



JERRY BROWN
GOVERNOR

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



April 15, 2011

Richard Ayala
City of Ontario
200 North Cherry Avenue
Ontario, CA 91764

RECEIVED
APR 15 2011
City of Ontario
Planning Department

Subject: Guasti Plaza Specific Plan Amendment
SCH#: 2008111072

Dear Richard Ayala:

The State Clearinghouse submitted the above named Supplemental EIR to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on April 14, 2011, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures

cc: Resources Agency

**Document Details Report
State Clearinghouse Data Base**

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

Type SIR Supplemental EIR
Description Note: Ref: SCH# 1991122009

The proposed Guasti Plaza Specific Plan Amendment involves a revision to the adopted Specific Plan document to provide an update on the existing conditions at the site and to discuss pertinent regulations and approvals that would regulate future development. The proposed Specific Plan Amendment would also create a Residential Overlay Zone on approximately 11.72 acres at the eastern and southeastern section of the Specific Plan area, where a maximum of 500 dwelling units would be allowed in portions of Planning Areas 2 and 3, with a density of 25-65 units per acre.

Lead Agency Contact

Name	Richard Ayala	
Agency	City of Ontario	
Phone	(909) 395-2421	Fax
email		
Address	200 North Cherry Avenue	
City	Ontario	State CA Zip 91764

Project Location

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

Proximity to:

Highways	I-10
Airports	Ontario
Railways	UPPR
Waterways	
Schools	Center ES
Land Use	PLU: US Post Office, vacant land, abandoned structures; GPD: Historic Planned Commercial Z: Specific Plan

Project Issues 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; Aesthetic/Visual; Other Issues

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

Date Received 03/01/2011 **Start of Review** 03/01/2011 **End of Review** 04/14/2011

DEPARTMENT OF TRANSPORTATION

DIVISION OF AERONAUTICS – M.S.#40

1120 N STREET

P. O. BOX 942874

SACRAMENTO, CA 94274-0001

PHONE (916) 654-4959

FAX (916) 653-9531

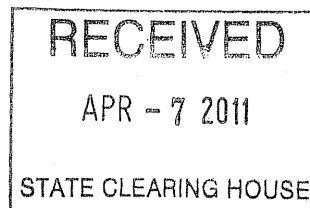
TTY 711

*Flex your power!
Be energy efficient!*

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April 1, 2011

Mr. Richard Ayala
City of Ontario
200 North Cherry Avenue
Ontario, CA 91764



Dear Mr. Ayala:

Re: City of Ontario Draft Supplemental Environmental Impact Report (DSEIR) for the Guasti Plaza Specific Plan Amendment; 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 following comments are offered for your consideration.

The proposal is for an Amendment to the Guasti Plaza Specific Plan. Among other things, the amendment would create an overlay designation that would allow for the development of residential uses within a portion of the Guasti Plaza Specific Plan area. A maximum of 500 residential dwelling units on approximately 11.72 acres are contemplated in the overlay zone.

The project site is located approximately 2,200 feet north of the Ontario International Airport (ONT). Pursuant to the Airport Noise Standards (California Code of Regulations, Title 21, Chapter 6, Section 5000 et seq.), the County of San Bernardino declared ONT to have a "noise problem". The regulations require a noise problem airport to reduce the size of its "noise impact area" (NIA), which is the area within the airport's 65 decibel (dB) Community Noise Equivalent Level (CNEL) contour that is composed of incompatible land uses.

Allowing new residential development within ONT's 65 dB CNEL contour would most likely result in an increase, rather than the required decrease, in the size of the airport's NIA unless appropriate additional measures are applied to the project. The type of structures containing the residential units which are finally constructed at the site will dictate which measures are appropriate. Please refer to Section 5014(a) of the Airport Noise Standards to determine mitigation measures necessary to prevent an increase to ONT's NIA. Depending on the type of dwelling unit, appropriate measures may include aviation easements for aircraft noise, insulating units for aircraft noise as well as addressing dwelling ventilation. The Airport Noise Standards are available at our website: <http://www.dot.ca.gov/hq/planning/aeronaut/avnoise.html>

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

Mr. Richard Ayala

April 1, 2011

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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) 654-6223, or by email at philip_crimmins@dot.ca.gov.

Sincerely,

Original Signed by

PHILIP CRIMMINS

Aviation Environmental Specialist

c: State Clearinghouse, City of Ontario ALUC, Ontario Int'l Airport