CITY OF ONTARIO

PUBLIC WORKS AGENCY
1425 South Bon View Avenue
Ontario, California 91761

(909) 395-2600

Letter of Transmittal

File:	
Date: 01/12/09	Contract No.:

TO: David Evans and Associates, Inc.
4200 Concours, Suite 200
Ontario, CA 91764

ATTENTION: *Josephine Alido, AICP*
Environmental Programs Manager

WE ARE SENDING: ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of Letter ☐ Change Order ☐ Check Print(s) ☐ Studies ☐ Other _____

COPIES	DATE	NO.	DESCRIPTION
1			Guasti Plaza Specific Plan Amendment- Plan Check Corrections

PURPOSE:

☒ For your information/records
☐ For approval ☐ Approved as submitted
☐ For your use ☐ Approved as noted
☐ As requested ☐ Returned for corrections
☐ For review & comment ☐ Other _____
☐ FOR BIDS DUE _____, 2006

PLEASE:

☐ Submit original _____
☐ Resubmit _____ copies for approval
☐ Submit _____ copies for distribution
☐ Return _____ corrected prints
☐ Other _____
☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: **The attached documents were faxed to you on 01/12/09.**

COPY TO: _____

SIGNED: Nicole Flores Phone (909) 395-2670

TITLE: Administrative Assistant

If attachments are not as noted, kindly notify us at once.

CITY OF ONTARIO
UTILITIES DEPARTMENT
1425 S. Bon View
Ontario, California 91764

Phone: (909) 395-2678
Fax: (909) 395-2608

FACSIMILE TRANSMITTAL SHEET

TO: Josephine Alido, AICP Environmental Programs Manager	FROM: Sheldon Yu, P.E. Sr. Associate Engineer
COMPANY: David Evans and Associates, Inc.	DATE: 1/12/2009
FAX NUMBER: (909) 481-5757	TOTAL NO. OF PAGES INCLUDING COVER: **15**
PHONE NUMBER: (909) 481-5750	SENDER'S REFERENCE NUMBER:
RE: Guasti Plaza Specific Plan Amendment	YOUR REFERENCE NUMBER:

☐ URGENT ☒ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

CITY OF ONTARIO
MEMORANDUM
Plan Check Corrections

Date: January 12, 2009
To: Ms. Josephine Alido, AICP, Environmental Project Manager, David Evans and Associates Inc.
Cc: Dennis Mejia, Utilities
From: Sheldon Yu, Utilities
Subject: Guasti Plaza Specific Plan Amendment
Project No.:

Project	Project Location: SEC 10-Fwy & Archibald Avenue Project Description: Guasti Plaza Specific Plan Amendment Applicant:
Response to November 24, 2008 Letter from DEA	1) What are the location and sizes of sewer lines serving the project site? – ***The Engineering Department can provide atlas and as-built information.*** *2)* Are these lines adequate to serve the area or have deficiencies been identified in these lines? – ***Refer to the sewer master plan available at the Engineering Department as well as any required studies performed for the proposed project impact(s).*** 3) What sewer system improvements are proposed in the surrounding area? When are these improvements going to be constructed or implemented? – ***Refer to the sewer master plan.*** 4) Does the City have sewer generation factor for multi-family residential and office commercial uses? If so, what are these factors? – ***Refer to the sewer master plan.*** 5) What is the estimated sewer generation of the project? – ***This is based upon what is being built on-site per the approved land-use by Planning Department (see attached sewer design guidelines showing generation factors).*** 6) Is on-site treatment necessary prior to disposal of wastewater from residential uses? – ***Residential wastewater is treated at the IEUA wastewater treatment plant. Pre-treatment is required for all commercial/industrial buildings.*** 7) Are line upgrades needed to serve the sewer disposal needs of the proposed residential uses? Please discuss. – ***Refer to the sewer master plan.*** 8) How will the proposed development affect the City's existing infrastructure and facilities (if any) which serve the project area? – ***Refer to the sewer master plan (if land use is not consistent, the development will be required to prepare a separate sewer study analyzing the impacts and providing recommendations.)*** 9) What measures would your agency recommend to reduce sewage generation from the project? – ***Reduction of potable water use on-site will reduce sewage generation (e.g. low-flow bathroom fixtures, reducing use times, etc.).*** 10) Are there fees that need to be paid for sewer connection and sewer services? – ***Engineering Department can provide this information.*** 11) Does t he City have any concerns or expect any long-term (10-year, 20-year, 30-year or longer) impacts associated with the provision of sewer services to future developments within the project area? If so, please describe the nature of these impacts and how this project may contribute to those impacts. – ***Refer to the sewer master plan.***

Attachment: November 24, 2008 DEA Letter
Sewer Design Guidelines

DAVID EVANS
AND ASSOCIATES INC.

November 24, 2008

Mr. Reymundo Trejo
City of Ontario
Engineering Department
303 East "B" Street
Ontario, CA 91764

SUBJECT: Guasti Plaza Specific Plan Amendment

Dear Mr. Trejo:

David Evans and Associates, Inc. (DEA) is currently assisting the City of Ontario in the environmental review process for the Guasti Plaza Specific Plan Amendment. The Guasti Plaza Specific Plan regulates development on approximately 73.1 acres bounded by the San Bernardino (Interstate 10) Freeway to the north, Turner Avenue on the east, the Union Pacific Railroad right-of-way on the south and Archibald Avenue to the west. The proposed Amendment would allow residential development within the Specific Plan area, in place of planned office uses. A maximum of 500 dwelling units would be allowed in Planning Areas 2 and 3, which consists of approximately 13.18 acres at the eastern and southeastern section of the Specific Plan area (Parcels 6, 7, 8, 9, and 10 of Parcel Map No. 18799). 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 1,000 square feet. The residential structures will vary in height, from three (3) to five (5) stories.

Alternatively, 100 units of the 500 total units may be developed at the western section of the Specific Plan area (Parcels 1, 14, 15, 16 and 17 of Parcel Map No. 18799). At this location, the residential units would replace future office or commercial development. In any case, the total number of residential units within the Specific Plan area shall not exceed 500 units and the total floor area of development shall not exceed a floor area ratio of 1.0. The Amendment would affect approximately 13 acres along Turner Avenue, New Guasti Road, Biane Lane, and the Union Pacific Railroad tracks, as well as an approximate 9-acre area at the western section of the site, along Archibald Avenue. A vicinity map is enclosed for your reference.

In order to adequately assess the project's potential impacts on sewer services, we would like to request the following information from your office:

1. What are the location and sizes of sewer lines serving the project site?
2. Are these lines adequate to serve the area or have deficiencies been identified in these lines?
3. What sewer system improvements are proposed in the surrounding area? When are these improvements going to be constructed or implemented?
4. Does the City have sewer generation factors for multi-family residential and office commercial uses? If so, what are these factors?
5. What is the estimated sewer generation of the project?
6. Is on-site treatment necessary prior to disposal of wastewater from residential uses?
7. Are line upgrades needed to serve the sewer disposal needs of the proposed residential uses? Please discuss.
8. How will the proposed development affect the City's existing infrastructure and facilities (if any) which serve the project area?

4200 Concours, Suite 200, Ontario, California 91764 909.481.5750 fax 909.481.5757

DAVID EVANS ASSOCIATES

9. What measures would your agency recommend to reduce sewage generation from the project?
10. Are there fees that need to be paid for sewer connection and sewer services?
11. Does the City have any concerns or expect any long-term (10-year, 20-year, 30-year or longer) impacts associated with the provision of sewer services to future developments within the project area? If so, please describe the nature of these impacts and how this project may contribute to those impacts.

Please include any other information concerning your services and other issues which may be relevant to the environmental review process. We would appreciate receiving this information within the next three weeks. If you need additional information on the project, please call me at (909) 481-5750. Thank you for your assistance.

Sincerely,

DAVID EVANS AND ASSOCIATES, INC.

for Josephine Alido, AICP
Environmental Project Manager