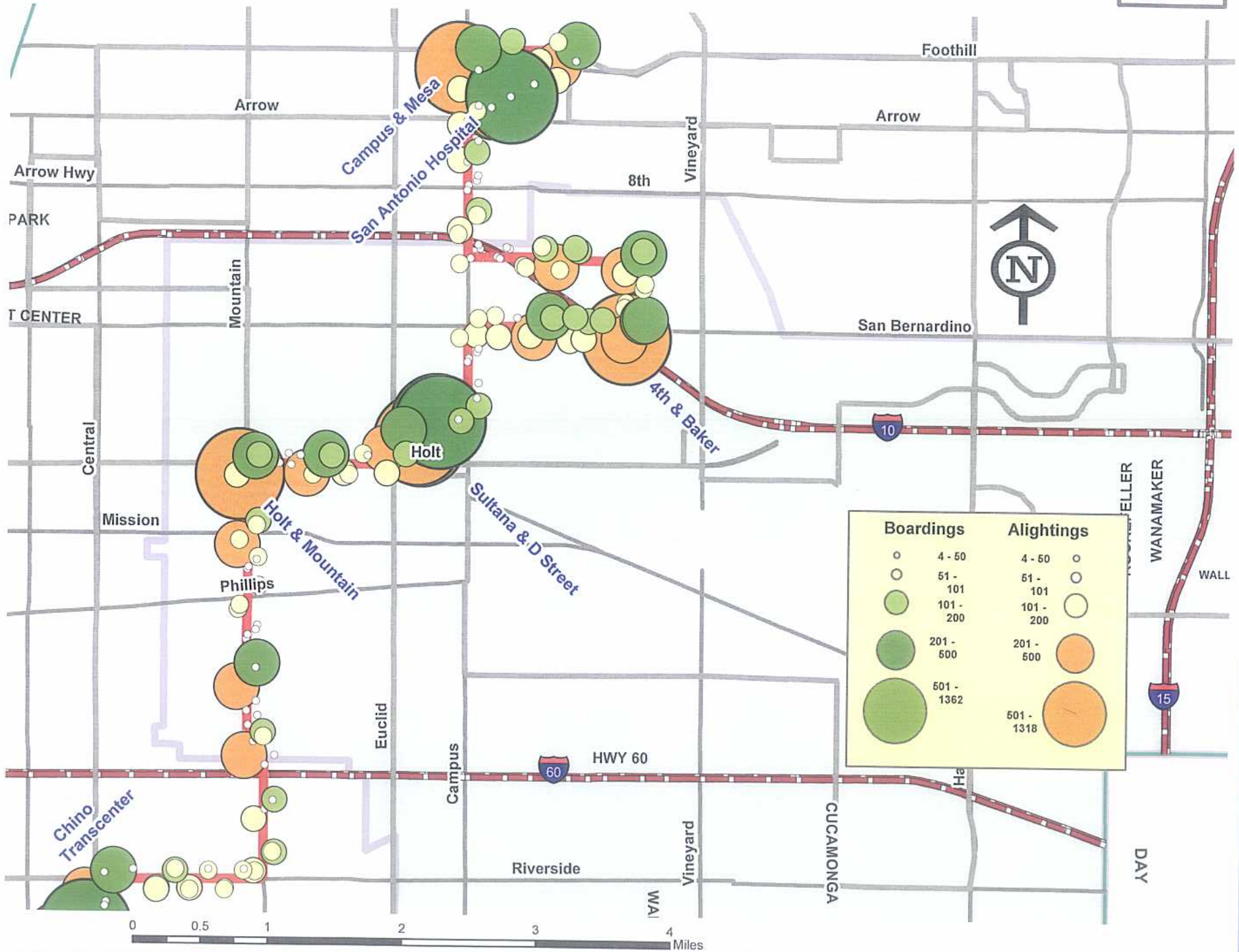
Total Boardings and Alightings Over Three Months (July to October, 2008)



Map generated by Scott Beag
 Christina GIS Analyst
 from data provided by Omnitrans, 11/24/2008
 Drawing: ROUTE 83 STOP PERFORMANCE DATA
 1:10000 STOP PERFORMANCE
 MAP Route 83 112008 SMALL.mxd

Route 63 Performance by Stop in Ontario

Total Boardings and Alightings Over Three Months (July to October, 2008)



Map generated by Street Energy
 Data provided by Omnitrans
 from data provided by Omnitrans, 11/17/2008
 Created by EDUTE BTOP PERFORMANCE DATA
 MAP SOURCE ID: 112008_00000000

ADA / Access Ridership Patterns in Ontario (from May - June, 2006 ridership study)

Start of Service to 8:00 AM

SITE	Address and Description of Leading Pick Up Sites	# of Pick Ups	# of Individuals	PU / Ind
	PICK UPS			
1	8825 and 9029 Vernon Avenue, Montclair (OPARC, Association of Retarded Citizens, 8939 Vernon Ave, #H / #L, Montclair)	3,382	82	41.24
	Address and Description of Leading Drop Off Sites	# of Drop Offs	# of Individuals	DO / Ind
	DROP OFFS			
1	Broad region including 2620 S. Plainfield Drive, 2600 S. Arcadian Shores Road, 3633 Country Oaks Loop Drive, and 13250 S. Archibald, in Ontario (Unknown; a significant housing complex in southern Ontario)	610	19	32.11
2	Diffuse assembly of drop offs in central Ontario west of the airport including the following addresses: 708 W. Manzanita Court, 300 E. Francis Street, S. Bonita Place, S. Miramonte Avenue, 1250 S. San Antonio Avenue, 1430 S. Pine Avenue, and 1450 S. Pleasant Avenue (unknown, presumed to be residences)	603	27	22.33
5	Region bounding Cucamonga Street, E. Banyan Street, E. Cottonwood Court, S. Del Norte Place, and S. Phoenix Place in southern Ontario (unknown--part of a large housing complex in former Ag. Preserve in southern Ontario)	411	16	25.69
14	2326 S. Cucamonga Avenue, Ontario (Salem Christian Homes, Inc. senior/disabled social services, 1056 E. Philadelphia)	163	4	40.75

8:00 AM to 12:00 Noon

SITE	Address and Description of Leading Pick Up Sites	# of Pick Ups	# of Individuals	PU / Ind
	PICK UPS			
3	1235 E. Francis, and Francis / South Grove intersection, Ontario (Salem Christian Homes, Inc. at 1056 E. Philadelphia and Ontario Industrial Medical Clinic at 2171 S. Grove Ave. #4)	946	29	32.62
5	609 N. Lemon Avenue, Ontario (Rolling Start, Inc. Senior / Disabled Social Services, at 609 N. Lemon, #2, Ontario)	795	19	41.84
	Address and Description of Leading Drop Off Sites	# of Drop Offs	# of Individuals	DO / Ind
	DROP OFFS			
3	2326 S. Cucamonga Avenue, Ontario (near Salem Christian Homes, Inc., on 1056 E. Philadelphia, Ontario)	363	9	40.33
6	W. La Deney Dr. and 840 W. 6th Street, Ontario--within blocks of each other (unknown).	256	7	36.57
11	Region around 1442 E. Cottonwood St., E. Deerfield St. and E Fairfield Ct, and E. Philadelphia St.,	226	19	11.89
14	1500 S. Pleasant Avenue, Ontario (just blocks from the Salvation Army, Ontario Corps--1412 S. Euclid Avenue--and De Anza Middle School--1450 S. Sultana Avenue.	212	5	42.40
19	226 W. Bonnie Brae Court, Ontario (unknown)	179	5	35.80
23	500 N. Humbolt Place, Ontario (unknown)	164	5	32.80
25	2032 E. Olive Court, Ontario (unknown)	160	4	40.00

12:00 Noon to 3:00 PM

SITE	Address and Description of Leading Pick Up Sites	# of Pick Ups	# of Individuals	PU / Ind
	PICK UPS			
1	W. La Deney Dr. and 840 W. 6th Street, Ontario--within blocks of each other.	384	10	38.40
3	2326 S. Cucamonga Ave., Ontario (near Salem Christian Homes, Inc., on 1056 E. Philadelphia, Ontario)	379	10	37.90
4	6351 Nantucket Ct., and region of Palm Place and Walnut Avenue in Chino (near Circle of Friends, Senior / Disabled Social Services, 6349 Lee Ct., Chino)	364	9	40.44
8	12454 Sycamore Avenue, Chino (between Jericho Outreach Women's Facility and Family Services and Senior Information and Assistance / JESD / CalWORKSs in Chino and Ontario, respectively)	257	6	42.83
9	708 W. Manzanita Court, Ontario (and always at 2:00 or 2:30 PM).	253	6	42.17
10	13165 Oaks Avenue, Chino (near Aletheian Christian Foundation Family Services, 12801 N. Oaks Street)	215	5	43.00
11	Another example of clockwork pickups: 2620 S. Arcadian Shores, every week day, at 2:40 PM, the same five individuals are picked up at this site; apparently a residential site in south Ontario (the former Ag. Preserve)	211	5	42.20
12	226 W. Bonnie Brae Court, Ontario (near Chaffey College on 211 W. 5th Street, Ontario)	172	4	43.00
	Address and Description of Leading Drop Off Sites	# of Drop Offs	# of Individuals	DO / Ind
	DROP OFFS			
5	Mostly around 1235 East Francis Street, Ontario	1,075	29	37.07
8	9007 Arrow Route, Rancho Cucamonga	570	16	35.63
11	Vicinity of 9029 Vernon Avenue, Montclair (OPARC Association for Retarded Citizens, 8939 Vernon Avenue, Montclair)	300	16	18.75

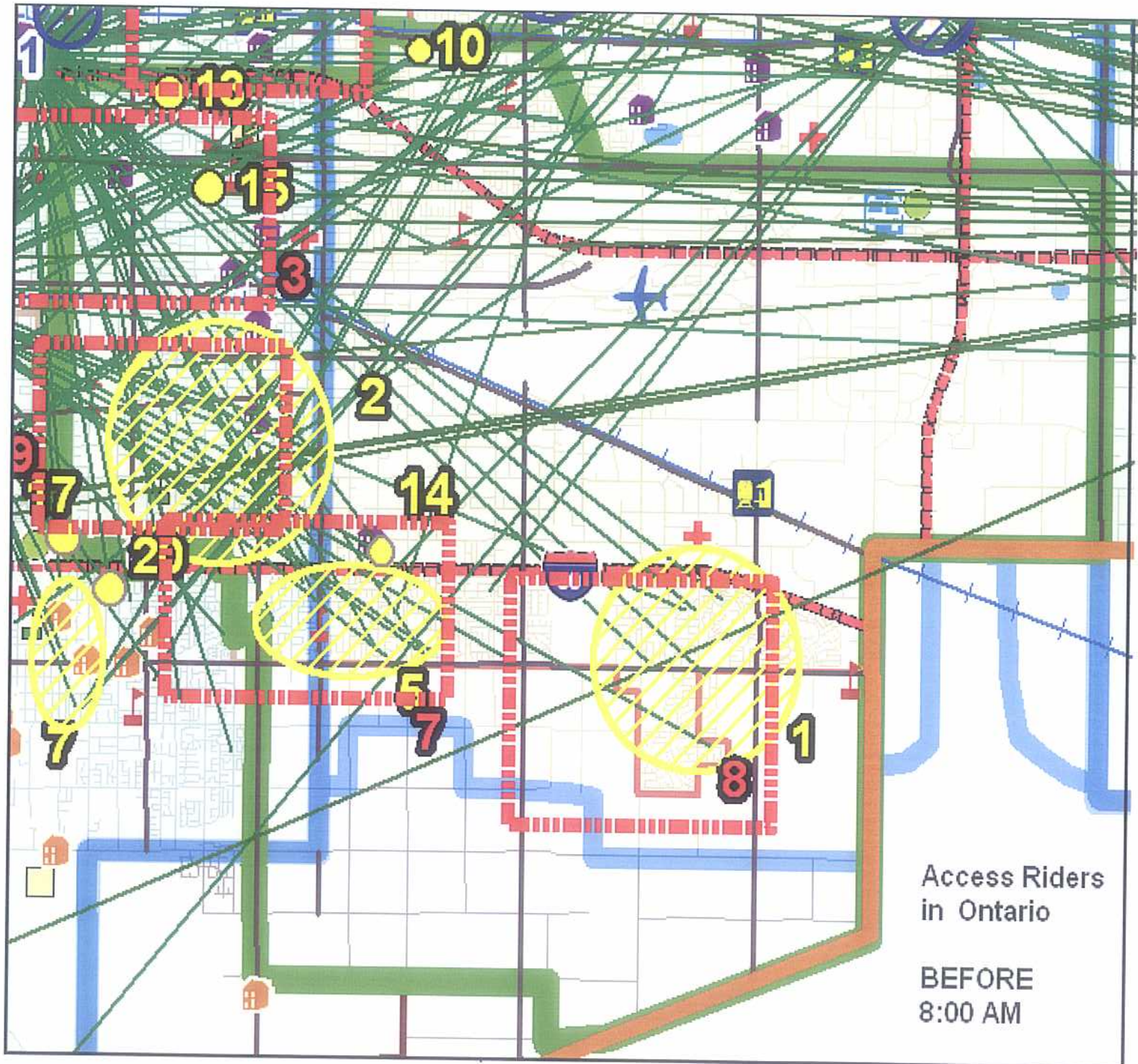
3:00 PM to 6:00 PM

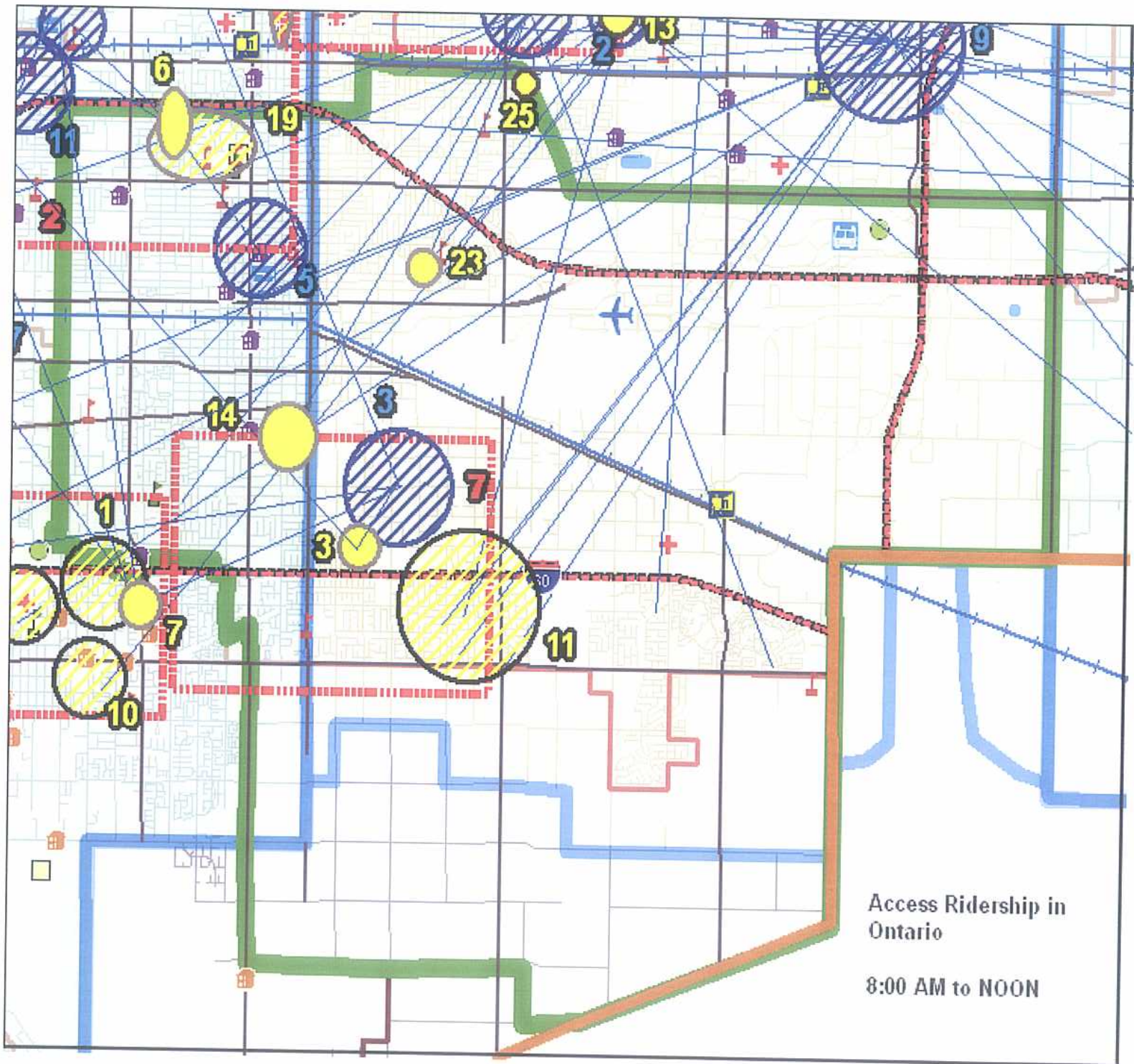
SITE	Address and Description of Leading Pick Up Sites	# of Pick Ups	# of Individuals	PU / Ind
	PICK UPS			
1	2326 S. Cucamonga Avenue and 2900 S. Del Norte, Ontario (10 individuals picked up routinely at these two addresses)	382	10	38.20
5	600 block of W. I Street and 834 W. H Street, Ontario (six riders in total always picked up here)	233	6	38.83
8	2930 S. Del Norte Place, Ontario (same six riders get picked up here all the time)	221	6	36.83
11	1813 N. Calaveras Avenue, Ontario (same four riders are always picked up from here, several blocks from Joyful Manor 2).	174	4	43.50
12	2620 S. Planfield Drive, Ontario (four riders--the same ones--always picked up here)	174	4	43.50
14	2032 E. Olive Court, Ontario (same four riders get picked up here routinely)	169	4	42.25
18	Oak Glen Avenue and Evert Street, Ontario (the same five people picked up near this intersection)	154	5	30.80
23	1700 to 1750 S. Miramonte Avenue, Ontario (the same three individuals are picked up here... always)	131	3	43.67
24	9700 N. Benson Avenue in Ontario (the same four individual always picked up from this address)	123	4	30.75
25	1420 to 1520 W. Fifth Street, in Ontario (same six individuals)	123	6	20.50
27	1130 W. J Street (three individuals are always picked up very near here), Ontario.	117	3	39.00

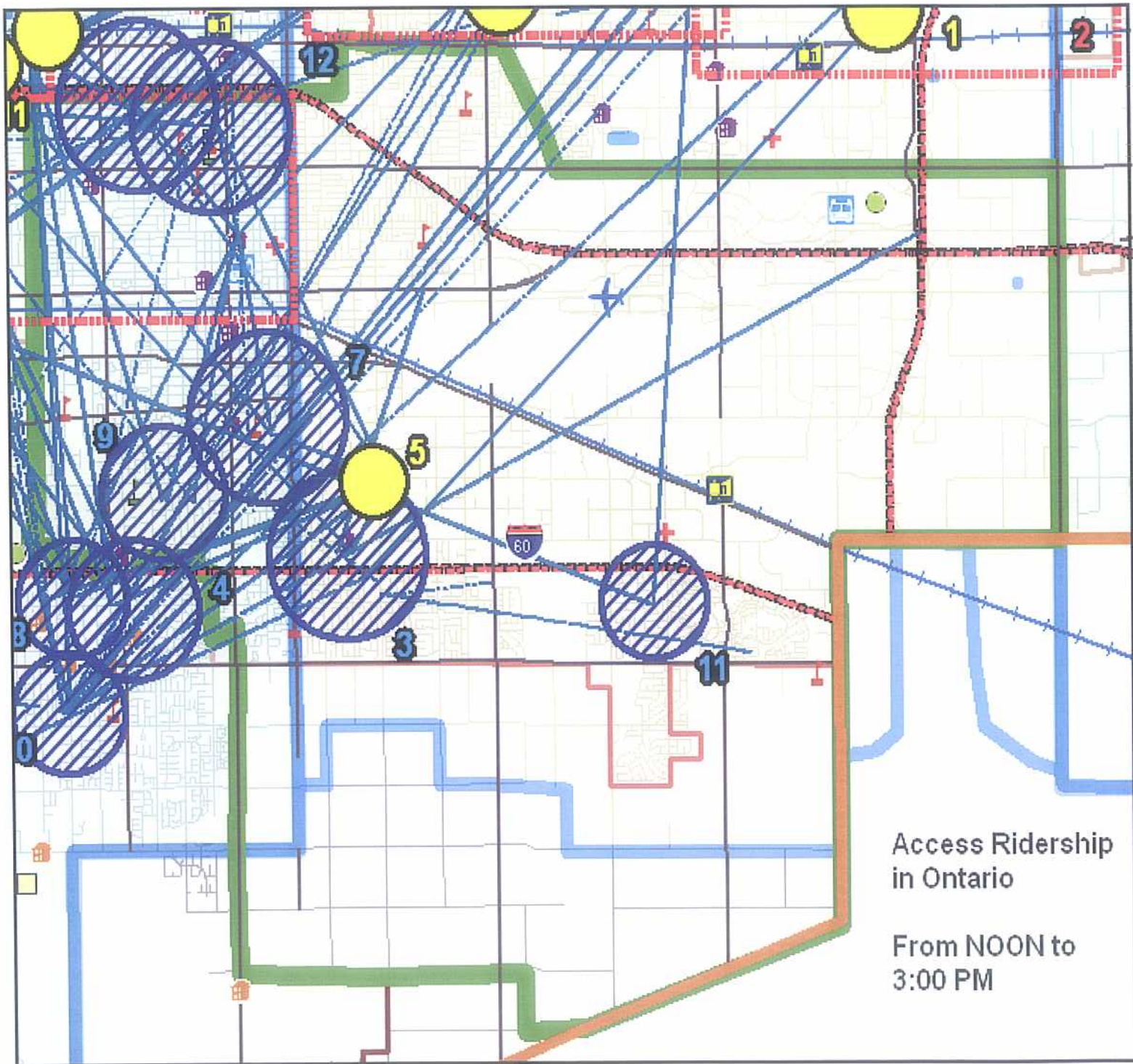
	Address and Description of Leading Drop Off Sites	# of Drop Offs	# of Individuals	DO / Ind
	DROP OFFS			
2	9029 Vernon Avenue, Montclair (OPARC, 8939 Vernon #L, Montclair)	1770	44	40.23
9	4840 Ontario Mills Pkwy (just outside Mills Circle, Ontario Mills Mall and Ontario Mills stop)	50	5	10.00

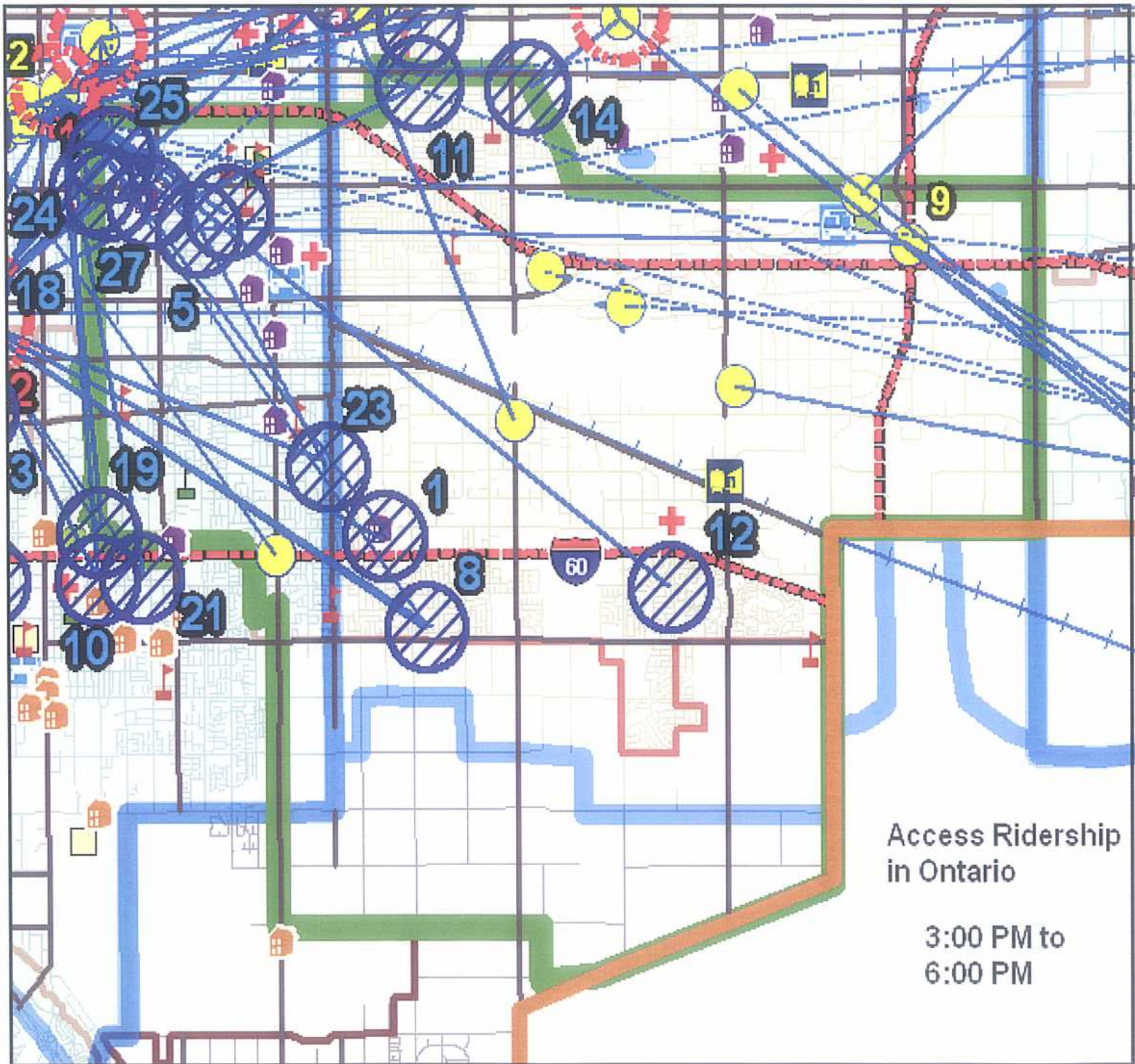
From 6:00 PM to End of Service

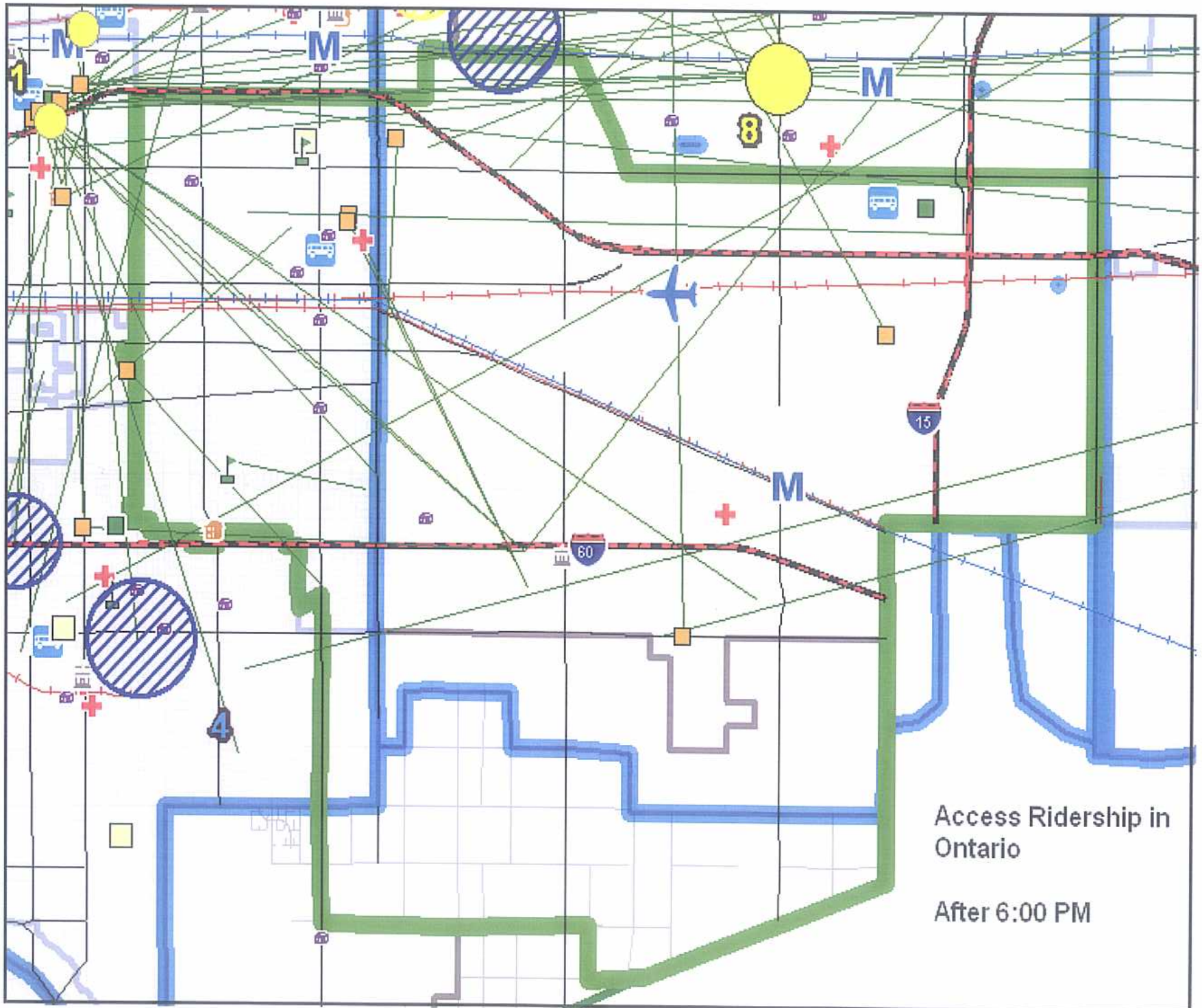
There are no large concentrations of ADA / Access pick ups or drop offs within Ontario at this time period.













ARNOLD SCHWARZENEGGER
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRYANT
DIRECTOR

Memorandum

Date: November 21, 2008
To: All Reviewing Agencies
From: Scott Morgan, Senior Planner
Re: SCH # 2008111072
Guasti Plaza Specific Plan Amendment

RECEIVED

DEC 1 2008

City of Ontario
Planning Department

The State Clearinghouse forwarded the above-mentioned project to your agency for review on November 20, 2008 with incorrect review dates. Please make note of the following information for your files:

Review period ends: December 19, 2008

We apologize for any inconvenience this may have caused. All other project information remains the same.

cc: Richard Ayala
City of Ontario
303 East B Street
Ontario, CA 91764



ARNOLD SCHWARZENEGGER
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRYANT
DIRECTOR

Notice of Preparation

November 20, 2008

To: Reviewing Agencies
Re: Guasti Plaza Specific Plan Amendment
SCH# 2008111072

Attached for your review and comment is the Notice of Preparation (NOP) for the Guasti Plaza Specific Plan Amendment 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:

Richard Ayala
City of Ontario
303 East B Street
Ontario, CA 91764

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
Assistant Deputy Director & Senior Planner, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2008111072
Project Title Guasti Plaza Specific Plan Amendment
Lead Agency Ontario, City of

Type NOP Notice of Preparation
Description Amendment of the Guasti Plaza Specific Plan to allow residential uses, in place of planned office uses. A maximum of 500 multiple-family dwelling units would be constructed on approximately 13.18 acres at the eastern and southeastern sections of the Specific Plan area, with 100 of the units developed on the western section as an alternative.

Lead Agency Contact

Name Richard Ayala
Agency City of Ontario
Phone (909) 395-2036 **Fax**
email
Address 303 East B Street
City Ontario **State** CA **Zip** 91764

Project Location

County San Bernardino
City Ontario
Region
Cross Streets Turner Avenue and New Guasti Road
Lat / Long 34° 3' 53" N / 117° 35' 7.18" W
Parcel No. multiple
Township 1S **Range** 7W **Section** 23 **Base** SBM

Proximity to:

Highways I-10
Airports ONT
Railways UPPR
Waterways
Schools Center ES
Land Use US Post Office, vacant land, abandoned structures General Plan Designation: Historic Planned Commercial Zoning: Specific Plan

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; 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; Wildlife; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Conservation; Office of Historic Preservation; Department of Water Resources; Native American Heritage Commission; Department of Fish and Game, Region 6; Public Utilities Commission; Caltrans, Division of Aeronautics; California Highway Patrol; Department of Housing and Community Development; Caltrans, District 8; Regional Water Quality Control Board, Region 8; Department of Parks and Recreation

Date Received 11/20/2008 **Start of Review** 11/20/2008 **End of Review** 12/19/2008

Resources Agency	Fish & Game Region 2	Public Utilities Commission	Regional Water Quality Control Board (RWQCB)
<input type="checkbox"/> Resources Agency Nadell Gayou	<input type="checkbox"/> Fish & Game Region 2 Jeff Drongesen	<input checked="" type="checkbox"/> Public Utilities Commission Leo Wong	<input type="checkbox"/> RWQCB 1 Cathleen Hudson North Coast Region (1)
<input type="checkbox"/> Dept. of Boating & Waterways David Johnson	<input type="checkbox"/> Fish & Game Region 3 Robert Floerke	<input type="checkbox"/> Santa Monica Bay Restoration Guengyu Wang	<input type="checkbox"/> RWQCB 2 Environmental Document Coordinator San Francisco Bay Region (2)
<input type="checkbox"/> California Coastal Commission Elizabeth A. Fuchs	<input type="checkbox"/> Fish & Game Region 4 Julie Vance	<input type="checkbox"/> State Lands Commission Marina Brand	<input type="checkbox"/> RWQCB 3 Central Coast Region (3)
<input type="checkbox"/> Colorado River Board Gerald R. Zimmerman	<input type="checkbox"/> Fish & Game Region 5 Don Chadwick Habitat Conservation Program	<input type="checkbox"/> Tahoe Regional Planning Agency (TRPA) Cherry Jacques	<input type="checkbox"/> RWQCB 4 Teresa Rodgers Los Angeles Region (4)
<input type="checkbox"/> Dept. of Conservation Sharon Howell	<input type="checkbox"/> Fish & Game Region 6 Gabrina Gatchel Habitat Conservation Program	<u>Business, Trans. & Housing</u>	<input type="checkbox"/> RWQCB 5 Central Valley Region (5)
<input type="checkbox"/> California Energy Commission Dale Edwards	<input type="checkbox"/> Fish & Game Region 6 I/M Gabrina Gatchel Inyo/Mono, Habitat Conservation Program	<input type="checkbox"/> Caltrans - Division of Aeronautics Sandy Hesnard	<input type="checkbox"/> RWQCB 5F Central Valley Region (5) Fresno Branch Office
<input type="checkbox"/> Cal Fire Allen Robertson	<input type="checkbox"/> Dept. of Fish & Game M George Isaac Marine Region	<input type="checkbox"/> Caltrans - Planning Terri Pencovic	<input type="checkbox"/> RWQCB 5R Central Valley Region (5) Redding Branch Office
<input type="checkbox"/> Office of Historic Preservation Wayne Donaldson	<u>Other Departments</u>	<input type="checkbox"/> California Highway Patrol Shirley Kelly Office of Special Projects	<input type="checkbox"/> RWQCB 6 Lahontan Region (6)
<input type="checkbox"/> Dept. of Parks & Recreation Environmental Stewardship Section	<input type="checkbox"/> Food & Agriculture Steve Shaffer Dept. of Food and Agriculture	<input type="checkbox"/> Housing & Community Development CEQA Coordinator Housing Policy Division	<input type="checkbox"/> RWQCB 6V Lahontan Region (6) Victorville Branch Office
<input type="checkbox"/> Central Valley Flood Protection Board Jon Yego	<input type="checkbox"/> Dept. of General Services Public School Construction	<u>Dept. of Transportation</u>	<input type="checkbox"/> RWQCB 7 Colorado River Basin Region (7)
<input type="checkbox"/> S.F. Bay Conservation & Dev't. Comm. Steve McAdam	<input type="checkbox"/> Dept. of General Services Anna Garbaff Environmental Services Section	<input type="checkbox"/> Caltrans, District 1 Rex Jackman	<input type="checkbox"/> RWQCB 8 Santa Ana Region (8)
<input type="checkbox"/> Dept. of Water Resources Resources Agency Nadell Gayou	<input type="checkbox"/> Dept. of Public Health Veronica Malloy Dept. of Health/Drinking Water	<input type="checkbox"/> Caltrans, District 2 Marcelino Gonzalez	<input type="checkbox"/> RWQCB 9 San Diego Region (9)
<u>Conservancy</u>	<input type="checkbox"/> Independent Commissions/Boards	<input type="checkbox"/> Caltrans, District 3 Bruce de Terra	<input type="checkbox"/> Other
<input type="checkbox"/> Fish and Game	<input type="checkbox"/> Delta Protection Commission Debbie Eddy	<input type="checkbox"/> Caltrans, District 4 Lisa Carboni	
<input type="checkbox"/> Dept. of Fish & Game Scott Flint Environmental Services Division	<input type="checkbox"/> Office of Emergency Services Dennis Casrillo	<input type="checkbox"/> Caltrans, District 5 David Murray	
<input type="checkbox"/> Fish & Game Region 1 Donald Koch	<input type="checkbox"/> Governor's Office of Planning & Research State Cleaninghouse	<input type="checkbox"/> Caltrans, District 6 Michael Navarro	
<input type="checkbox"/> Fish & Game Region 1E Laurie Harnsberger	<input checked="" type="checkbox"/> Native American Heritage Comm. Debbie Treadway	<input type="checkbox"/> Caltrans, District 7 Elmer Alvarez	
		<input type="checkbox"/> State Water Resources Control Board Steven Herrera Division of Water Rights	
		<input type="checkbox"/> Dept. of Toxic Substances Control CEQA Tracking Center	
		<input type="checkbox"/> Department of Pesticide Regulation CEQA Coordinator	
		<input type="checkbox"/> State Water Resources Control Board Student Intern, 401 Water Quality Certification Unit Division of Water Quality	
		<input type="checkbox"/> California Integrated Waste Management Board Sue O'Leary	
		<input type="checkbox"/> State Water Resources Control Board Regional Programs Unit Division of Financial Assistance	
		<input type="checkbox"/> Air Resources Board	
		<input type="checkbox"/> Airport Projects Jim Lerner	
		<input type="checkbox"/> Transportation Projects Douglas Ito	
		<input type="checkbox"/> Industrial Projects Mike Tolstrup	

PUBLIC UTILITIES COMMISSION

320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013



December 5, 2008

Richard Ayala
City of Ontario
303 East B Street
Ontario, CA 91764

Dear Mr. Ayala:

Re: SCH# 2008111072; Guasti Plaza Specific Plan Amendment

The California Public Utilities Commission (Commission) has jurisdiction over the safety of highway-rail crossings (crossings) in California. The California Public Utilities Code requires Commission approval for the construction or alteration of crossings and grants the Commission exclusive power on the design, alteration, and closure of crossings.

The Commission's Rail Crossings Engineering Section (RCES) is in receipt of the *Notice of Completion & Environmental Document Transmittal- DEIR* from the State Clearinghouse for the proposed amendment allowing 500 multi-family residential dwelling units on the southwest corner of Turner Avenue and Guasti Road.

RCES recommends that the City include the mitigation measure of constructing continuous vandal resistant fencing or other appropriate barriers to limit the access of trespassers to the Union Pacific Railroad Company (UPRR) right-of-way. UPRR operates forty-two freight trains and one passenger train a day at a maximum speed of 70 mph on this track.

If you have any questions, please contact Bill Lay, Utilities Engineer at 213-576-1399, bll@cpuc.ca.gov, or me at rxm@cpuc.ca.gov, 213-576-7078.

Sincerely,

A handwritten signature in black ink, appearing to be "Rosa Muñoz", written over a circular stamp or seal.

Rosa Muñoz, PE
Utilities Engineer
Rail Crossings Engineering Section
Consumer Protection & Safety Division

C: Dan Miller, UP



825 East Thrd Street • San Bernardino, CA 92415-0835 • (909) 387-8104
Fax (909) 387-8130

VANA R. OLSON
Director of Public Works

November 25, 2008

File #10(ENV)-4.01

Mr. Richard C. Ayala, Senior Planner
City of Ontario Planning Department
303 East "B" Street
Ontario, CA 91764

RE: NOTICE OF PREPARATION OF DRAFT EIR FOR THE GUASTI PLAZA SPECIFIC PLAN
AMENDMENT (PSPA 08-006) PROJECT

Dear Mr. Ayala:

Thank you for giving the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project.

After reviewing the submitted document, our Department would like to receive a copy of the environmental document and any technical reports/studies that will be prepared for this project, when they become available. At that time, our Department will review the project and provide comments.

Sincerely,

A handwritten signature in blue ink that reads "Frank Molina".

FRANK MOLINA, Supervising Planner
Environmental Management Division

FM:nh/CEQA Rec'd _Ontario_Guasti Plaza SP Amend_EIR Reqst'd

cc: Naresh P. Varma
VRO/ARI Reading File



MARK H. UFFER
County Administrative Officer

NORMAN A. KANOLD
Assistant County Administrator
Public and Support
Services Group

BRAD MITZELFELT
PAUL BIANE

JOSIE GONZALES

Board of Supervisors
First District DENNIS HANSBERGER
Second District GARY C. OVITT
Fifth District

Third District
Fourth District

DEPARTMENT OF PUBLIC WORKS

FLOOD CONTROL • SOLID WASTE MGMT • SURVEYOR • TRANSPORTATION

COUNTY OF SAN BERNARDINO
PUBLIC AND SUPPORT
SERVICES GROUP



SOLID WASTE MANAGEMENT DIVISION

222 West Hospitality Lane, Second Floor • San Bernardino, CA 92415-0017 • (909) 386-8701

Administration/Engineering Fax (909) 386-8900

VANA R. OLSON
Director of Public Works

PETER H. WULFMAN
Solid Waste Division Manager



December 1, 2008

Richard Ayala, Senior Planner
City of Ontario/Planning Department
303 East "B" Street
Ontario, CA 91764

RE: NOTICE OF PREPARATION OF AN AMENDMENT TO THE GUAISTI PLAZA SPECIFIC PLAN (GPSP 08-006) FOR THE CITY OF ONTARIO

Dear Mr. Ayala:

Thank you for the opportunity to comment on the above-referenced project.

The County of San Bernardino Solid Waste Management Division is responsible for the management and oversight of all County landfill and waste transfer operations. As such, we would request that the following issues be addressed in the Guasti Plaza Specific Plan Amendment:

- The creation of a new waste stream with this development and its impact on existing landfill capacity and traffic (Information provided should include waste generation pre and post construction, estimated tonnage, existing approved tonnage at receiving landfill(s), potential increase in traffic at development site [creation of new streets], traffic to the landfill itself, etc.);
- Requirements for handling recycling, construction and demolition debris (Information should include existing recycling programs);
- Whether any hazardous waste will be generated, and, if so, types and quantities, including proposed disposal method(s) (Information should address pre and post construction; i.e., will any hazardous materials be used during demolition and/or construction and the types/quantities of hazardous waste expected after project completion);
- Availability of commercial waste haulers and expected increases in traffic due to expanded hauler routes to serve the proposed development.

Should you have any questions or comments, please feel free to contact me at (909) 386-8763; by facsimile at (909) 386-8964, by mail to the address listed above, or by e-mail to churse@swm.sbcounty.gov

Sincerely,

Erma J. Hurse, Senior Planner
Planning & Permitting Section

MARK H. UFFER
County Administrative Officer
NORMAN A. KANOLD
Assistant County Administrator
Public and Support
Services Group

Board of Supervisors

BRAD MITZELFELT..... First District	DENNIS HANSBERGER..... Third District
PAUL BIANE..... Second District	GARY OVITT..... Fourth District
JOSIE GONZALES..... Fifth District	



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

RECEIVED

DEC 1 2008

City of Ontario
Planning Department

November 25, 2008

Mr. Richard Ayala
City of Ontario
Planning Department
303 East "B" Street
Ontario, CA 91764

Dear Mr. Ayala:

Notice of Preparation of a Draft Environmental Impact Report (Draft EIR) for the Guasti Plaza Specific Plan Amendment

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The SCAQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft environmental impact report (EIR). Please send the SCAQMD a copy of the Draft EIR upon its completion. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality analysis and electronic versions of all air quality modeling and health risk assessment files. Electronic files include spreadsheets, database files, input files, output files, etc., and does not mean Adobe PDF files. Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. Alternatively, the lead agency may wish to consider using the California Air Resources Board (CARB) approved URBEMIS 2007 Model. This model is available on the SCAQMD Website at: www.urbemis.com.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has developed a methodology for calculating PM_{2.5} emissions from construction and operational activities and processes. In connection with developing PM_{2.5} calculation methodologies, the SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD requests that the lead agency quantify PM_{2.5} emissions and compare the results to the recommended PM_{2.5} significance thresholds. Guidance for calculating PM_{2.5} emissions and PM_{2.5} significance thresholds can be found at the following internet address: http://www.aqmd.gov/ceqa/handbook/PM2_5/PM2_5.html.

In addition to analyzing regional air quality impacts the SCAQMD recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized significance analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>.

It is recommended that lead agencies for projects generating or attracting vehicular trips, especially heavy-duty diesel-fueled vehicles, perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis") can be found on the SCAQMD's CEQA web pages at the following internet address: http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the SCAQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additional mitigation measures can be found on the SCAQMD's CEQA web pages at the following internet address: www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html Additionally, SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/prdas/aqguide/aqguide.html>. In addition, guidance on siting incompatible land uses can be found in the California Air Resources Board's Air Quality and Land Use Handbook: A Community Perspective, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's World Wide Web Homepage (<http://www.aqmd.gov>).

The SCAQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. Please call Daniel Garcia, Air Quality Specialist, CEQA Section, at (909) 396-3304 if you have any questions regarding this letter.

Sincerely,



Steve Smith, Ph.D.

Program Supervisor, CEQA Section

Planning, Rule Development and Area Sources

SS:DG:AK

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Control Number