

**Appendix A**  
**Notice of Preparation and Comment**  
**Letters**

California Environmental Quality Act  
**Notice of Preparation**

---

City of Ontario  
Planning Department  
303 East "B" Street  
Ontario, California  
Phone: (909) 395-2036  
Fax: (909) 395-2420



**TO:** Property Owners, Responsible Agencies & Interested Parties

**FROM:** City of Ontario, 303 East "B" Street, Ontario, CA 91764

**SUBJECT:** NOTICE OF PREPARATION OF A DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT.

---

NOTICE IS HEREBY GIVEN that the City of Ontario will be the Lead Agency and will prepare a supplemental environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The Project description, location and the probable environmental effects are contained in the attached materials. A copy of the Initial Study is attached and/or available at City Hall, Planning Department.

The proposed project ☒ is, ☐ is not, considered a project of statewide, regional or area-wide significance. The proposed project ☒ will, ☐ will not, affect highways or other facilities under the jurisdiction of the State Department of Transportation.

Your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice. Please send your response to Richard C. Ayala at the address shown above. We will need the name for a contact person in your agency.

**Project Title/File No.:** The Avenue Specific Plan Amendment/PGPA07-002 and PSPA07-004

**Project Location:** The Avenue Specific Plan area is located within the City of Ontario in San Bernardino County south of State Route 60 (SR-60), in the general area south of Schaefer Avenue, west of Haven Avenue, north of Edison Avenue, and east of Carpenter Avenue. The Specific Plan Amendment area is specific to the area bound by the realigned Schaefer Avenue to the north, Haven Avenue to the east, the Subarea 18 boundary to the south (existing Edison Avenue) and Turner Avenue to the west. See the attached Figures 1, 2, 3, and 4 which further identify the existing Specific Plan area and areas applicable to the proposed amendment.

**Project Background:** The Avenue Specific Plan (see Figures 5 and 7), which describes and implements the plan for Subarea 18, a portion of the City of Ontario's New Model Colony (NMC), was approved by the City Council on December 19, 2006. As part of the specific plan approval, the City Council also certified an Environmental Impact Report for the project. The Final Environmental Impact Report (FEIR) identified several potential significant environmental impacts that were mitigated to levels considered less than significant. Additionally, the FEIR identified several impacts that could not be mitigated to less than significant levels but the benefits of the project outweighed the potential significant environmental impacts. For those environmental impacts, a Statement of Overriding Considerations was adopted by the City Council.

**Project Description:** The project to be examined in the Supplemental Environmental Impact Report (SEIR) consists of an amendment to The Avenue Specific Plan (see Figures 6 and 8). The adopted Specific Plan provided for 2,326 homes of low and medium density residential and up to 174,000 square feet of commercial development in addition to parks, a middle school and an elementary school. The Avenue Specific Plan Amendment proposes a realignment of Schaefer Avenue and the development of up to 2,606

homes and 250,000 square feet of Neighborhood Center uses. This is an increase of 280 residential dwelling units and 76,000 s.f. of retail in the area bound by the realigned Schaefer Avenue to the north, Haven Avenue to the east, the Subarea 18 boundary to the south (existing Edison Avenue) and Turner Avenue to the west. See the attached exhibits which further identify the areas to which the proposed amendment is applicable. In order for the proposed Specific Plan Amendment to be consistent with the General Plan, a General Plan Amendment is proposed (see Figures 9 and 10) with the following changes within Subarea 18, now known as The Avenue Specific Plan area:

1. The Neighborhood Center proposed for the southwest corner of Edison Avenue and Haven Avenue to be relocated to the northwest corner of Edison Avenue and Haven Avenue.
2. The Medium Density Residential currently shown on the south side of Edison Avenue to be located on both the north and south sides of Edison Avenue in the areas nearest the proposed Neighborhood Center.

See the attached exhibits which further identify the existing Specific Plan area and areas applicable to the proposed General Plan Amendment.

**Environmental Issues:** As previously noted, an EIR was certified for The Avenue Specific Plan on December 19, 2006. In considering the proposed amendment to the The Avenue Specific Plan, an Initial Study is attached that determine the potential environmental impacts to be addressed in a SEIR.

It was found that several potential impacts that will need to be addressed in the SEIR including, but not limited to, the following:

- Air Quality (including greenhouse gases)
- Transportation/Traffic
- Land Use
- Noise
- Population and Housing
- Public Services
- Recreation
- Utilities/Service Systems

The SEIR will address the short- and long-term effects of the project on the environment. It will also evaluate the potential for the project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed project will be evaluated that may reduce impacts determined to be significant in the SEIR. Mitigation will be proposed for those impacts determined to be significant. A mitigation monitoring program will also be developed as required by §15150 of the CEQA Guidelines.

The environmental determination in this Notice of Preparation is subject to a 30-day public review period per Public Resources §21080.4 and CEQA Guidelines §15082. Public agencies, interested organizations, and individuals have the opportunity to comment on the proposed project and identify issues which have the potential to be affected by the project and should be addressed further by the City of Ontario in the EIR.

**Project Sponsor:** Brookfield Homes  
3090 Bristol St., Suite 200  
Costa Mesa, CA 92626

**Consulting firm retained to prepare draft SEIR:** Stantec Consulting, Inc., 73-733 Fred Waring Drive,  
Palm Desert, CA 92260. 760.346.9844. Contact Mike Peroni.

<i>Katherine Walters</i>	<i>Planner</i>	06/17/08
Signature	Title	Date
<i>for Richard C. Ayala</i>		

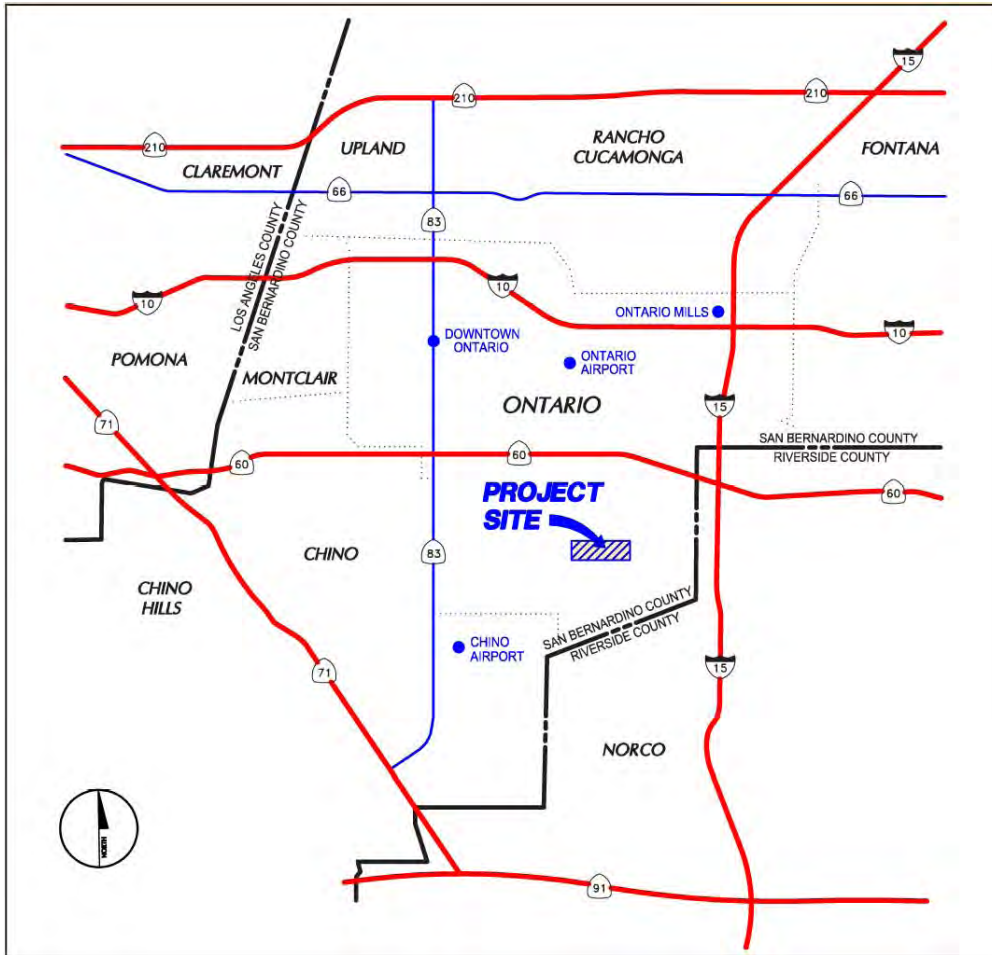
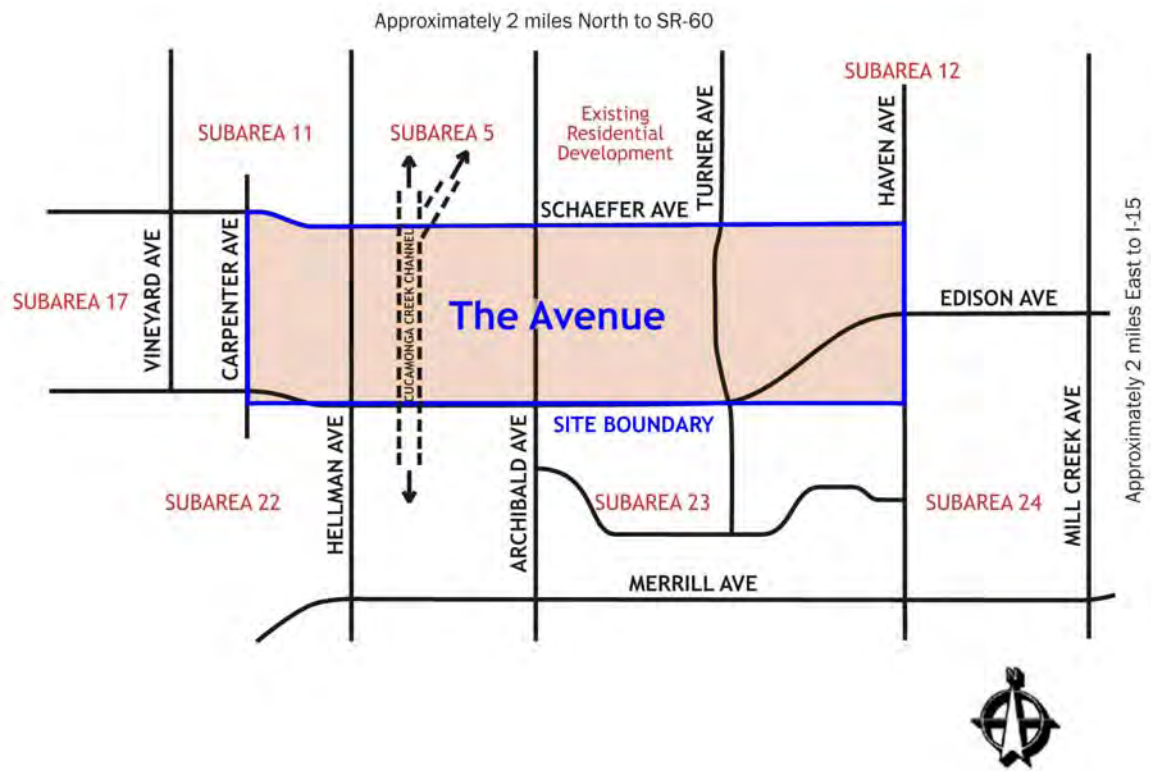
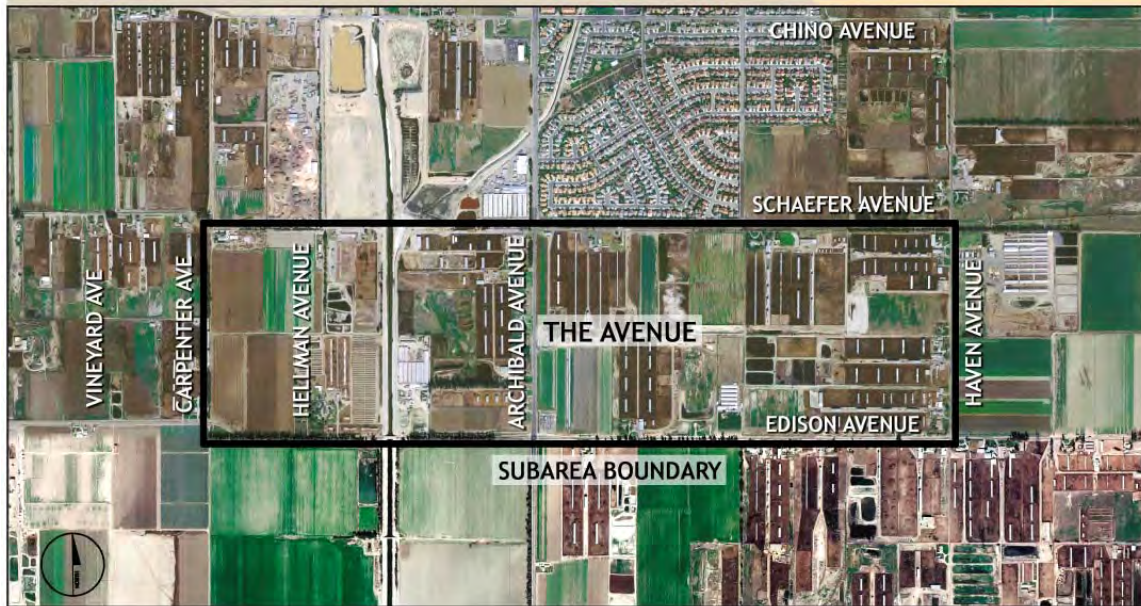


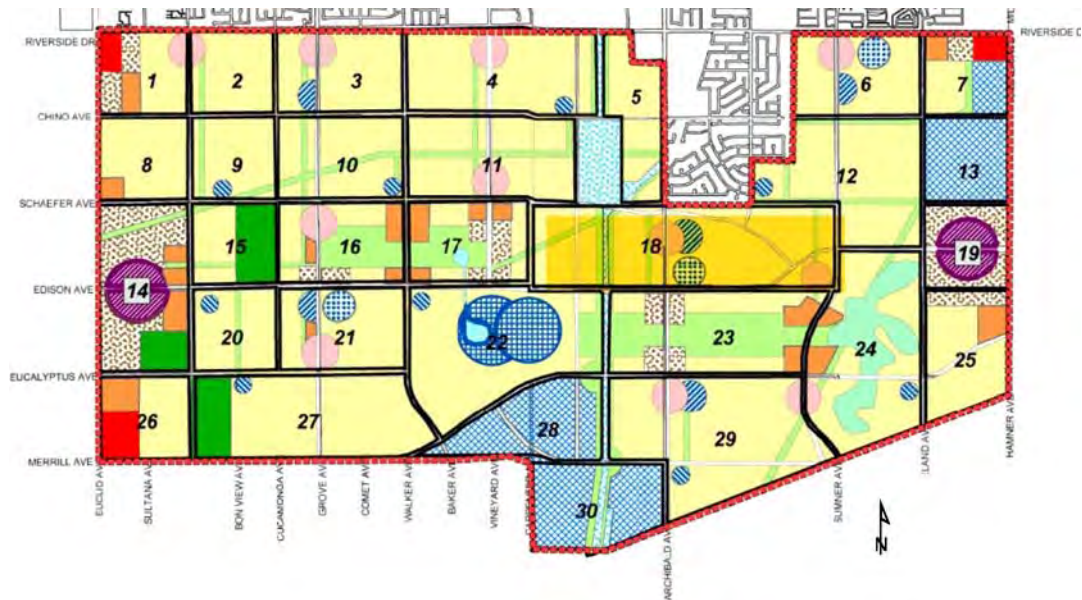
Figure 1, Regional Location Map



**Figure 2, Vicinity Map, Subarea 18, The Avenue**



**Figure 3, Project Area Aerial**



**Figure 4, Ontario New Model Colony (NMC) GPA area (Subarea 18)**



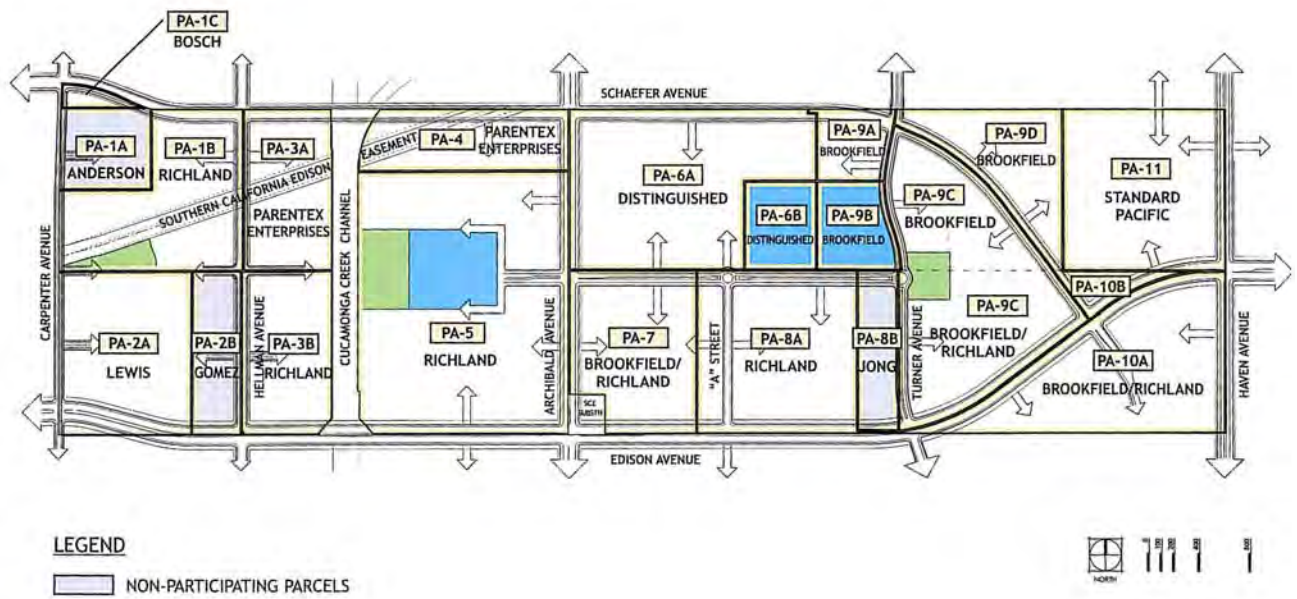


Figure 5, The Avenue Specific Plan Planning Areas

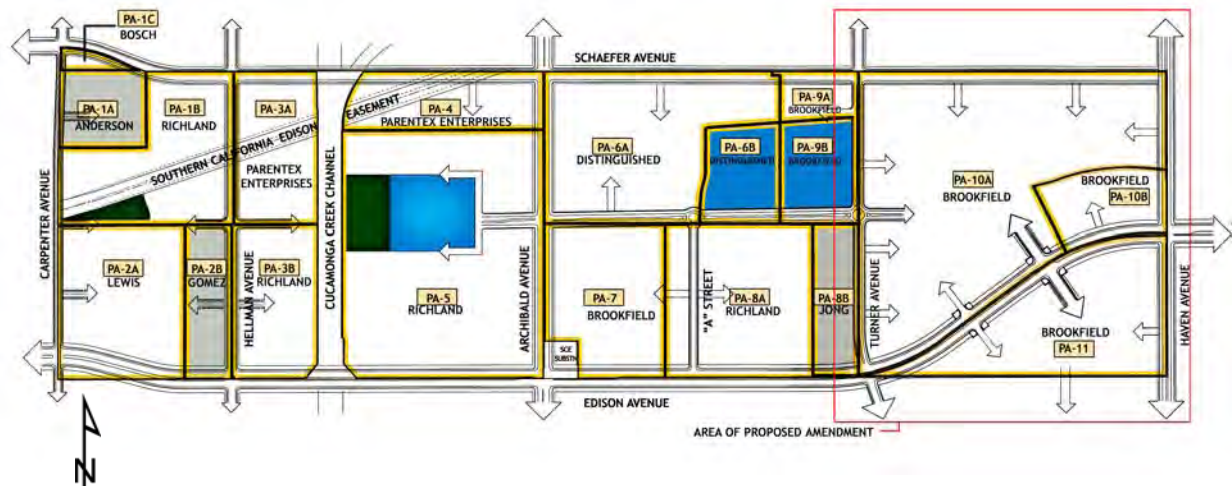
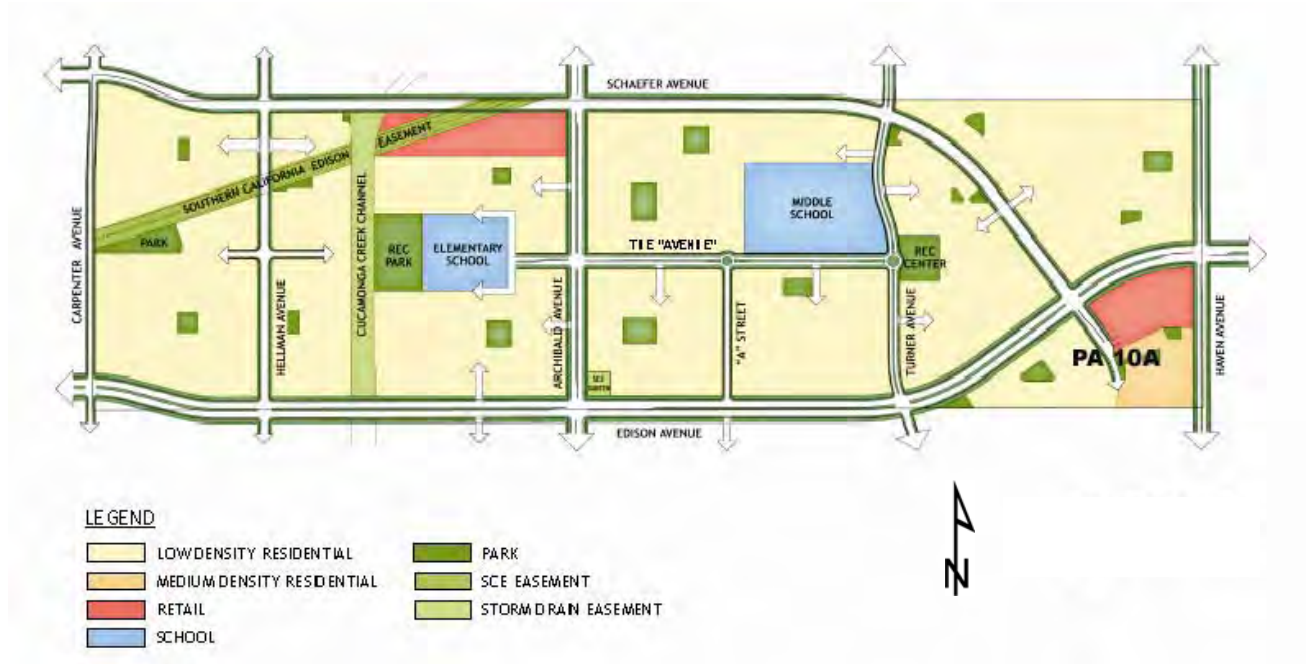


Figure 6, The Avenue Specific Plan Amendment Proposed Planning Areas





**Figure 7, The Avenue Specific Plan Land Use Plan**



**Figure 8, The Avenue Specific Plan Amendment Proposed Land Use Plan**

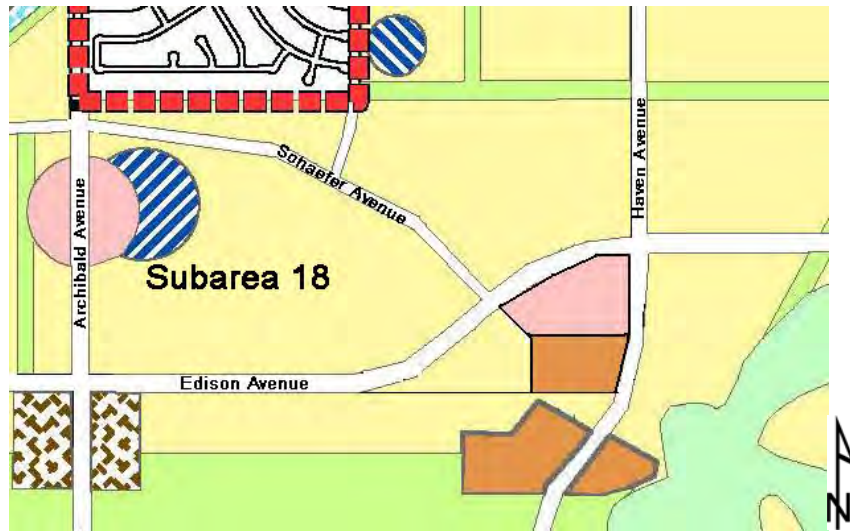


Figure 9, NMC General Plan

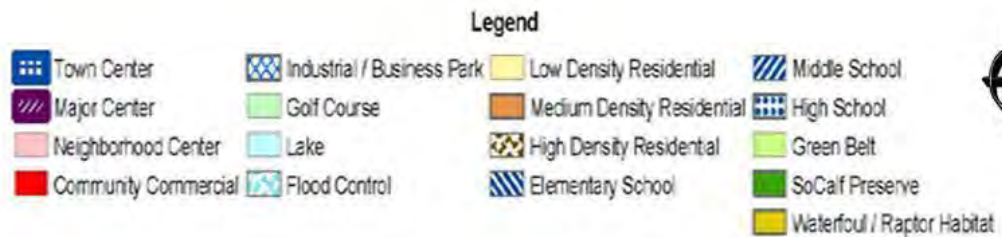
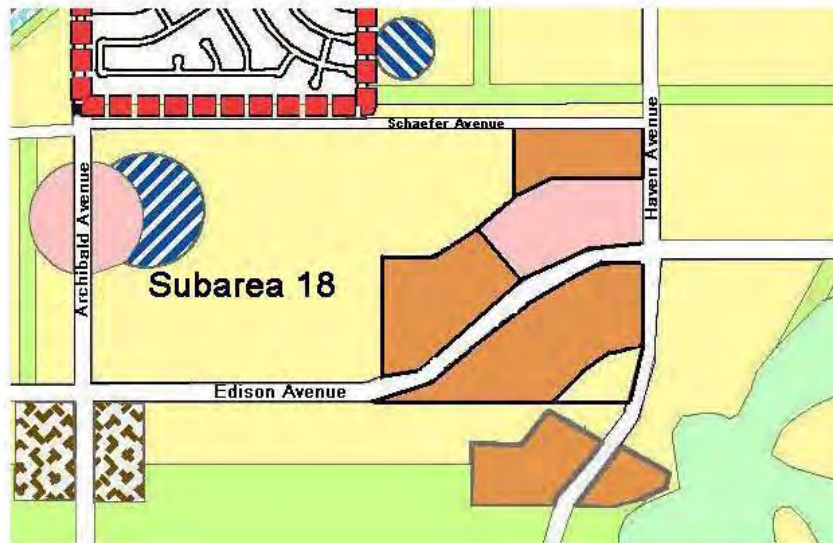


Figure 10, Proposed NMC General Plan Amendment

**DEPARTMENT OF FISH AND GAME**

<http://www.dfg.ca.gov>

Eastern Sierra-Inland Deserts Region  
3602 Inland Empire Boulevard, C-220  
Ontario, California 91764  
Phone (909) 484-0167  
Fax (909) 481-2945



July 15, 2008

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

**Re: The Avenue Specific Plan Amendment, Notice of Preparation of Draft Environmental Impact Report – SCH# 2005071109**

Dear Mr. Ayala:

The Department of Fish and Game (Department) appreciates this opportunity to comment on the Notice of Preparation of the Avenue Specific Plan Amendment Draft Environmental Impact Report (DEIR) regarding impacts to biological resources. The proposed project is the increase of 280 residential dwelling units and 76,000 square feet of Neighborhood Center uses to an approved project. The project is located in the City of Ontario, County of San Bernardino, bounded by Schaefer Avenue to the north, Haven Avenue to the east, and Turner Avenue to the west.

The Department is responding as a Trustee Agency for fish and wildlife resources [Fish and Game Code sections 711.7 and 1802 and the California Environmental Quality Act Guidelines (CEQA) section 15386] and as a Responsible Agency regarding any discretionary actions (CEQA Guidelines section 15381), such as a Streambed Alteration Agreement.

The Department has reviewed the Notice of Preparation and recommends that the DEIR include a discussion of the biological impact analysis in the previous FEIR, any biological mitigation and/or mitigation measures required in the original EIR, whether those measures have been implemented, whether additional measures will be required, and why a Statement of Overriding Considerations was adopted by the City Council. The Department would also like the City to include any previous information and/or mitigation measures related to the burrowing owl, a species known to be compatible with dairy operations, and whether the population on site has increased or decreased.

In addition, the NOP notes that some areas of the project were not surveyed for the Delhi sands flower-loving fly. The Department would like the results of these surveys included in the DEIR, as well as an explanation as to how surveying for Delhi sands flower-loving fly is mitigation or how requiring surveys for a species justifies a determination that impacts to a species are mitigated to a less than significant level.

Finally, the FEIR was certified in 2005. It is reasonable to conclude that other fauna and flora have populated the site. For this reason, an update to a biological report is normally required.

**Notice of Preparation of a Draft Environmental Impact Report**  
**The Avenue Specific Plan Amendment – SCH 2005071109**  
**Page 2 of 2**

Thank you for this opportunity to comment. Please contact Robin Maloney-Rames, Environmental Scientist, at (909) 980-3818, if you have any questions regarding this letter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott Dawson', with a long horizontal flourish extending to the right.

Scott Dawson  
Senior Environmental Scientist  
Habitat Conservation Planning

cc: Nancy Ferguson, USFWS, Carlsbad  
State Clearinghouse, Sacramento



Linda S. Adams  
Secretary for  
Environmental Protection

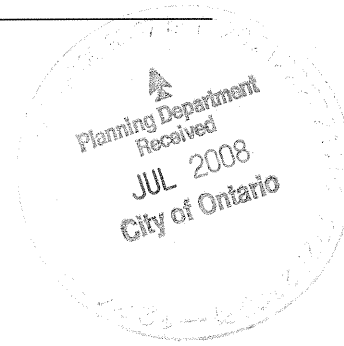


## Department of Toxic Substances Control

Maureen F. Gorsen, Director  
5796 Corporate Avenue  
Cypress, California 90630



Arnold Schwarzenegger  
Governor



July 15, 2008

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

### NOTICE OF PREPARATION (NOP) FOR THE AVENUE SPECIFIC PLAN AMENDMENT (SCH# 2005071109)

Dear Mr. Ayala:

The Department of Toxic Substances Control (DTSC) has received your submitted document for the above-mentioned project. As stated in your document: "The project to be examined in the Supplemental Environmental Impact Report (SEIR) consists of an amendment to The Avenue Specific Plan (see Figures 6 and 8). The adopted Specific Plan provided for 2,326 homes of low and medium density residential and up to 174,000 square feet of commercial development in addition to parks, a middle school and an elementary school. The Avenue Specific Plan Amendment proposes a realignment of Schaefer Avenue and the development of up to 2,606 homes and 250,000 square feet of Neighborhood Center uses. This is an increase of 280 residential dwelling units and 76,000 s.f. of retail in the area bound by the realigned Schaefer Avenue to the north, Haven Avenue to the east, the Subarea 18 boundary to the south (existing Edison Avenue ) and Turner Avenue to the west.

Based on the review of the submitted document DTSC has comments as follows:

- 1) The EIR should identify and determine whether current or historic uses at the project site may have resulted in any release of hazardous wastes/substances.
- 2) The EIR should evaluate whether conditions at the site may pose a threat to human health or the environment. Following are the databases of some of the regulatory agencies:
  - National Priorities List (NPL): A list maintained by the United States Environmental Protection Agency (U.S.EPA).

- Envirostor (formerly CalSites): A Database primarily used by the California Department of Toxic Substances Control, accessible through DTSC's website (see below).
  - Resource Conservation and Recovery Information System (RCRIS): A database of RCRA facilities that is maintained by U.S. EPA.
  - Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS): A database of CERCLA sites that is maintained by U.S.EPA.
  - Solid Waste Information System (SWIS): A database provided by the California Integrated Waste Management Board which consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations.
  - Leaking Underground Storage Tanks (LUST) / Spills, Leaks, Investigations and Cleanups (SLIC): A list that is maintained by Regional Water Quality Control Boards.
  - Local Counties and Cities maintain lists for hazardous substances cleanup sites and leaking underground storage tanks.
  - The United States Army Corps of Engineers, 911 Wilshire Boulevard, Los Angeles, California, 90017, (213) 452-3908, maintains a list of Formerly Used Defense Sites (FUDS).
- 3) The EIR should identify the mechanism to initiate any required investigation and/or remediation for any site that may be contaminated, and the government agency to provide appropriate regulatory oversight. If hazardous materials or wastes were stored at the site, an environmental assessment should be conducted to determine if a release has occurred. If so, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. It may be necessary to determine if an expedited response action is required to reduce existing or potential threats to public health or the environment. If no immediate threat exists, the final remedy should be implemented in compliance with state laws, regulations and policies.



- 4) Proper investigation, sampling and remedial actions overseen by the appropriate agency, if necessary, should be conducted at the site prior to the new development or any construction.
- 5) If any property adjacent to the project site is contaminated with hazardous chemicals, and if the proposed project is within 2,000 feet from a contaminated site, then the proposed development may fall within the "Border Zone of a Contaminated Property." Appropriate precautions should be taken prior to construction if the proposed project is within a "Border Zone Property."
- 6) The project construction may require soil excavation and soil filling in certain areas. Appropriate sampling is required prior to disposal of the excavated soil. If the soil is contaminated, properly dispose of it rather than placing it in another location. Land Disposal Restrictions (LDRs) may be applicable to these soils. Also, if the project proposes to import soil to backfill the areas excavated, proper sampling should be conducted to make sure that the imported soil is free of contamination.
- 7) Human health and the environment of sensitive receptors should be protected during the construction or demolition activities. A study of the site overseen by the appropriate government agency might have to be conducted to determine if there are, have been, or will be, any releases of hazardous materials that may pose a risk to human health or the environment.
- 8) Certain hazardous waste treatment processes may require authorization from the local Certified Unified Program Agency (CUPA). Information about the requirement for authorization can be obtained by contacting your local CUPA.
- 9) If the site was used for agricultural purposes or if weed abatement may have occurred, onsite soils may contain pesticide and agricultural chemical residue. If the project area was used for poultry, dairy and/or cattle industry operations, the soil may contain related dairy, animal, or hazardous waste. If so, activities at the site may have contributed to soil and groundwater contamination. Proper investigation and remedial actions, if necessary, should be conducted at the site prior to construction of the project.
- 10) If during construction/demolition of the project, soil and/or groundwater contamination is suspected, construction/demolition in the area should cease and appropriate health and safety procedures should be implemented. If it is determined that contaminated soil and/or groundwater exists, the EIR should

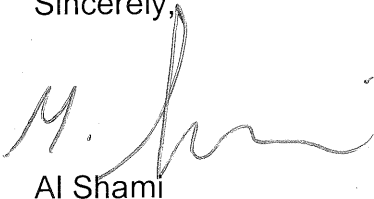
Mr. Richard Ayala  
July 15, 2008  
Page 4

identify how any required investigation and/or remediation will be conducted, and the appropriate government agency to provide regulatory oversight.

- 11) In future CEQA documents please provide the contact person's title and e-mail address.

If you have any questions regarding this letter, please contact me at (714) 484-5472 or at "ashami @ DTSC.ca.gov".

Sincerely,

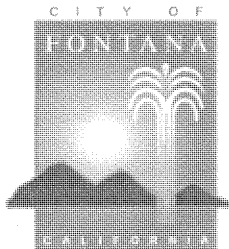


Al Shami  
Project Manager  
Brownfields and Environmental Restoration Program -Cypress

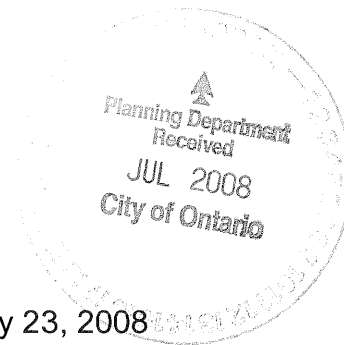
cc: Governor's Office of Planning and Research  
State Clearinghouse  
P.O. Box 3044  
Sacramento, California 95812-3044

Mr. Guenther W. Moskat, Chief  
Planning and Environmental Analysis Section  
CEQA Tracking Center  
Department of Toxic Substances Control  
P.O. Box 806  
Sacramento, California 95812-0806

CEQA #2206



City of Fontana  
CALIFORNIA



July 23, 2008

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

**Re: Notice of Preparation of a Draft Supplemental Environmental Impact  
Report for the Avenue Specific Plan Amendment/PGPA 07-002 and PSPA  
07-004**

---

Dear Mr. Ayala,

Thank you for including the City of Fontana on your interested parties list for the above referenced project. The City of Fontana has no comments or concerns.

Thanks again for including the City of Fontana in the public review comment period.

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

Stephanie Hall, Senior Planner

**NATIVE AMERICAN HERITAGE COMMISSION**

915 CAPITOL MALL, ROOM 364  
SACRAMENTO, CA 95814  
(916) 653-6251  
Fax (916) 657-5390  
[www.nahc.ca.gov](http://www.nahc.ca.gov)  
[ds\\_nahc@pacbell.net](mailto:ds_nahc@pacbell.net)



June 23, 2008

Mr. Richard Ayala, City Planner

**CITY OF ONTARIO**

303 East "B" Street  
Ontario, CA 91764

Re: SCH# 2005071109: CEQA Notice of Preparation (NOP) draft Environmental Impact Report (DEIR) for The Avenue Specific Plan Project, City of Ontario, San Bernardino County, California

Dear Mr. Ayala:

Thank you for the opportunity to comment on the above-referenced document. The Native American Heritage Commission is the state agency designated for the protection of California's Native American cultural resources. The California Environmental Quality Act (CEQA) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR per the California Code of Regulations § 15064.5(b)(c) (CEQA Guidelines). In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE),' and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following action:

- ✓ Contact the appropriate California Historic Resources Information Center (CHRIS). Contact information for the 'Information Center' nearest you is available from the State Office of Historic Preservation in Sacramento (916/653-7278). The record search will determine:
  - If a part or the entire (APE) has been previously surveyed for cultural resources.
  - If any known cultural resources have already been recorded in or adjacent to the APE.
  - If the probability is low, moderate, or high that cultural resources are located in the APE.
  - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
  - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission (NAHC) for:
  - \* A Sacred Lands File (SLF) search of the project area and information on tribal contacts in the project vicinity who may have information on cultural resources in or near the APE. Please provide us site identification as follows: USGS 7.5-minute quadrangle citation with name, township, range and section. This will assist us with the SLF.
  - Also, we recommend that you contact the Native American contacts on the attached list to get their input on the effect of potential project (e.g. APE) impact. In many cases a culturally-affiliated Native American tribe or person will be the only source of information about the existence of a cultural resource.
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
  - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f) of the California Code of Regulations (CEQA Guidelines). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
  - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.

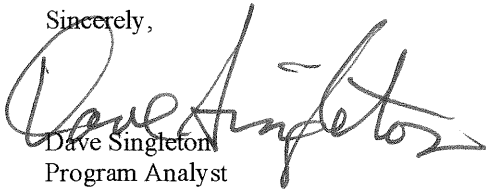
√ Lead agencies should include provisions for discovery of Native American human remains or unmarked cemeteries in their mitigations plans.

- CEQA Guidelines §15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the Initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American groups, identified by the NAHE, to ensure the appropriate and dignified treatment of Native American human remains and any associated grave goods.
- Health and Safety Code §7050.5, Public Resources Code §5097.98 and CEQA Guidelines §15064.5(d) mandate procedures to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

√ Lead agencies should consider avoidance, as defined in CEQA Guidelines §15370 when significant cultural resources are discovered during the course of project planning or execution.

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Singleton", written over the printed name.

Dave Singleton  
Program Analyst

Attachment: Native American Contact List.

Cc: State Clearinghouse

**Native American Contacts**  
San Bernardino County  
June 23, 2008

Cahuilla Band of Indians  
Anthony Madrigal, Jr., Chairperson  
P.O. Box 391760 Cahuilla  
Anza, CA 92539  
tribalcouncil@cahuilla.net  
(951) 763-2631  
  
(951) 763-2632 Fax

Pechanga Band of Mission Indians  
Paul Macarro, Cultural Resource Center  
P.O. Box 1477 Luiseno  
Temecula, CA 92593  
(951) 308-9295 Ext 8106  
(951) 676-2768  
(951) 506-9491 Fax

Ramona Band of Cahuilla Mission Indians  
Joseph Hamilton, vice chairman  
P.O. Box 391670 Cahuilla  
Anza, CA 92539  
admin@ramonatribe.com  
(951) 763-4105  
(951) 763-4325 Fax

San Manuel Band of Mission Indians  
James Ramos, Chairperson  
26569 Community Center Drive Serrano  
Highland, CA 92346  
(909) 864-8933  
(909) 864-3724 - FAX  
(909) 864-3370 Fax

Gabrieleno/Tongva San Gabriel Band of Mission  
Anthony Morales, Chairperson  
PO Box 693 Gabrielino Tongva  
San Gabriel, CA 91778  
ChiefRBwife@aol.com  
(626) 286-1632  
(626) 286-1758 - Home  
(626) 286-1262 Fax

Gabrielino/Tongva Council / Gabrielino Tongva Nation  
Sam Dunlap, Tribal Secretary  
761 Terminal Street; Bldg 1, 2nd floor Gabrielino Tongva  
Los Angeles, CA 90021  
office @tongvatribes.net  
(213) 489-5001 - Office  
(909) 262-9351 - cell  
(213) 489-5002 Fax

Morongo Band of Mission Indians  
Michael Contreras, Cultural Heritage Prog. Manager  
13000 Field Road Cahuilla  
Cabazon, CA 92230 Serrano  
(951) 755-5025  
(951) 201-1866 - cell  
(951) 922-0105 Fax

San Manuel Band of Mission Indians  
Ann Brierty, Environmental Department  
101 Pure Water Lane Serrano  
Highland, CA 92346  
abrierty@sanmanuel-nsn.gov  
(909) 863-5899 EXT-4321  
  
(909) 862-5152 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2005071109; CEQA Notice of Preparation (NOP) for The Avenue Specific Plan Amendment; City of Ontario; San Bernardino County, California.



**Native American Contacts**  
San Bernardino County  
June 23, 2008

Serrano Nation of Indians  
Goldie Walker  
6588 Valeria Drive  
Highland, CA 92346  
(909) 862-9883

Serrano

Soboba Band of Luiseno Indians  
Erica Helms, Cultural Resources Manager  
P.O. Box 487  
San Jacinto, CA 92581  
dhill@soboba-nsn.gov  
(951) 654-2765  
FAX: (951) 654-4198

Luiseno

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the propose SCH#2005071109; CEQA Notice of Preparation (NOP) for The Avenue Specific Plan Amendment; City of Ontario; San Bernardino County, California.

# 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

Fiscal Section/Operations Fax (909) 386-8786

Solid Waste Programs Fax (909) 386-8964



Planning Department  
Received  
JUL 2008  
City of Ontario

VANA R. OLSON  
Director of Public Works

PETER H. WULFMAN  
Solid Waste Division Manager

July 2, 2008

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

### RE: NOTICE OF PREPARATION OF A DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT – AVENUE SPECIFIC PLAN

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 DEIR:

- 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 or Patrick Egle by phone at (909) 386-9012; by facsimile at (909) 386-8964, by mail to the address listed above, or by e-mail to [NSansonetti@swm.sbcounty.gov](mailto:NSansonetti@swm.sbcounty.gov) or [PEgle@swm.sbcounty.gov](mailto:PEgle@swm.sbcounty.gov).

Sincerely,

Nancy Sansonetti, Supervising Planner/Chief  
Planning & Permitting Section

ecc: Peter Wulfman, Division Manager – County of San Bernardino Solid Waste Management Division  
cc: File

MARK H. UFFER  
County Administrative Officer

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

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

Recycled Paper



# South Coast Air Quality Management District

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



June 30, 2008

Mr. Richard C. 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 Avenue Specific Plan Amendment Project**

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. 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](http://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<sub>2.5</sub> emissions from construction and operational activities and processes. In connection with developing PM<sub>2.5</sub> calculation methodologies, the SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD requests that the lead agency quantify PM<sub>2.5</sub> emissions and compare the results to the recommended PM<sub>2.5</sub> significance thresholds. Guidance for calculating PM<sub>2.5</sub> emissions and PM<sub>2.5</sub> significance thresholds can be found at the following internet address:  
[http://www.aqmd.gov/ceqa/handbook/PM2\\_5/PM2\\_5.html](http://www.aqmd.gov/ceqa/handbook/PM2_5/PM2_5.html).

*Clearing the air that we breathe...*

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](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](http://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 Gordon Mize, Ph.D., Air Quality Specialist, CEQA Section, at (909) 396-3302 if you have any questions regarding this letter.

Sincerely,



Steve Smith, Ph.D.

Program Supervisor, CEQA Section

Planning, Rule Development and Area Sources

SS:GM:AK

SBC080624-05AK

Control Number