

City of Ontario
Planning Department
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Notice of Preparation

Lead Agency:
THE CITY OF ONTARIO
Planning Department
303 East "B" Street
Ontario, CA 91764
Contact: Richard Ayala

Consulting Firm Preparing the Draft SEIR:
DAVID EVANS AND ASSOCIATES
4200 Concours
Suite 200
Ontario, CA 91764
Contact: David Agnew

The City of Ontario (Latitude 34°03'N / Longitude 117°37'W) will be the Lead Agency and will prepare a Supplemental Environmental Impact Report (SEIR) 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 SEIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are summarized herein. A copy of the Initial Study is attached and/or is available at the Ontario City Hall, Planning Department.

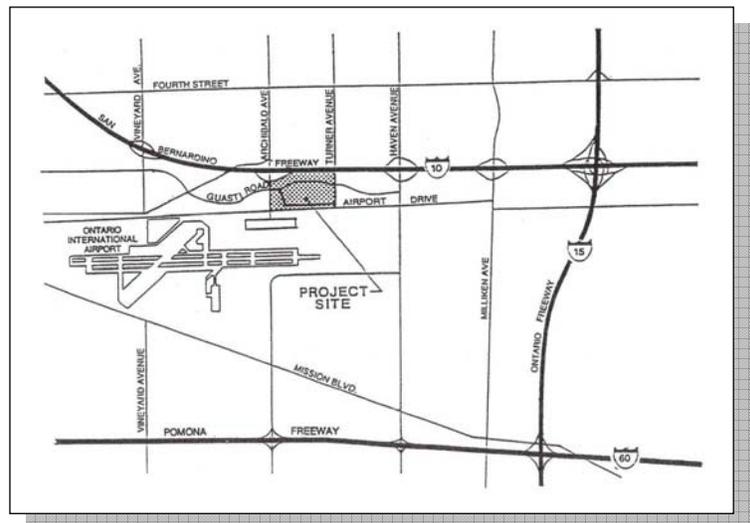
Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Richard Ayala, at the City of Ontario address shown above.

Project Title: GUAISTI PLAZA SPECIFIC PLAN AMENDMENT (PSPA 08-006)

Project Location: The Specific Plan area encompasses approximately 73.1 acres bounded by the 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 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. The Specific Plan area does not include land uses listed in government databases as hazardous material users and/or hazardous waste generators.

Project Description: The City of Ontario adopted the Guasti Plaza Specific Plan (GPSP) in 1996, to regulate development within the historic Guasti community, located at the northern section of the City south of the San Bernardino (I-10) Freeway and north of the Ontario International Airport. The Guasti Plaza Specific Plan proposes a maximum of over 3 million square feet of hotel, office, retail, restaurant and related land uses, along with the retention of the historic structures for adaptive reuse.



The proposed project would involve an amendment of the Guasti Plaza Specific Plan, 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 (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.

Since residential uses were not contemplated under the GPSP, an amendment to the Specific Plan is needed that would change the Land Use Concept in the document to allow for multiple family residential uses within the proposed “Eastern Residential District” and mixed-use (multiple family residential in conjunction with currently-allowed commercial and office uses) within the western section of the Specific Plan area, along with development standards and design guidelines for future residential uses within the Specific Plan area.

Environmental Issues: Based on the Initial Study prepared for the proposed Amendment, the City anticipates several potential impacts that will need to be addressed in a Supplemental EIR (SEIR). Potential impacts associated with environmental resource areas that will be analyzed in the SEIR include the following:

- ◆ Aesthetics
- ◆ Air Quality
- ◆ Global Climate Change
- ◆ Cultural Resources
- ◆ Biological Resources
- ◆ Geology and Soils
- ◆ Hazards and Hazardous Materials
- ◆ Hydrology and Water Quality
- ◆ Land Use and Planning
- ◆ Noise
- ◆ Population and Housing
- ◆ Public Services
- ◆ Recreation
- ◆ Transportation and Traffic
- ◆ Utilities and Service Systems

The SEIR will not address impacts on Agricultural and Mineral Resources, as these resources are not present on or near the site.

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 that are determined to be significant in the SEIR. Mitigation will be proposed for those impacts that are determined to be significant. A mitigation monitoring program will also be developed as required by Section 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 Code Section 21080.4 and CEQA Guidelines Section 15082. Public agencies, interested organizations, and individuals have the opportunity to comment on the proposed project and identify the environmental issues, which have the potential to be affected by the project, and should therefore be addressed further in the SEIR.

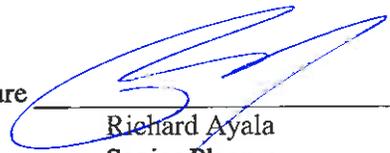
Scoping Meeting: A scoping meeting will be held by the City of Ontario on December 3, 2008 at 6:00 PM at the:

Ontario Senior Center
225 East B Street
Ontario, CA 91764

Project Applicant: Oliver-McMillan (OM Guasti, LLC)
733 8th Avenue
San Diego, CA 92101
Attn: Dan Nishikawa

Date: November 18, 2008

Signature



Richard Ayala
Senior Planner
City of Ontario
(909) 395-2036