California Environmental Quality Act

INITIAL STUDY

Fontana Foothills Commerce Center Project

Master Case No. 19-109
General Plan Amendment No. 19-000007
Specific Plan Amendment No. 19-000011
General Plan Amendment No. 20-009
Zone Change No. 20-008
Zone Change No. 19-000005
Design Review No. 19-000036
Tentative Parcel Map 19-000018
Development Agreement No. 20-002

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Table of Contents

Section A. Introduction and Purpose of the IS/MND 1

I. Format and Content of the IS/MND 1
II. Purpose of the IS/MND 1
III. Planning Context 2
IV. Initial Study Findings 3

Section B. Project Description 3

I. Project Location 3
II. Project Summary 4
III. Existing Conditions 6
IV. Proposed Improvements 7
V. Project Construction and Phasing 8

Section C. Environmental Checklist Form 20

I. Evaluation Format 22
II. Environmental Factors Potentially Affected 22
III. Environmental Determination 23

Section D. Evaluation of Environmental Impacts 24

I. Aesthetics 24
II. Agriculture and Forestry Resources 27
III. Air Quality 29
IV. Biological Resources 31
V. Cultural Resources 33
VI. Energy 35
VII. Geology and Soils 36
VIII. Greenhouse Gas Emissions 40
IX. Hazards and Hazardous Materials 41
X. Hydrology and Water Quality 44
XI. Land Use and Planning 47
XII. Mineral Resources 49
XIII. Noise 50
XIV. Population and Housing 51
XV. Public Services 54

XVI. Recreation 56
XVII. Transportation and Traffic 58
XVIII. Tribal Cultural Resources 60
XIX. Utilities and Service Systems 61
XX. Wildfire 65
XXI. Mandatory Findings of Significance 66

Section E. References 68

Section F. List of Preparers 70

List of Tables

Table 1 Project Assessor Parcel Number List 4
Table 2 Development Site Existing Conditions 7

List of Figures

Exhibit 1: Regional Location 10
Exhibit 2: Project Location 12
Exhibit 3: Conceptual Site Plan 14
Exhibit 4: Site Photographs 16
Exhibit 5: Upzone Parcel Location 18

SECTION A. INTRODUCTION AND PURPOSE OF THE INITIAL STUDY

This section of the Initial Study (IS) describes the intended uses of the IS, relevant documents incorporated by reference, and the process and procedures governing the preparation of the environmental document. Included in this section is a discussion of issues determined to be less than significant. This section also identifies topic areas of discussion that would have a potentially significant impact in the environment. The IS serves to screen out areas that do not require further analysis; however, it allows potentially significant impact areas to be identified and further analyzed in an Environmental Impact Report (EIR).

I. Format and Content of the IS

The IS is comprised of the following components:

- Section A, Introduction and Purpose of the Initial Study, identifies the purpose and scope of the IS.
- Section B, Project Description, describes the location, general environmental setting, project background, project components, and the characteristics of the proposed project's construction and operational phases.
- Section C, Environmental Checklist Form, provides a checklist of environmental factors that would be potentially affected by this project and a description of the possible threshold responses.
- Section D, Evaluation of Environmental Impacts, presents the environmental setting and impact analysis for each resource topic.
- Section E, References, identifies all printed references and individuals cited in this IS.
- Section F, List of Preparers, identifies all individuals involved in preparing this IS.

II. Purpose of the IS

This document is an IS prepared in accordance with the California Environmental Quality Act (CEQA), including all criteria, standards, and procedures of the act (California Public Resource Code Section 21000 et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15000 et seq.).

This IS is an informational document intended for use by the City of Fontana (City), its City Council and Planning Commission, responsible agencies, and members of the public in evaluating the physical environmental effects of the proposed project. This IS was compiled by the City with the assistance of Michael Baker International. The City is serving as the lead agency for the proposed project pursuant to CEQA Section 21067 and CEQA Guidelines Article 4 and Section 15367. The term "lead agency" refers to the public agency that has the principal responsibility for carrying out or approving a project.

CEQA Objectives

CEQA (Public Resources Code Section 21000 et seq.) requires that before a public agency decides to approve a project that could have one or more adverse effects on the physical environment, the agency must inform itself about the project's potential environmental impacts, give the public an opportunity to comment on the environmental issues, and take feasible measures to avoid or reduce potential harm to the physical environment.

The principal objectives of CEQA are to (1) inform governmental decision-makers and the public about the potential, significant environmental effects of proposed activities; (2) identify the ways that environmental damage can be avoided or significantly reduced; (3) prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible; and (4) disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

CEQA Requirements for Environmental Setting and Baseline Conditions

CEQA Guidelines §15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting is defined as "the physical environmental conditions in the vicinity of the project as they exist at the time the notice of preparation is published, or if no notice of preparation is published, at the time environmental analysis is commence, from both a local and regional perspective. This environmental setting will normally constitute the baseline physical conditions by which a lead agency determines whether an impact is significant." (CEQA Guidelines §15125[a]).

The environmental setting for the proposed project is the approximate date that the project's notice of preparation is published. Accordingly, the environmental setting for the proposed project is defined as the physical environmental conditions on the development site and in the vicinity of the proposed project as they existed in 2019 when the planning process for this project began.

III. Planning Context

Governing Body

The City is the lead agency under CEQA for the proposed project. The City has reviewed the proposed project and, on the basis of the whole record before it, has determined that it may have a significant effect on the environment, and an EIR is required. This IS reflects the lead agency's independent judgement and analysis.

General Plan

The *City of Fontana General Plan Update 2015-2035 Update* (General Plan) was adopted by the City on November 13, 2018. The General Plan aligns with state planning priorities as stated in California Government Code Section 65041 and with the new General Plan Guidelines, though sometimes in slightly different language than used in the guidelines. The General Plan covers a

broad range of topics in 16 chapters. These chapters or "elements" include a summary of existing conditions and current trends, the planning process, and goals, policies and actions for many different topic areas that will affect the physical and economic development of the City over the next 20 years. Because the Housing Element is required by state law to be updated more frequently than the General Plan, it is published as a separate document and was most recently updated in 2014 and is scheduled to be updated in 2021.

IV. Initial Study Findings

Section C of this document contains the Environmental Checklist/Initial Study that was prepared for the proposed project pursuant to CEQA requirements. The Environmental Checklist/Initial Study determined that implementation of the proposed project would result in no impacts or less than significant environmental effects under the issue areas of Agriculture/Forestry Resources, Mineral Resources, Population and Housing, Recreation, and Wildfire. Therefore, these subjects are not recommended for further evaluation in an EIR.

The Environmental Checklist indicated that the proposed project would potentially result in significant environmental effects under the issue areas of Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, Transportation and Traffic, Tribal Cultural Resources, and Utilities and Service Systems. Therefore, these subjects are recommended for further evaluation in an EIR.

SECTION B. PROJECT DESCRIPTION

I. Project Location

The City is located in the southwestern portion of San Bernardino County, bounded by the San Bernardino National Forest to the north, the city of Rialto and the unincorporated San Bernardino County community of Bloomington to the east, unincorporated Riverside County to the south, and the cities Rancho Cucamonga and Ontario to the west. Refer to ***Exhibit 1, Regional Location***.

The proposed project consists of two sites, the development site and the upzone site. The development site is located on approximately 33.6 acres located in the northeast quadrant of the intersection of Juniper Avenue and Jurupa Avenue. Refer to ***Exhibit 2, Project Location***. This development site consists of 12 parcels, as outlined in ***Table 1, Development Site Parcel Number List***. The second component of the project site is the upzone site, which consists of 19 parcels located on approximately 13.65 acres in the southwest quadrant of Merrill Avenue and Catawba Avenue. Refer to ***Exhibit 5, Upzone Parcel Location***.

Table 1: Development Site Assessor Parcel Number List

Assessor's Parcel Number[1]	Address	Gross Acres
0255-101-14	11011 Juniper Avenue	4.80
0255-101-21	11055 Juniper Avenue	3.75
0255-101-20	11097 Juniper Avenue	1.00
0255-101-12	11145 Juniper Avenue	4.80
0255-101-11	11193 Juniper Avenue	4.78
0255-111-22	11219 Juniper Avenue	1.20
0255-111-21	11229 Juniper Avenue	0.98
0255-111-16	11259 Juniper Avenue	0.99
0255-111-17	16716 Jurupa Avenue	0.87
0255-111-18	16756 Jurupa Avenue	2.88
0255-111-19	16756 Jurupa Avenue	2.87
0255-111-25	16820 Jurupa Avenue	4.63

Note: 1. San Bernardino County Assessor, Property Information Management System (2020), http://www.sbcounty.gov/assessor/pims.

II. Land Use and Zoning

General Plan Land Use Designations – Development Site

The development site is located predominantly within the Residential – Planned Community (R-PC) land use designation of the General Plan, with a portion of the southeastern area of the site located within the Walkable Mixed-Use Downtown and Corridors (WMXU-1) land use designation of the General Plan.

The General Plan R-PC designation has a residential density of 3 to 6.4 dwelling units (du) per acre. This land use category is used for master-planned communities with specific plans and requires a minimum of 145 acres or minimum 10,000 square foot (SF) lots.

The General Plan WMXU-1 land use designation allows for medium- to high-density residential uses, retail and services, office, entertainment, education and civic uses, with a maximum 2.0 floor area ratio.

The development site is surrounded by R-PC land uses to the north, west, and south, and by the WMXU-1 land use designation to the east.

General Plan Land Use Designations – Upzone Site

The upzone site is located within the Residential – Single Family (R-SF) land use designation of the General Plan. The R-SF designation has a residential density of 2.1-5 du per acre and allows for detached single family housing. The upzone site is surrounded by R-SF land uses to the north west, and south. It is bordered by Medium Density Residential (R-M) land use designation to the

east, which accommodates single-family detached housing up to 7.6 du per acre and single-family attached or multi-family housing up to 12 du per acre.

Zoning – Development Site

The current zoning designation of the development site is Residential – Planned Community (R-PC) and Form Based Code (FBC). Areas to the north and west of the warehouse site are zoned R-PC, areas to the east are zoned FBC, and areas to the south are zoned Southridge Village Specific Plan.

Zoning – Upzone Site

The current zoning designation of the upzone site is Single-Family Residential (R-1). The upzone site is surrounded on all sided by parcels zoned R-1.

III. Project Summary

The project involves the development of a new logistics warehouse facility consisting of two warehouse and distribution buildings totaling 754,408 SF, as well as associated infrastructure and utility improvements, parking, and landscaping. Pursuant to Senate Bill 300 (SB 330) requirements, 13.65 acres of land would be "upzoned" to offset the development site's lost dwelling unit potential. Refer to ***Exhibit 3, Conceptual Site Plan***. In addition to the proposed construction and upzoning, the project would require the following:

- General Plan Amendment (GPA 19-000007) to amend the existing land use designation for all parcels within the development site from R-PC/WMXU-1 to General Industrial (I-G).
- Specific Plan Amendment (SPA 19-000011) to amend the Southwest Industrial Park (SWIP) Specific Plan Land Use Plan and expand the SWIP boundary to include the development site. The development site would be incorporated into the SWIP Specific Plan's Slover East Industrial District.
- Zone Change (ZCA 19-000005) to amend the Zoning District Map to change the zoning designation for all parcels in the development site from R-PC and FBC - Transitional to Specific Plan (Southwest Industrial Park).
- Design Review (DPR 19-000036) to approve the specific development plan, including a physical site layout, architectural design, and landscaping plan for the development site to include two industrial warehouse buildings with a total of 754,408 SF, inclusive of approximately 18,000 SF of office space. The area of Building 1 would be 432,569 SF with 57 dock doors and the area of Building 2 would be 321,839 SF with 45 dock doors.
- Tentative Parcel Map (TPM 19-000018) to consolidate all 12 parcels on the development site and re-subdivide the site into two legal parcels.

- Development Agreement pursuant to California Government Code §§ 65864-65869.5. The EIR will evaluate the reasonably foreseeable environmental impacts, if any, associated with implementation of the Development Agreement.
- Zone Change (ZCA 20-008) to amend the Zoning District Map to change the zoning of 13.65 acres of land at the upzone site from R-1 to R-2 to offset the potential loss of housing units resulting from the Zone Change from the R-PC to Specific Plan (Southwest Industrial Park), in compliance with the requirements of SB 330.
- General Plan Amendment (GPA 20-009) to amend the existing land use designation for all parcels within the upzone site from R-SF to R-M to accommodate additional density.

IV. Existing Conditions

The development site is currently developed with a mix of commercial and residential land uses and vacant land. Twelve residential structures (11 of which are occupied and one of which is unoccupied), out buildings, gravel parking areas, equestrian areas, corals, vacant fields, irrigated pastures, nurseries, cultivated lawns, and agricultural uses occur throughout the site. Extensive debris dumping is evident throughout the site. A site visit was conducted in March 2020. Photographs documenting the site conditions and surroundings were taken and are included as ***Exhibit 4, Site Photographs***. Area topography is generally flat. The specific existing conditions for each parcel associated with the project are summarized in ***Table 2, Development Site Existing Conditions***.

The development site is surrounded by commercial and public facilities to the north; single-family residential and vacant land to the east; single-family residential and a park/open space uses to the south; and single-family residential uses, a church, vacant land, and the proposed Goodman Logistics Center Fontana III to the west. The development site has existing residential, commercial, and vacant uses on-site.

The upzone site is currently developed with a mixture of single-family uses and vacant land. Currently, 15 residential dwellings (and associated ancillary structures), outdoor storage areas, and vacant uses are present on-site. Area topography is generally flat, and ornamental landscaping, scattered trees, and low-lying grasses are dispersed throughout.

The upzone site is surrounded by single-family residential uses to the north, vacant land, multi-family residential, and single family residential uses to the east, single-family residential uses to the south, and large lot single-family residential uses to the west.

Table 2: Development Site Existing Conditions

Assessor's Parcel Number[1]	Address	Description
0255-101-14	11011 Juniper Avenue	Residence, several outbuildings, and a storage yard
0255-101-21	11055 Juniper Avenue	Residence (unoccupied), outbuildings, and a large yard
0255-101-20	11097 Juniper Avenue	Residence and outbuildings
0255-101-12	11145 Juniper Avenue	Residence and outbuildings, and a large undeveloped lot
0255-101-11	11193 Juniper Avenue	Residence, outbuildings, and a large undeveloped lot (partially landscaped)
0255-111-22	11219 Juniper Avenue	Residence and a large yard
0255-111-21	11229 Juniper Avenue	Residence and a storage yard
0255-111-16	11259 Juniper Avenue	Residence and paving company (Mendoza Paving), offices, covered maintenance and storage areas, and a yard used to park heavy equipment/trucks
0255-111-17	16716 Jurupa Avenue	Residence and vacant land
0255-111-18	16756 Jurupa Avenue	Residence and large vacant land
0255-111-19	16756 Jurupa Avenue	Residence and former horse stable structures (north portion used by adjoining nursery)
0255-111-25	16820 Jurupa Avenue	Residence and a commercial nursery (Delta Nursery), storage buildings, greenhouses, outbuildings, and open grounds

Source: EPD Solutions. January 2020.

V. Proposed Development Site Improvements

Industrial Warehouse Buildings

Two industrial warehouse buildings are proposed with a total of 754,408 SF, inclusive of approximately 18,000 SF of office space. The area of Building 1 would be 432,569 SF with 57 dock doors and the area of Building 2 would be 321,839 SF with 45 dock doors. The maximum building height for either building would be 45 feet, 6 inches. Other associated facilities and improvements would include a guard booth, landscaping, security gates, lighting, perimeter fencing/walls, and drainage facilities.

Site Access

Four driveways will access the development site. Two driveways are proposed on Juniper Avenue and two driveways are proposed on Jurupa Avenue. Primary truck access would be available on Juniper Avenue, with a secondary access on Jurupa Avenue. The driveways on Jurupa Avenue would be restricted to right in/right out access only. Access to the loading areas would be restricted through either automatic or manually operated gates.

Parking

The total number of proposed parking spaces for the overall development site is 337 passenger vehicle parking spaces and 152 trailer parking spaces. Building 1 would have 178 standard spaces and 87 trailer spaces and Building 2 would have 159 standard spaces and 65 trailer spaces.

Utilities

Existing utility connections are available on or adjacent to the development site. The utility purveyors are as follows:

- Electricity – Southern California Edison (SCE)
- Water – Fontana Water Company (FWC)
- Sewer – City of Fontana/Inland Empire Utility Agency (IEUA)
- Storm Drain – City of Fontana
- Cable – Charter Communications
- Telephone – AT&T
- Natural Gas – Southern California Gas Company (SoCalGas)

Two underground infiltration systems (one for each building) are proposed for water quality and storm drainage. New on-site water and sewer lines would connect to existing water and sewer lines in Jurupa Avenue and Juniper Avenue.

Operations

Tenants for the proposed project have not been identified and the two industrial warehouse buildings are considered speculative. Operations are assumed to involve passenger vehicle and truck traffic to and from the development site, with hours of operation estimated to be 24 hours a day, 7 days a week. There would be no refrigerated uses associated with the operation of the logistics facility upon completion.

VI. Upzone Site

California SB 330, the Housing Crisis Act, was signed by Governor Newsom on October 9, 2019, and became effective on January 1, 2020. This bill places restrictions on certain types of development standards, amends the Housing Accountability Act, and makes changes to local approval processes and the Permit Streamlining Act until January 1, 2025.

SB 330 prohibits a city from changing the land use designation or zoning of a parcel or parcels to a less intensive housing use or reducing the housing intensity of the land use within an existing zoning district below what was allowed under the General Plan land use designation and zoning

ordinance of the City as of January 1, 2018[1], unless the City concurrently changes the land use designation or zoning of another parcel or parcels. This is to ensure that there is no net loss in residential capacity within a municipality.

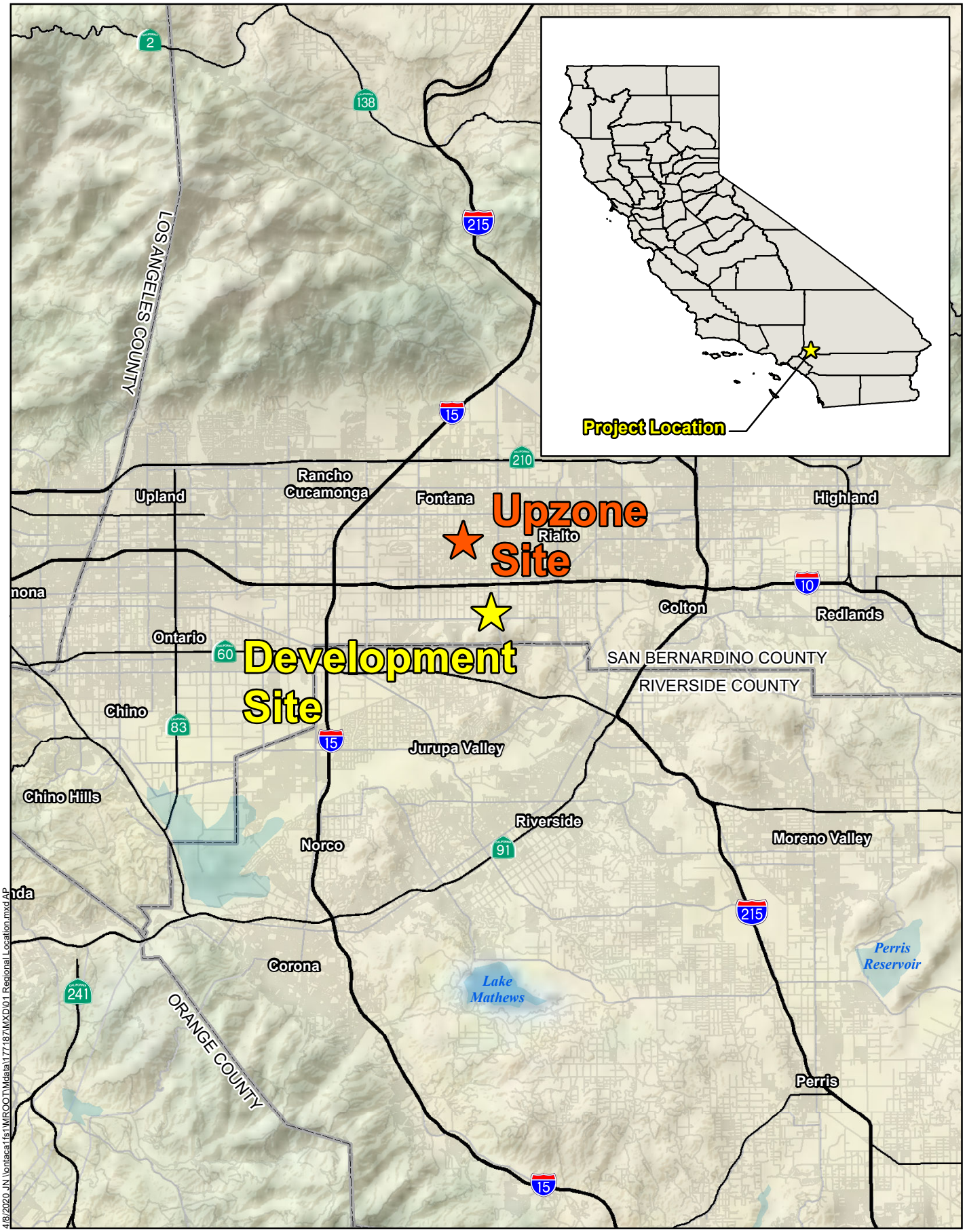
With its zone change from R-PC to the SWIP specific plan, the development site would eliminate the capacity for 87 units of housing. In conformance with SB 330 to offset the loss of housing units, the project would also rezone 13.65 acres of land located at the southwest corner of Merrill Avenue and Catawba Avenue from Single Family Residential (R-1), which accommodates a density of up to 5 du per acre, to Medium Density Residential (R-2), which accommodates a density of up to 12 du per acre, generating the capacity for 97 additional residential units beyond what existing R-1 zoning would allow, resulting in a net addition of 10 units to the residential capacity for the City as a result of the proposed project. The project would also require a General Plan Amendment to amend the existing land use designation for all parcels within the upzone site from R-SF to R-M. The upzone site is shown in ***Exhibit 5, Upzone Parcel Location***.

The upzone site, along with the development site, is included in the overall project and is discussed in the pertinent environmental impact discussions in Section D., Evaluation of Environmental Impacts, below. However, because the project would not involve any physical construction or improvements to the upzone site, the Fontana Foothills Commerce Center EIR will evaluate potential upzone site's environmental impacts at a programmatic level only. A project-specific environmental analysis for the upzone site would be conducted at such time that a future development is proposed for the upzone site.

VII. Project Construction and Phasing

It is anticipated that the project components at the development site would be constructed in one phase over a duration of approximately 12 months, anticipated to begin at the end of year 2022. Project grading is anticipated to be balanced, and as such will require no import or export of material. The development site is currently occupied by existing structures and asphalt/concrete; the total demolished material includes approximately 16,136 SF of building area. No development is proposed for the upzone site at the time of this writing.

[1] It should be noted that parcel 0255-111-25 was zoned General Commercial (C-2) as of January 1, 2018 and was subsequently re-zoned to Form Based Code (FBC). As such, the re-zoning of this parcel proposed by this project is not required to be offset pursuant to SB 330.



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FONTANA FOOTHILLS COMMERCE CENTER
INITIAL STUDY

Regional Location

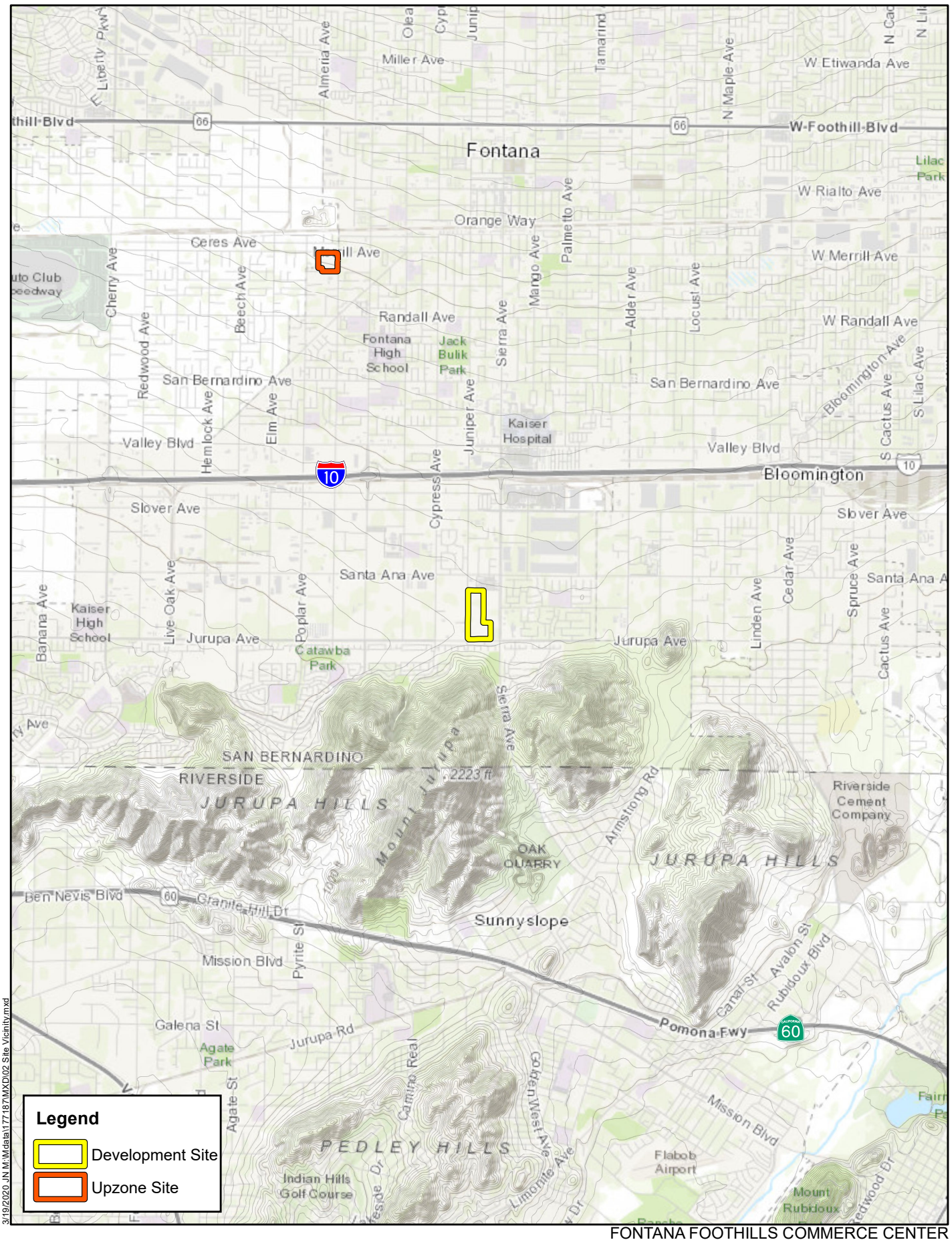
Michael Baker INTERNATIONAL

0 2.5 5 Miles

Source: ESRI Relief Map, National Highway Planning Network

Exhibit 1

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3/19/2020 JN M:\Mdata\177187\MXD\02 Site Vicinity.mxd

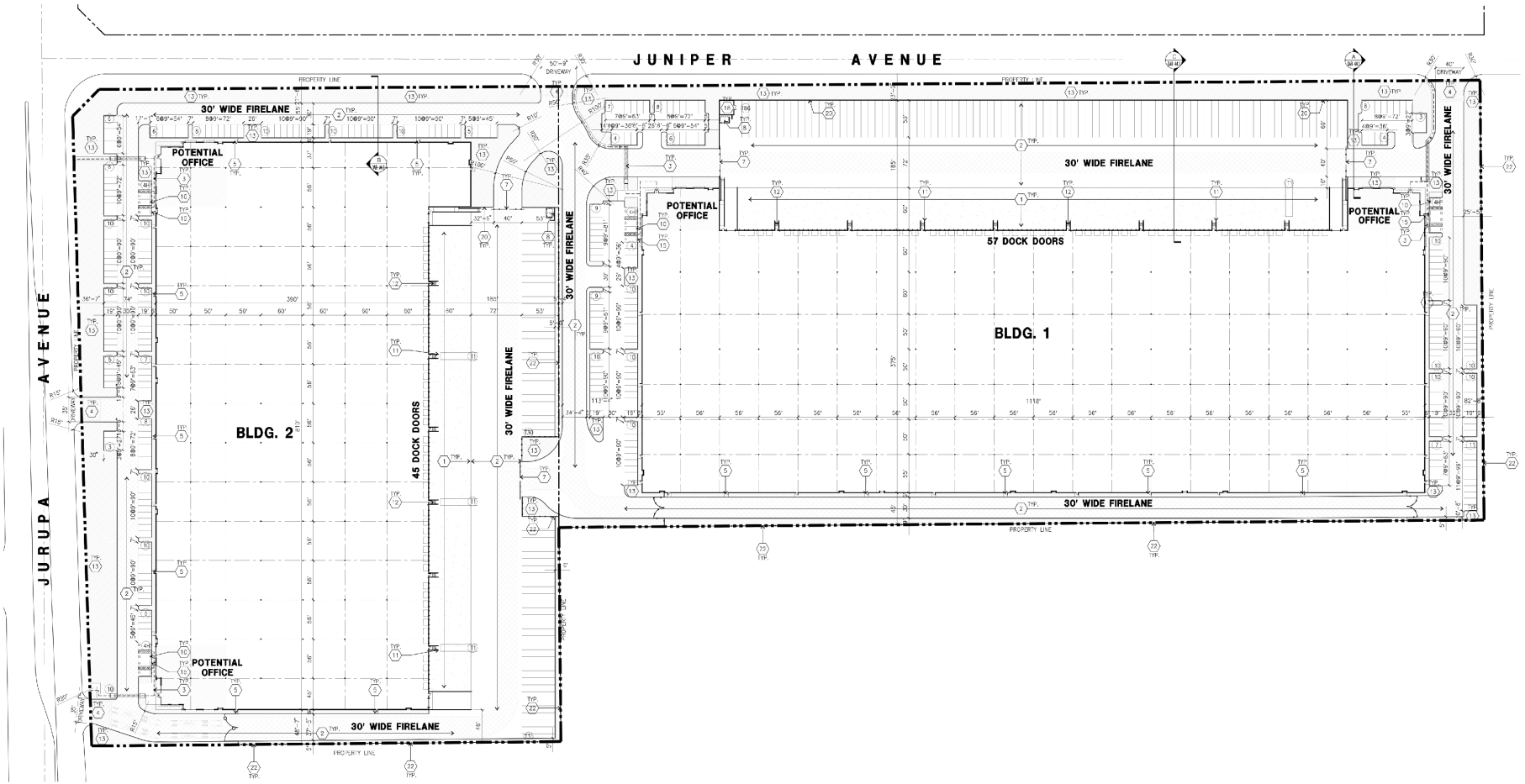
Source: ESRI USA Topographic Basemap, San Bernardino County, United States Geological Survey

FONTANA FOOTHILLS COMMERCE CENTER
INITIAL STUDY

Project Location

Exhibit 2

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3/19/2020 JN M:\Mdata\177187\MXD\03 Site Plan.mxd <User Name>

Michael Baker INTERNATIONAL

Not to Scale

Source: HPA Architecture

FONTANA FOOTHILLS COMMERCE CENTER
INITIAL STUDY

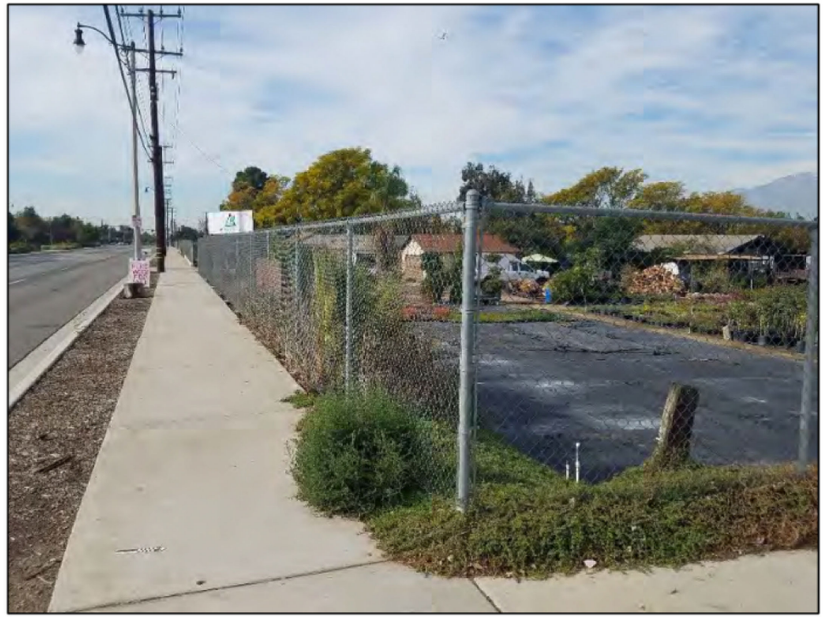
Site Plan

Exhibit 3

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View of the southwest corner of the development site, looking south



View of the southeast corner of the development site, looking west



View of a private residential property on the development site, looking southeast



View of a vacant lot with previous disturbance on the development site, looking southwest

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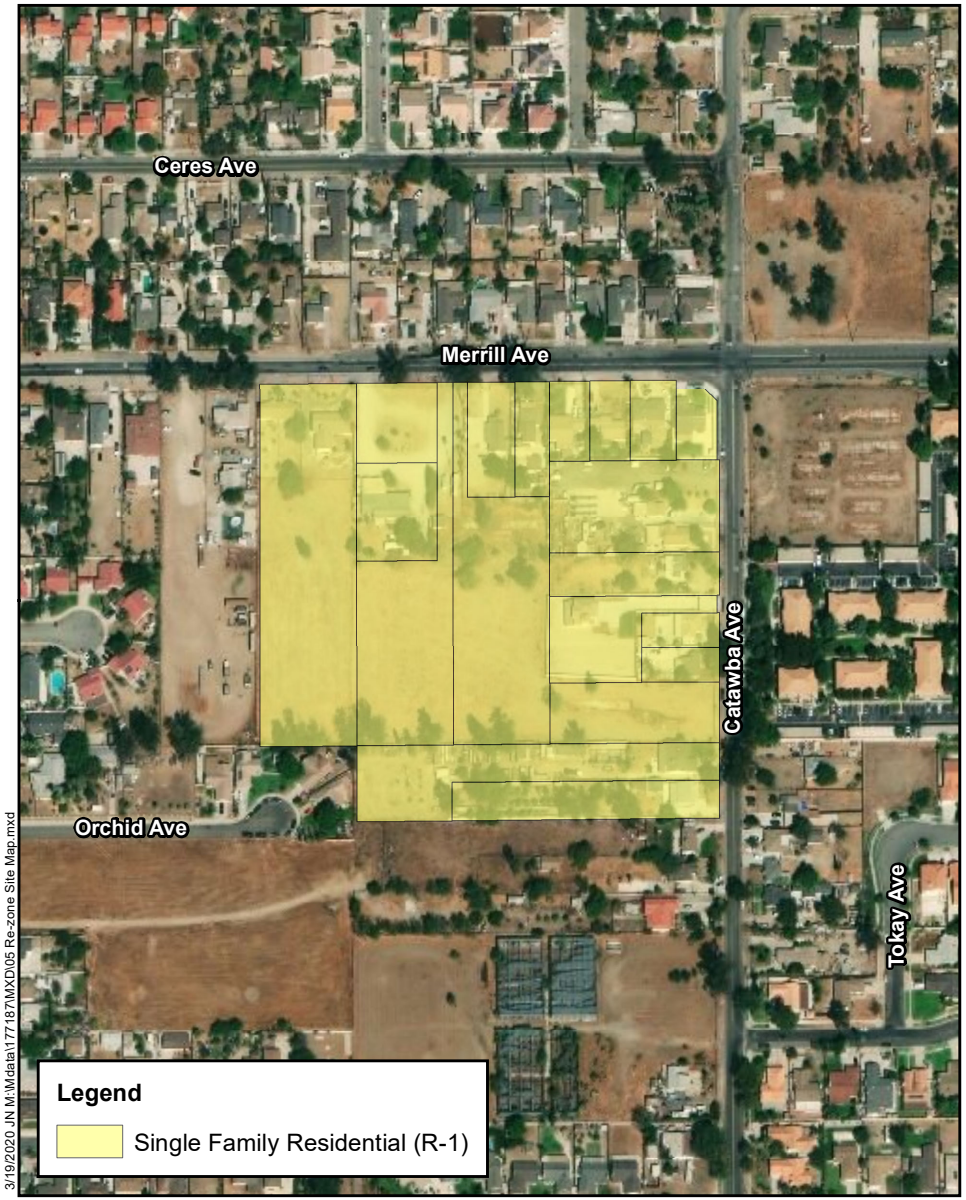
Source: Material Culture Consulting

Site Photographs

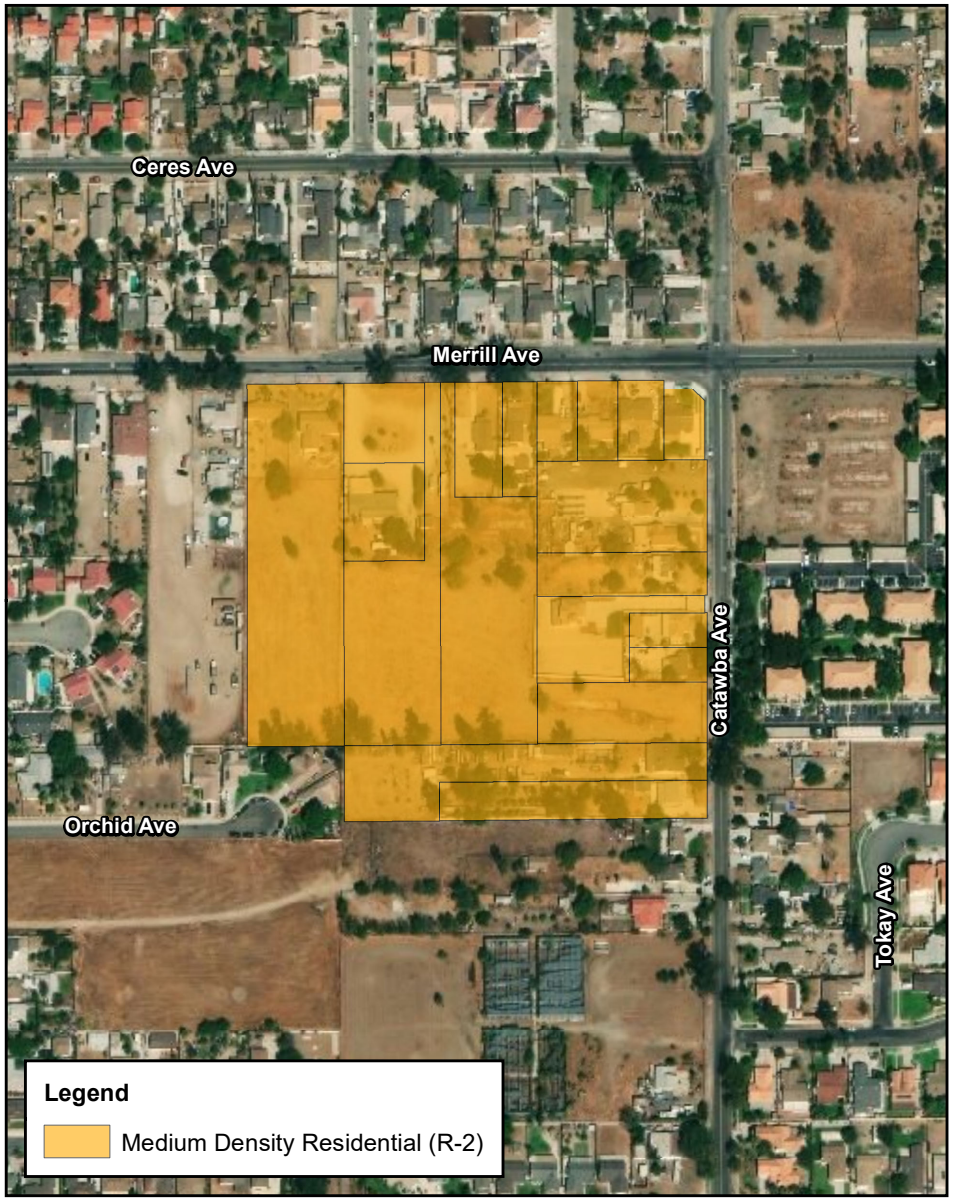
Exhibit 4

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Existing Zoning



Proposed Zoning



3/19/2020 JN M:\Mdata\17718?\MXD\05 Re-zone Site Map.mxd

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0 500 1,000 Feet

Source: Esri World Imagery, San Bernardino County, City of Fontana

FONTANA FOOTHILLS COMMERCE CENTER
INITIAL STUDY

Upzone Site Map

Exhibit 5

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SECTION C. ENVIRONMENTAL CHECKLIST FORM

1.	Project Title:	Fontana Foothills Commerce Center Project
2.	Lead Agency Name and Address:	City of Fontana, 8353 Avenue, Fontana, CA 92335
3.	Contact Person and Phone Number:	DiTanyon Johnson, Senior Planner 909-350-6678 djohnson@fontana.org
4.	Project Location:	The development site is located on approximately 33.6 acres located in the northeast quadrant of the intersection of Juniper Avenue and Jurupa Avenue. The upzone site is located on approximately 13.65 acres located in the southwest quadrant of Merrill Avenue and Catawba Avenue.
5.	Project Sponsor's Name and Address:	Real Estate Development Associates 4450 MacArthur Boulevard, Suite 100 Newport Beach, CA 92660 949-945-6809
6.	General Plan Designation:	The development site is designated Residential - Planned Community (R-PC) and Walkable Mixed Use Downtown and Corridors (WMXU-1). The upzone site is designated Single-Family Residential (R-SF).
7.	Zoning:	The development site is zoned Residential - Planned Community (R-PC) and Form Based Code (FBC). The upzone site is zoned Single-Family Residential (R-1).

8. Description of Project:

The project involves the development of two warehouse and distribution buildings totaling 754,408 SF, as well as associated infrastructure and utility improvements, parking, and landscaping. The project would also rezone parcels located three miles northwest of the development site from R-1 to R-2 in compliance with SB 330. The project would not involve any physical construction or improvements to the upzone site.

9. Surrounding Land Uses and Setting:

   The development site is surrounded by commercial and public facilities to the north; single-family residential uses and vacant land to the east; single-family residential uses and a park/open space to the south; and single-family residential uses, a church, vacant land, and the future Goodman Logistics Center to the west. The development site has existing residential, commercial, and vacant uses on-site.

   The upzone site is surrounded by single-family residential uses to the north, vacant land, multi-family residential, and single-family residential uses to the east, single-family residential uses to the south, and large lot single-family residential uses to the west. The upzone site is currently a mixture of single-family uses and vacant land.

10. Other Public Agencies Whose Approval is Required:

    - Santa Ana Regional Water Quality Control Board
    - Fontana Fire Protection District Plan Check
    - Fontana Water Company

11. Have California Native American tribes traditionally and culturally affiliated with the project are requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?[2]

    The City has begun AB 52 and SB 18 Tribal consultations. Full information regarding these consultations will be included in an EIR.

[2] NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code Section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code Section 21082.3(c) contains provisions specific to confidentiality.

I. Evaluation Format

II. Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☒ Aesthetics	☐ Agriculture and Forestry Resources	☒ Air Quality
☒ Biological Resources	☒ Cultural Resources	☒ Energy
☒ Geology/Soils	☒ Greenhouse Gas Emissions	☒ Hazards & Hazardous Materials
☒ Hydrology/Water Quality	☒ Land Use/Planning	☐ Mineral Resources
☒ Noise	☐ Population/Housing	☒ Public Services
☐ Recreation	☒ Transportation/Traffic	☒ Tribal Cultural Resources
☒ Utilities/Service Systems	☐ Wildfire	☒ Mandatory Findings of Significance

For the evaluation of potential impacts, the questions in the Initial Study Checklist are stated and an answer is provided according to the analysis undertaken as part of the Initial Study. The analysis considers the long-term, direct, indirect, and cumulative impacts of the project. To each question, there are four possible responses:

- **No Impact**. The project would not have any measurable environmental impact on the environment.
- **Less Than Significant Impact**. The project would have the potential for impacting the environment, although this impact would be below established thresholds that are considered to be significant.
- **Less Than Significant Impact with Measures Incorporated**. The project would have the potential to generate impacts which may be considered a significant effect on the environment, although measures or changes to the development's physical or operational characteristics can reduce these impacts to levels that are less than significant.
- **Potentially Significant Impact**. The project would have impacts which are considered significant, and additional analysis is required to identify measures that could reduce these impacts to less than significant levels.

III. Environmental Determination

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature Date

SECTION D. EVALUATION OF ENVIRONMENTAL IMPACTS

I. Aesthetics

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS: *Except as provided in Public Resources Code Section 21099, would the project:*				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☒	☐	☐	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☒	☐	☐	☐

Discussion

a) Except as provided in Public Resources Code Section 21099, would the project have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. The predominant view from the development site includes the Jurupa Hills to the south, and distant views of the San Gabriel Mountains to the north may also be present under clear atmospheric conditions.

Although the General Plan does not identify specific scenic view corridors within the City, the development site is in an urbanized area approximately 9 miles south of the San Gabriel Mountains and 0.25 miles north of the Jurupa Hills. As such, motorists traveling south along Juniper Avenue have views of the Jurupa Hills, although the viewshed is partially obstructed by trees at off-site locations. Motorists traveling north along Juniper Avenue have extremely limited views of the San Gabriel Mountains, as the viewshed is obstructed by off-site trees, buildings, and atmospheric conditions. Motorists traveling east or west along Jurupa Avenue have no view of the San Gabriel Mountains to the north due to on- and off-site trees.

A scenic vista is defined as a publicly accessible, prominent vantage point that provides expansive views of highly valued landscapes or prominent visual elements composed of man-made or natural features. Juniper Avenue, with its views of the Jurupa Hills and at times, the San Gabriel Mountains, could be considered a public vantage point that provides a view of a highly valued landscape. However, the views of the San Gabriel Mountains are distant, extensively obstructed, and not expansive. The views of the Jurupa Hills are less obstructed, but the proposed project would not significantly obstruct the view of the Jurupa Hills from Jurupa Avenue. The proposed industrial warehouse buildings would have a maximum height of 45 feet, 6 inches. As such, it is not expected that the new buildings would block views of or from the identified scenic resources. Impacts from the development site would be less than significant.

Additionally, there are no physical changes proposed for the upzone site. While the change in zoning of the upzone site would allow for an intensification of uses at that location, there would be no change to the maximum height limit of 35 feet, as both the R-1 and R-2 zones have the same height limit. Additionally, the upzone site is surrounded by zones that also have a height limit of 35 feet. As the upzone site is located in a generally flat area, with no scenic vistas in the vicinity, impacts at the upzone site would be less than significant.

b) Except as provided in Public Resources Code Section 21099, would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. According to the California Department of Transportation (Caltrans) California Scenic Highway Mapping System,[3] the nearest designated state scenic highway is a 16-mile portion of State Route 38 from South Fork Campground to State Lane. This portion of scenic highway is approximately 38 miles east-northeast of the development site, and 39 miles east-northeast of the upzone site. Based on this distance, the intervening natural topography, and constructed structures, the development site is not located within the viewshed of this officially designated state scenic highway. Additionally, there are no officially designated or eligible scenic highways within or adjacent to the City.[4] Therefore, no impact would occur.

c) Except as provided in Public Resources Code Section 21099, would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Potentially Significant Impact. Both the warehouse and upzone sites are located in an urbanized area. The project proposes the development of two industrial warehouse buildings in an area previously contemplated for residential uses. Similarly, future development associated with the upzone site would involve greater impacts to visual character and quality of the area, as it would

[3] California Department of Transportation, California Scenic Highway Mapping System, accessed February 14, 2020, https://dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm.

[4] City of Fontana, General Plan Update 2015-2035 Draft Environmental Impact Report (2018).

facilitate more intensive development on the site compared to existing conditions or existing zoning. The project proposes General Plan Amendments, Zone Changes, among other discretionary approvals. As such, additional analysis of the project's visual character and quality impacts in comparison to that contemplated by the existing General Plan designations and zoning for the sites is required to determine the project's potential significance.

d) Except as provided in Public Resources Code Section 21099, would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Potentially Significant Impact. The development site and upzone site are located in an urbanized area of Fontana that has various sources of light and glare. Sources include streetlights and vehicular lights along surrounding roadways as well as building lighting from on-site and neighboring developed uses.

The types of land uses that are typically sensitive to excess light and glare include residential uses, hospitals, senior housing, and other types of uses where excessive light may disrupt sleep. Existing light sensitive uses in the project vicinity include the residential uses which surround the development site and upzone site. The proposed warehouse would generate new light sources associated with nighttime illumination for the proposed buildings, parking areas, and internal roadways. Similarly, future development associated with the upzone site would involve greater impacts to light and glare than currently allowed, as it would facilitate more intensive development on the site compared to existing conditions or existing zoning. Nighttime illumination would also be used to enhance security and safety. Vehicular traffic generated by the project would also contribute to light and glare in the project area. These new light and glare sources would be partially visible to light sensitive uses in the project vicinity. As such, the EIR will evaluate the project's potential impacts related to light and glare.

II. Agriculture and Forestry Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
AGRICULTURE AND FORESTRY RESOURCES: *In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:*				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Discussion

a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. According to Chapter 30, Zoning and Development Code, of the Fontana Municipal Code, animal grazing, breeding, raising, or training is permitted on property zoned for Open Space (OS-N or OS-R0) or Public Facilities (P-PF) with certain restrictions and requirements. The project development site is zoned for Residential Planned Community (R-PC) and Form Based Code (FBC). The upzone site is zoned for Single-Family Residential (R-1). The nearest location that is both zoned appropriately and has the potential for agriculture is over a mile to the north of the development site, and a mile east of the upzone site, as all of the nearby areas zoned P-PF are developed and unable to be used for agricultural purposes with their current uses. Furthermore, the City restricts agricultural uses on R-PC zoned land and agricultural uses are prohibited on C-2 zoned land.

The California Department of Conservation's Important Farmland Finder shows that the project development site is not considered to be agricultural land, as it is determined as either developed urban land or given an "Other" classification indicating non-agricultural use. The development site is located 0.3 miles north of land classified as grazing land; 1.9 miles from Prime Farmland; and 1.9 miles from Farmland of Statewide Importance.[5] The upzone site is located 0.1 miles south of "Other" land, 4 miles east of "Unique Farmland," and 2 miles north of "Grazing Land." These lands and their associated uses would not be affected by the project. In addition, the land use of the upzone site would remain residential and does not feature agricultural uses. Therefore, the project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance and no impact would occur.

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The project's development site is located on land that is zoned as Residential Planned Community (R-PC) and Form Based Code (FBC). As mentioned previously, these zoning designations do not allow for agricultural use. Furthermore, neither the development site, nor any portion of the City, including the upzone site, is under a Williamson Act contract.[6] Therefore, the project would not conflict with existing zoning for agricultural use or a Williamson Act contract, and no impact would occur.

c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. The development site is a mixture of developed and vacant land. The upzone site is currently zoned for and is utilized by residential uses. Neither the development site or the upzone site contains any forestland or timberland, nor zoned for timberland production. Therefore, the

[5] California Department of Conservation, California Important Farmland Finder, accessed February 14, 2020, https://maps.conservation.ca.gov/DLRP/CIFF.

[6] California Department of Conservation, San Bernardino County Williamson Act FY 2015/2016, accessed February 14, 2020, ftp://ftp.consrv.ca.gov/pub/dlrp/wa/SanBernardino_so_15_16_WA.pdf.

project would not conflict with existing zoning for, or cause rezoning of, forestland, timberland, or timberland zoned Timberland Production, and no impact would occur.

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. Refer to response **II.c)** above. The development and upzone sites do not contain any forestland. Therefore, the project would not result in the loss of forestland or the conversion of forestland to non-forest use and no impact would occur.

e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. The development site is located within an area of the City zoned for residential and commercial uses. The upzone site is located within an area of the City zoned for residential uses. There is no farmland or forestland on or adjacent to the development site or upzone site that could be converted to non-agricultural or non-forest land uses as a result of the proposed project. Therefore, the project would have no impact.

III. Air Quality

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
AIR QUALITY: *Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:*				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☒	☐	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	☒	☐	☐	☐

Discussion

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact. The 1993 South Coast Air Quality Management District (SCAQMD) CEQA Air Quality Handbook sets forth quantitative emission significance thresholds. If a project falls under the specified significance thresholds, the project would not have a significant impact on ambient air quality. Based on a preliminary analysis, the project has the potential to exceed SCAQMD thresholds in both the short term and the long term; thus, it may potentially conflict with a regional air quality plan. Therefore, impacts are potentially significant. This topic will be further evaluated in an EIR.

b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Potentially Significant Impact. Development of the project would have the potential to result in both short- and long-term air pollution and a cumulatively considerable net increase of criteria pollutants. Short-term impacts would be generally related to construction activities and would include fugitive dust and construction equipment emissions. Construction-generated emissions would be temporary and would not represent a long-term source of criteria air pollutant emissions. Project operation would result in employee vehicle trips and truck trips that would generate mobile source emissions. On-site equipment and energy use would also result in air pollutant emissions through required electrical demands. Based on a preliminary analysis, the project has the potential to exceed SCAQMD thresholds and result in significant air quality impacts. This topic will further be evaluated in an EIR.

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. Sensitive receptors near the development site include residences and two schools, Sycamore Hills Elementary School and Citrus High School, which are located less than 1 mile from the development site. Construction activities associated with the proposed project would result in temporary sources of fugitive dust and construction vehicle emissions. Long-term operation of the project would result in daily vehicular trips that would generate local emissions which could expose sensitive receptors to substantial pollutant concentrations. Impacts to sensitive receptors will be further evaluated in an EIR.

d) Would the project result in other emissions (such as those leading to odors adversely affecting a substantial number of people?

Potentially Significant Impact. The construction and operation of the proposed project have the potential to result in odor impacts. Construction-related short-term odor impacts may include exhaust fumes as well as other emissions from construction vehicles. Once the project is operational, mobile sources of odors may occur, including truck traffic serving the development site operations. The project's potential to create objectionable odors will be further evaluated in an EIR.

IV. Biological Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES: *Would the project:*				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☒	☐	☐	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☒	☐	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☒	☐	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☒	☐	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Discussion

a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Potentially Significant Impact. Based on preliminary analysis, it is unknown whether the project would adversely affect federally protected wetlands or conflict with local policies/ordinances protecting biological resources or the provisions of an adopted conservation plan. A site-specific habitat assessment will be conducted to determine the suitability of the development site to support significant biological resources and to determine whether the project could adversely affect sensitive biological resources. Therefore, impacts associated with biological resources are forecast to be potentially significant. These topics will be further evaluated in an EIR.

b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?

Potentially Significant Impact. Refer to response **IV.a)** above. Impacts to riparian habitats or other sensitive natural communities will be further evaluated in an EIR.

c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Potentially Significant Impact. Refer to response **IV.a)** above. Impacts to wetlands will be further evaluated in an EIR.

d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Potentially Significant Impact. Refer to response **IV.a)** above. Impacts to the movement of native resident or migratory fish or wildlife species and migratory wildlife corridors will be further evaluated in an EIR.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Potentially Significant Impact. Municipal Code Chapter 28, Article III establishes regulations for the protection and preservation of heritage trees, significant trees, and specimen trees within Fontana on both public and private property. Heritage trees are defined as trees which are (1) of historical value because of its association with a place, building, natural feature or event of local, regional or national historical significance as identified by City Council resolution; (2) are representative of a significant period of the City's growth or development (windrow tree, European Olive tree); (3) are protected or endangered species as specified by federal or State statute; or (4) are deemed historically or culturally significant by the City manager or his or her designee because of size, condition, location or aesthetic qualities. Significant trees are any of the following species: Southern California black walnut, Coast live oak (*Quercus agrifollia*), Deodora cedar (*Cedrus deodora*), California sycamore (*Plantanus racemosa*), and London plane (*Plantanus acerifoloia*). Specimen trees are defined as mature trees (which are not heritage or

significant trees) that are excellent examples of its species in structure and aesthetics and warrants preservation, relocation or replacement.

As discussed in Section IV, Existing Conditions, the development site and upzone site include scattered trees and ornamental landscaping. These trees will be evaluated for significance under Municipal Code Chapter 28, Article III as part of the site-specific habitat assessment; refer to response **IV.a)** above. As such, impacts to local policies or ordinances protecting biological resources will be further evaluated in an EIR.

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. No approved local, regional, or state habitat conversation plans apply to the development site or upzone site.[7] Thus, development of the proposed project would not conflict with any approved habitat conservation plan or natural community conservation plan.

V. Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES: *Would the project:*				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☒	☐	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☒	☐	☐	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐

Discussion

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

Potentially Significant Impact. Historic resources generally consist of buildings, structures, improvements, and remnants associated with a significant historic event or person(s) and/or have a historically significant style, design, or achievement. Damage to or demolition of historic resources is typically considered to be a significant impact. Impacts to historic resources can occur through direct impacts, such as destruction or removal, and indirect impacts, such as a change in the setting of a historic resource. However, the potential for cultural resources on the

[7] California Department of Fish and Wildlife, California Natural Community Conservation Plans Map, April 2019.

development site and upzone site is unknown and a potentially significant impact may occur. This issue will be further evaluated in an EIR.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Potentially Significant Impact. Refer to response **V.a)** above. Implementation of the proposed project could result in a substantial adverse change to archaeological resources. The potential for archeological resources on the development site and upzone site is unknown; thus, a potentially significant impact is anticipated until a cultural resources study is prepared. A site-specific cultural resources assessment evaluating potential cultural resources on the development site will be conducted and this issue will be further evaluated in an EIR.

c) Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

Less Than Significant Impact. Due to the level of past disturbance on-site at the development site and upzone site, it is not anticipated that human remains, including those interred outside of formal cemeteries, would be encountered during earth removal or disturbance activities. If human remains are found, those remains would require proper treatment, in accordance with applicable laws. State of California Public Resources Health and Safety Code Section 7050.5-7055 describe the general provisions for human remains. Specifically, Health and Safety Code Section 7050.5 describes the requirements if any human remains are accidentally discovered during excavation of a site. As required by State law, the requirements and procedures set forth in Section 5097.98 of the California Public Resources Code would be implemented, including notification of the County Coroner, notification of the Native American Heritage Commission and consultation with the individual identified by the Native American Heritage Commission to be the most likely descendant. If human remains are found during excavation, excavation must stop near the find and any area that is reasonably suspected to overlay adjacent remains until the County coroner has been called out, and the remains have been investigated and appropriate recommendations have been made for the treatment and disposition of the remains. Following compliance with the aforementioned regulations, impacts related to the disturbance of human remains would be less than significant.

VI. Energy

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
ENERGY: *Would the project:*				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☒	☐	☐	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☒	☐	☐	☐

Discussion

a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Potentially Significant Impact. Energy consumption associated with the project could result in potential direct and indirect environmental impacts. Such impacts include the depletion of nonrenewable resources (e.g., oil, natural gas, coal, etc.) and emissions of pollutants during both construction and operations. The EIR will analyze the project's energy consumption impacts related to electricity, natural gas, and transportation fuel for vehicle trips associated with the new development as well as the fuel necessary for project construction.

b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Potentially Significant Impact. State and local plans for renewable energy and energy efficiency include the California Public Utilities Commission's Energy Efficiency Strategic Plan, California Building Energy Efficiency Standards, and California Green Building Standards Code (CALGreen) standards.[8] Compliance with Title 24 standards would ensure the project incorporates energy-efficient windows, insulation, lighting, and ventilation systems, as well as water-efficient fixtures and electric vehicles charging infrastructure. Adherence to the Public Utilities Commission's energy requirements would ensure conformance with the state's goal of promoting energy and lighting efficiency.

At the local level, Fontana's Building and Safety Division enforces the applicable requirements of the Title 24, Part 6 and CALGreen (Part 11) codes. On November 13, 2018, Fontana approved the General Plan Update 2015-2035, which includes goals and policies that promote energy

[8] California Public Utilities Commission, California Energy Efficiency Strategic Plan (2011), https://www.cpuc.ca.gov/General.aspx?id=4125; California Code of Regulations, 2019, Building Energy Efficiency Standards for Residential and Nonresidential Buildings, Title 24, Part 6; California Code of Regulations. 2019, California Green Building Standards Code, Title 24, Part 11.

conservation and efficiency. The EIR will evaluate the project's consistency with State renewable energy and energy efficiency standards.

VII. Geology and Soils

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
GEOLOGY AND SOILS: *Would the project:*				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☒	☐	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☒	☐	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐	☐

Discussion

a)i) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

No Impact. No known active or potentially active faults have been mapped within the project area and the area is not located in a Fault Rupture Hazard Zone as established by the Alquist-Priolo Earthquake Fault Zoning Act. According to the California Department of Conservation mapping system, the development site is located approximately 7.2 miles from an Alquist-Priolo Earthquake Fault Zone, and the rezone is size is located approximately 6.1 miles from an Alquist-Priolo Earthquake Fault Zone.[9] Therefore, no impact would occur.

a)ii) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

Less Than Significant Impact. The project is located in a seismically active region of Southern California. Seismic shaking activity and intensity is dependent on the distance from the fault and earthquake epicenter. The geologic structure of the entire Southern California areas is dominated by the northwestern-trending faults associated with the San Andreas Fault system. Faults such as Whittier, San Jacinto, and San Andreas are all major faults in this system and are known to be active. The nearest fault is the San Jacinto Fault, located approximately 7.25 miles northeast of the development site and 6.25 miles northeast of the upzone site.[10]

Future development associated with the development site and upzone site would be subject to compliance with the seismic safety provisions of the most recent California Building Code (CBC), as required by Municipal Code Section 5-61. The CBC includes earthquake safety standards based on a variety of factors including occupancy type, types of soils and rocks on-site, and strength of probable ground motion at the project site. Therefore, the project would not directly or indirectly cause potential substantial adverse effects involving strong seismic ground shaking and a less than significant impact would occur.

a)iii) Would the project directly or indirectly cause potential substantial adverse effects,

[9] California Department of Conservation, EQ Zapp: California Hazards Zone Application, accessed February 21, 2020, https://www.conservation.ca.gov/cgs/geohazards/eq-zapp.

[10] US Geological Survey, Interactive Fault Map, accessed February 21, 2020, https://earthquake.usgs.gov/hazards/qfaults.

including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

Less Than Significant Impact. According to the *City of Fontana Local Hazard Mitigation Plan*, there are no areas of liquefaction susceptibility on or adjacent to the development site or the upzone site.[11] However, to minimize potential damage to building structures caused by liquefaction, project construction would comply with the latest CBC standards, as required by the City Municipal Code Section 5-61. Implementation of CBC standards would include provisions for seismic building designs. There are also no physical changes proposed to the upzone site. Therefore, impacts associated with risk of loss, injury, or death involving seismic-related ground failure including liquefaction would be less than significant.

a)iv) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

Less Than Significant Impact. According to the *City of Fontana Local Hazard Mitigation Plan*, there have been no reported historical occurrences of landslides in the City and landslides are not a major concern in the City. Additionally, there are no areas of landslide susceptibility on the development site.[12] There are areas of low-to-moderate landslide susceptibility located approximately 0.25-mile south of the development site within the Jurupa Hills, and the upzone site is located over 3 miles from the nearest hillsides. The topography of both the development site and upzone site is flat and does not present hazards of landslides. Therefore, impacts relative to landslides would be less than significant.

b) Would the project result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. Grading and construction of the project could expose large amounts of soil and could result in soil erosion if effective erosion control measures are not used. Best management practices (BMPs) for erosion control are required under National Pollution Discharge Elimination System (NPDES) regulations pursuant to the federal Clean Water Act. NPDES requirements for construction projects one acre or more in area are set forth in the General Construction Permit issued by the State Water Resources Control Board.[13] Furthermore, the project's land clearing, grading, and construction activities would be required to comply with SCAQMD Rules 403 and 403.2 regulating fugitive dust emissions, thus minimizing wind erosion from such ground-disturbing activities.

The development site and upzone site are located in an urbanized area and are mostly flat with minimal rises or changes in elevation. No major slopes or bluffs are on or adjacent to the either site. At project completion, the development site and upzone site would not contain exposed

[11] City of Fontana, Local Hazard Mitigation Plan (2017), Appendix E, Map 7, Geologic Hazard Overlays – Landslide & Liquefaction Susceptibility (South).

[12] Fontana, Local Hazard Mitigation Plan, Appendix E, Map 7.

[13] State Water Resources Control Board, Order No. 2009-0009-DWQ (2009), https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2009/wqo/wqo2009_0009_dwq.pdf.

soil. Thus, the potential for soil erosion or the loss of topsoil is anticipated to be nominal during operations.

c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Potentially Significant Impact. Evaluation of liquefaction and landslides is provided in responses **VII(a)(iii)** and **(a)(iv)**, respectively. Further analysis regarding geologic hazards (i.e., lateral spreading, landslide, and subsidence) will be conducted as part of the Geotechnical Conditions Assessment and potential project impacts will be evaluated in the EIR.

d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Potentially Significant Impact. Expansive soils are found associated with soils, alluvium, and bedrock formations that contain clay minerals susceptible to expansion under wetting conditions and contraction under drying conditions. Depending upon the type and amount of clay present in a geologic deposit, these volume changes (shrink and swell) can cause severe damage to slabs, foundations, and concrete flatwork. Collapsible soils undergo a volume reduction when the pore spaces become saturated causing loss of grain-to-grain contact and possibly dissolving of interstitial cement holding the grains apart. The weight of overlying structures can cause uniform or differential settlements and damage to foundations and walls. Since alluvial soils are present on the development site, further analysis will be conducted as part of the Geotechnical Conditions Assessment and potential project impacts in this regard will be evaluated in the EIR.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. The project would connect to the existing sewer system operated by the IEUA. Septic tanks or alternative wastewater disposal systems would not be used. No impact would occur.

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially Significant Impact. According to the Cultural Resources section of the City's General Plan Update 2015-2035 Environmental Impact Report, the City is almost entirely built out and development consists of infill; thus, the chance of exposing hidden cultural resources is remote. The existing and proposed General Plan policies provide an ongoing program to ensure proper identification, evaluation, and recovery and/or protection of potentially important historical, archaeological, and paleontological resources that may be disturbed during future development activities. Existing state law requires immediate County coroner notification upon discovery of human remains and also notification of affected Native American tribes if the remains are suspected to be of Native American origin. Surrounding jurisdictions are subject to similar regulations, including coroner notification upon discovery of human remains. Long-term

development throughout the areas of Fontana underlain by younger fan deposits have low potential to impact subsurface archaeological and/or paleontological remains.[14] The development site is located on younger fan deposits and not older, Pleistocene fan deposits, which reduces the potential for significant paleontological resources to be found on the development site. [15]

The majority of the development site is developed and has been previously disturbed, including grading. However, while no known paleontological resources have been previously identified onsite, the discovery of such resources during project construction would result in a potentially significant impact. Therefore, a site-specific paleontological resources assessment evaluating potential paleontological resources will be conducted and this issue will be further evaluated in an EIR.

VIII. Greenhouse Gas Emissions

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
GREENHOUSE GAS EMISSIONS: *Would the project:*				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐

Discussion

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Potentially Significant Impact. California is a substantial contributor of global greenhouse gases (GHG), emitting over 400 million tons of carbon dioxide (CO_2) per year. Climate studies indicate that California is likely to see an increase of three to four degrees Fahrenheit over the next century. Methane (CH_4) is also an important GHG that potentially contributes to global climate change. GHGs are global in their effect, which is to increase the earth's ability to absorb heat in the atmosphere. As primary GHGs have a long lifetime in the atmosphere, accumulate over time, and are generally well-mixed, their impact on the atmosphere is mostly independent of the point of emission.

[14] City of Fontana, General Plan Update 2015-2035 Environmental Impact Report.

[15] US Geological Survey, National Geologic Map Database, Preliminary Geologic Map of the Fontana 7.5' quadrangle, Riverside and San Bernardino Counties, California, accessed February 21, 2020, https://ngmdb.usgs.gov/Prodesc/proddesc_61860.htm.

The impact of human activities on global climate change is apparent in the observational record. Air trapped by ice has been extracted from core samples taken from polar ice sheets to determine the global atmospheric variation of CO_2, CH_4, and nitrous oxide (N_2O) from before the start of industrialization (approximately 1750), to over 650,000 years ago. For that period, it was found that CO_2 concentrations ranged from 180 to 300 ppm. For the period from approximately 1750 to the present, global CO_2 concentrations increased from a pre-industrialization period concentration of 280 to 379 ppm in 2005, with the 2005 value far exceeding the upper end of the pre-industrial period range.

Construction and operation activities associated with the project would produce greenhouse gas emissions. Impacts would be potentially significant. A project-specific GHG analysis will be conducted to further determine the degree of project impacts related to GHGs. The results will be summarized in an EIR.

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact. Project activities would result in both mobile source and stationary source GHG emissions. Impacts would be potentially significant. A project-specific GHG analysis will be conducted to evaluate the project's consistency with applicable regulations including Intergovernmental Panel on Climate Change emission trajectories, Executive Order S-3-05, Executive Order B-30-15, and the Fontana Climate Action Plan for achieving GHG emissions goals. The results will be summarized in an EIR.

IX. Hazards and Hazardous Materials

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS: *Would the project:*				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☒	☐	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☒	☐	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☒	☐	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☒	☐
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

Discussion

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Potentially Significant Impact. During project construction, potentially hazardous materials would be handled on-site. These materials could include gasoline, diesel fuel, lubricants, and other petroleum-based products used to operate and maintain construction equipment. In addition, potentially hazardous materials associated with project operations would include materials used during typical cleaning and maintenance activities. Although these materials would vary, they would generally include household cleaning products, paints, fertilizers, and herbicides and pesticides.

The existing on-site structures must be evaluated to determine if they may contain potentially hazardous buildings materials such as asbestos-containing material or lead-based paint, which could be encountered during demolition activities. If these materials are found in the existing structures, the project would be required to comply with SCAQMD Rule 1403, Asbestos Emissions from Demolition/Renovation Activities, which addresses asbestos emissions from demolition and renovation activities and requires the safe handling of known or suspected asbestos-containing material. Also, prior to on-site demolition activities, testing for lead-based paint would be required. Therefore, further investigation will be required to determine whether the project could potentially create a significant hazard to the public or the environment. Therefore, short-term construction impacts associated with creating a significant hazard to the public or the

environment are considered potentially significant. A Phase I Environmental Site Assessment will be conducted, and this issue will be evaluated further in an EIR.

b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Potentially Significant Impact. Refer to response **IX.a)** above. A Phase I Environmental Site Assessment will be conducted, and this issue will be evaluated further in an EIR.

c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. The nearest school (Sycamore Hills Elementary School) is located approximately 0.6-mile northeast of the development site. The nearest school to the upzone site is West Randall Elementary School and is located approximately 0.30-mile southwest from the site. As such, the closest schools are located outside of a 0.25-mile radius around the development site and upzone site. Therefore, no impacts would occur associated with emitting or handling hazardous materials within one-quarter mile of a school.

d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Potentially Significant Impact. Refer to response **IX.a** above. A Phase I Environmental Site Assessment will be conducted, and this issue will be evaluated further in an EIR.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

Less than Significant Impact. The nearest airport to the development site, Flabob Airport (Federal Aviation Administration airport identifier KRIR), is located approximately 4.5 miles to the southeast. The development site is located within the influence area of the Ontario International Airport (Federal Aviation Administration airport identifier ONT), located approximately 7.75 miles to the west. The upzone site is not within this airport influence area. The project would not have the potential to affect air traffic patterns, including an increase in traffic levels or a change in flight path location that results in a substantial safety risk. Implementation of the project would not introduce a safety hazard associated with airport operations. A less than significant impact would occur.

f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The project would not impair or physically interfere with an adopted emergency response or evacuation plan. The City has adopted an Emergency Operations

Plan which identifies evacuation routes, emergency facilities, and City personnel and equipment available to effectively deal with emergency situations.[16] No revisions to the adopted Emergency Operations Plan would be required as a result of the project. In addition, primary access to all major roads would be maintained during construction. Therefore, impacts would be less than significant.

g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. The development site and upzone site consist of, and are surrounded by, urban/developed land and are not identified as Very High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection (CAL FIRE).[17] Therefore, project implementation would not expose people or structures to a significant risk involving wildland fires, and no impacts would occur in this regard.

X. Hydrology and Water Quality

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY: *Would the project:*				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☒	☐	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site?	☒	☐	☐	☐

[16] City of Fontana, *Ready Fontana Guide*, accessed February 21, 2020, https://www.fontana.org/DocumentCenter/View/29672

[17] California Department of Forestry and Fire Protection, *Very High Fire Hazard Severity Zones Map*, (2008), accessed February 21, 2020, https://osfm.fire.ca.gov/media/5943/fontana.pdf.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☒	☐	☐	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☒	☐	☐	☐
iv) impede or redirect flood flows?	☒	☐	☐	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Discussion

a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Potentially Significant Impact. Future development could result in soil erosion and urban pollutants entering drainages, potentially degrading downstream water quality and/or violating applicable water quality standards or waste discharge requirements. Per the NPDES permit, the project would be required to implement a Water Quality Management Plan (WQMP). These plans typically contain a comprehensive list of sites design/low-impact-development, source control, treatment control, and other BMPs to be installed on-site to prevent downstream water quality impacts. A project-specific WQMP will be prepared to further determine the degree of project impacts related to water quality standards or waste discharge, and the results will be summarized in an EIR.

b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. Temporary construction-related activities associated with the project are not anticipated to have a significant impact on groundwater supplies because construction would be short term and does not consist of water-intensive activities that could, ultimately, draw down supplies of groundwater.

Water for the project would be provided by Fontana Water Company (FWC), which has sufficient water supplies to serve the project. According to FWC's *2015 Regional Urban Water*

Management Plan (UWMP), available water supplies are expected to meet existing and projected demands.[18] Groundwater accounts for approximately 73 percent of FWC's total water supply. Therefore, a portion of the project's operational water supplies would indirectly include groundwater supplies.

The development site is underlain by the Chino Basin, which is fully adjudicated and managed by the Chino Basin Watermaster. Stormwater capture and infiltration occurs at 18 recharge basins in the Chino Basin.[19] The project would not interfere with groundwater recharge activities associated with these facilities such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table, as the project is not located in one of the Chino Basin's 18 groundwater recharge areas. A less than significant impact would occur.

c)i) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?

Potentially Significant Impact. It is not forecast that the project would impact natural water courses and or a river. However, implementation of the project could potentially alter the existing drainage pattern on the development site and result in on- and off-site flooding. While no physical changes are proposed for the upzone site, future development on the upzone site could also alter drainage patterns at that location as well, given that portions of the upzone site are vacant or undeveloped. Based on preliminary analysis, a potentially significant impact could occur to existing drainage patterns. A project-specific WQMP will be prepared to further determine the degree of potential impacts, and the results will be summarized in an EIR.

c)ii) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

Potentially Significant Impact. Refer to response **X.c)i)** above. A project-specific WQMP will be prepared and this issue will be evaluated further in an EIR.

c)iii) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

[18] San Gabriel Valley Water Company, Fontana Water Company Division, 2015 Urban Water Management Plan (amended 2017), https://www.fontanawater.com/wp-content/uploads/2018/10/San-Gabriel-Fontana_Amended-Final-December-2017-1.pdf.

[19] Chino Basin Watermaster, 2020 Optimum Basin Management Program Update Report, http://www.cbwm.org/docs/OBMP%20Update/20200124_Final%202020%20OBMP%20Update%20Report.pdf.

Potentially Significant Impact. Refer to response **X.c)i)** above. A project-specific WQMP will be prepared and this issue will be evaluated further in an EIR.

c)iv) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?

Potentially Significant Impact. Refer to response **X.c)i)** above. A project-specific WQMP will be prepared and this issue will be evaluated further in an EIR.

d) Would the project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact. The project is located approximately 41 miles from the Pacific Ocean at its closest point and is not susceptible to tsunamis. There are no bodies of water in the City or any other area adjacent to the project that are capable of producing seiche activity. Furthermore, there are no bodies of water or slopes in the project area that are capable of producing mudflow that would affect the project. No impact would occur.

e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. No potable groundwater wells are proposed as part of the project. The project would be served with potable water by the FWC. Domestic water from this service provider are supplied via the groundwater from multiple sources. This includes the Chino Groundwater Basin, the Rialto Groundwater Basin, the Lytle Groundwater Basin, and the No Man's Land Groundwater Basin. These sources provide the City with most of its water needs, with room for expansion. Impacts would be less than significant.

XI. Land Use and Planning

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
LAND USE AND PLANNING: *Would the project:*				
a) Physically divide an established community?	☐	☐	☒	☐
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐

Discussion

a) Would the project physically divide an established community?

Less Than Significant Impact. The physical division of an established community is typically associated with construction of a linear feature, such as a major highway or railroad tracks, or

removal of a means of access, such as a local road or bridge, which would impair mobility within an existing community or between a community and an outlying area.

The project is located within a primarily developed portion of the City. The development site is currently developed with a mix of commercial and residential land uses and vacant land. The upzone site is currently developed with residential uses. Both sites are not used as a connection between two established communities. Instead, connectivity in the surrounding project area is facilitated via local roadways. Development of the proposed project would be consistent with existing and planned development on surrounding properties and would not impede movement through the area. Therefore, a less than significant impact associated with division of an existing community would occur.

b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact. The development site is currently within the Residential – Planned Community (R-PC) land use designation of the General Plan, with a portion of the southeastern area of the site located within the Walkable Mixed Use Downtown and Corridors (WMXU-1) land use designation of the General Plan. The current zoning designation of the development site is Residential – Planned Community (R-PC) and Form Based Code (FBC).

The proposed project would not be permitted under the current land use designations or existing zoning. As part of project implementation, the project would require a General Plan Amendment to amend the existing land use designation for all parcels in the development site from R-PC to General Industrial (I-G); a Specific Plan Amendment to amend the Southwest Industrial Park (SWIP) Specific Plan Land Use Plan and expand the SWIP boundary to include the development site (the site would be incorporated into the SWIP Specific Plan's Slover East Industrial District); and a Zone Change to amend the Zoning District Map to change the zoning designation for all parcels in the development site from R-PC and WMXU-1 to Specific Plan (Southwest Industrial Park).

In addition, to comply with SB 330, the project would also be required to rezone an adjacent parcel to offset the potential loss of housing units resulting from the proposed Zone Change from a residential designation to a Specific Plan designation. Specifically, the project would change the proposed upzone site's existing zoning designation from Single Family Residential (R-1), which accommodates a density of up to 5 du/ac, to Medium Density Residential (R-2), which accommodates a density of up to 7.6 du/ac and single-family attached or multi-family housing up to 12 du/ac. Future development of this site would generate 97 new residential units, thus exceeding the density requirement of 87 new residential units by 10 units. As such, the project would result in a net increase in the City's available residential density. A consistency analysis of the proposed project with the General Plan, Zoning Code, and SB 330 requirements will be conducted in the EIR to determine any potential impacts.

XII. Mineral Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
MINERAL RESOURCES: *Would the project:*				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Discussion

a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. According to the Conservation, Open Space, Parks and Trails Chapter of the General Plan, the most significant mineral resources in the City are sand and gravel deposits located in the alluvial fan that extends southward from the base of the San Gabriel foothills.[20] Also, no known deposits of precious gemstones, ores, or unique or rare minerals have been identified within City limits.

Historical uses of the development site have not included mineral extraction, nor does the warehouse or upzone sites currently support mineral extraction. In addition, the project does not propose any mineral extraction activities. The project proposes the construction of industrial warehouse buildings with no planned mining operations. Therefore, the proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and residents of the state, and no impact would occur.

b) Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. There are no mineral resource recovery sites on or near the development site, and as discussed above in response **XII.a)**, the project would not result in the loss of availability of mineral resources, including locally important mineral resource recovery sites. No significant impact would occur.

[20] Fontana, General Plan Update, Chapter 7: Conservation, Open Space, Parks and Trails.

XIII. Noise

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
NOISE: *Would the project result in:*				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Discussion

a) Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact. The project would create a temporary increase in noise during development activities, including through the following:

- Use of equipment during demolition of existing structures
- Use of equipment during site clearing (trees, vegetation, debris)
- Use of earth-moving equipment during grading and site preparation
- Use of construction and paving equipment during building construction and installation of paved and landscape areas
- Construction-related traffic including employee trips, truck trips associated with equipment and materials delivery, and removal of demolition debris

The project would also result in long-term changes in ambient noise associated with typical warehousing activities. Noise would be generated by truck and passenger vehicle trips to and from the site on adjacent roadways; trucks backing up, starting, and idling; forklifts; and

mechanical systems (heating, ventilation, and air conditioning). Long-term operational noises also include project-generated traffic and the resulting traffic noise on adjacent roads. The project would be required to comply with established City standards for noise. Project impacts would be considered significant if projected noise would exceed City standards. Impacts would be potentially significant. A project-specific noise impact analysis will be conducted and the projected noise levels and compliance with City standards will be further evaluated in an EIR.

b) Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. Some equipment used during construction would have the potential to create groundborne noise or vibration, including dozers, graders, cranes, loaded trucks, water trucks, and pavers. Continuous vibrations with a peak particle velocity of approximately 0.10 inches per second are considered to cause annoyance. The project is forecast to create potentially significant vibration levels generated during construction activities. A project-specific noise impact analysis will be conducted, and this issue will be further evaluated in an EIR.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The closest airport to the development site is Flabob Airport (KRIR), located approximately 4.5 miles to the southeast. The closest airport to the rezone site is the Ontario International Airport, located approximately 7.75 miles to the southwest. The project would not expose people residing or working in the area to excessive noise levels. In addition, the project is not in the vicinity of a private airstrip. Therefore, no impact related to airport land use compatibility would occur.

XIV. Population and Housing

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING: *Would the project:*				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

Discussion

a) Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less Than Significant Impact. The project would require a temporary construction workforce and a permanent operational workforce, both of which could potentially induce population growth in the project area. The temporary workforce would be needed to construct the industrial warehouse buildings and associated improvements.

Because the future tenant is unknown, the number of jobs generated by the project cannot be precisely determined. Thus, for purposes of analysis, employment estimates were calculated using average employment density factors reported by the Southern California Association of Governments (SCAG). In its October 31, 2001, Employment Density Study Summary Report,[21] SCAG reported that for every 1,195 square feet of warehouse space in San Bernardino County, the median number of jobs supported is one employee. The project would include 754,408 SF of industrial warehouse buildings. As such, the estimated number of employees required for operation would be approximately 631. This number may vary, depending on the specific tenant and operation that occupies the facility.

According to the SCAG Demographics & Growth Forecast (an appendix to the 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy),[22] the number of jobs in Fontana is anticipated to grow from 47,000 in 2012 to 70,800 in 2040. The project-related increase of 631 employees would be minimal in comparison to the increase anticipated in the SCAG growth forecast. Further, it is anticipated that the project would provide jobs to local City residents, helping to fill the employment need.

With its zone change from R-PC to the SWIP Specific Plan, the development site would eliminate the capacity for 87 units of housing. In conformance with SB 330 to offset the loss of housing units, the project would also rezone 13.65 acres of land located at the southwest corner of Merrill Avenue and Catawba Avenue from Single Family Residential (R-1), which accommodates a density of up to 5 du/ac to Medium Density Residential (R-2), which accommodates a density of up to 12 du/ac per acre, generating the capacity for 97 additional residential units beyond what existing R-1 zoning would allow, and resulting in a net addition of 10 units to the residential capacity for the City as a result of the proposed project. The net addition of 10 units would generate approximately 42 new residents, based on the City's average household size of 4.12

[21] Southern California Association of Governments, Employment Density Study Summary Report, October 31, 2001.

[22] Southern California Association of Governments, 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016), http://scagrtpscs.net/Pages/FINAL2016RTPSCS.aspx.

persons per household.[23] As such, the project would not result in substantial unplanned population growth result as a result of new homes. A less than significant impact would occur.

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Less Than Significant Impact. The project would involve the demolition of twelve existing residences currently on the development site. All property owners are voluntarily selling their property and would be compensated for their property. At this time, no evictions are anticipated. It is expected that residents would have the ability to relocate based on the availability of existing housing stock in the area. According to the 2019 housing estimates provided by the California Department of Finance, there are 54,945 housing units in the City, which are anticipated to more than accommodate residents of the limited number of housing units on the development site.[24] As a result, the construction of replacement housing would not be necessary. As noted above, although future development of the upzone site could result in the demolition of 15 residential units, the buildout associated with the upzone site would allow for the development of up to 97 new residential units. For this reason, the upzone site would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. A less than significant impact would occur in this regard.

[23] California Department of Finance Demographic Research Unit, Report E-5 Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2019, with 2010 Benchmark, Sacramento, California, May 1, 2019.

[24] California Department of Finance Demographic Research Unit, Report E-5 Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2019, with 2010 Benchmark, Sacramento, California, May 1, 2019.

XV. Public Services

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
PUBLIC SERVICES:				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	☒	☐	☐	☐
ii) Police protection?	☒	☐	☐	☐
iii) Schools?	☐	☐	☒	☐
iv) Parks?	☐	☐	☒	☐
v) Other public facilities?	☐	☐	☒	☐

Discussion

a)i) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection?

Potentially Significant Impact. Fire protection for the project area is provided by the Fontana Fire Protection District (FFPD), which is part of the San Bernardino County Fire Department. The FFPD currently operates six fire stations. The nearest fire station to the development site is Fire Station No. 77, located at 17459 Slover Avenue, approximately 1.25 miles to the northeast. The nearest fire station to the upzone site is Fire Station 72, located at 15380 San Bernardino Avenue, approximately one mile to the southwest. The average response time within the City is approximately 4 to 5 minutes. In addition to fire response, the FFPD investigates and mitigates all types of hazardous materials spills, exposures, and releases, as well as providing emergency medical aid.

Implementation of the project would increase the demand for fire protection services in the project vicinity. To offset the increased demand for fire protection services, the City would condition the proposed project to provide a minimum of fire safety and support fire suppression activities, including compliance with state and local fire codes, fire sprinklers, a fire hydrant

system, paved access, and secondary access routes. Furthermore, the project would be required to comply with the provisions of the City's Development Impact Fee ordinance, which requires a fee payment to assist the City in providing fire protection services. However, to ensure the potential increase in calls for service would be fully mitigated with required conditions and the payment of required fees, additional analysis will be required. Impacts associated with fire services are considered potentially significant. This topic will be further evaluated in an EIR.

a)ii) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection?

Potentially Significant Impact. Police protection for the project is provided by the Fontana Police Department (FPD). The FPD operates out of its headquarters located at 17005 Upland Avenue, approximately 3.7 miles north of the development site, and 0.7-mile north of the upzone site. Similar to fire protection services, the project is already located within FPD's service area.

The FPD would review the project's design prior to project approval to ensure that the project applicant is incorporating all feasible Crime Prevention Measures Through Environmental Design strategies, which would assist in deterring on-site criminal activity by dissuading criminal behavior before it occurs. Crime Prevention Through Environmental Design elements include the strategic use of nighttime security lighting, avoidance of landscaping and fencing that limit sight lines, and use of a single, clearly identifiable point of entry. Fees are exacted on new development to pay for new facilities. Funding for the operation and maintenance of existing services comes from the City's General Fund. It is anticipated that the project would be adequately served by existing FPD facilities, equipment, and personnel. However, to ensure that the potential increase in calls for service would be fully mitigated with required conditions and the payment of required fees, additional analysis will be required. Impacts associated with fire services are considered potentially significant. This topic will be further evaluated in an EIR.

a)iii) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools?

Less Than Significant Impact. The Fontana Unified School District (FUSD) currently requires school mitigation impact fees for commercial/industrial development and residential uses. The project applicant for the development site and future development proposals for the rezone site would be required to pay the district's current developer impact fees in effect at the time of building permit application. The FUSD uses these fees to pay for facility expansion and upgrades needed to serve new students. Payment of fees in compliance with Government Code Section 65996 fully mitigates all impacts to school facilities. Therefore, this impact would be less than significant.

a)iv) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for parks?

Less Than Significant Impact. The future development associated with the development project would be industrial in nature and would not be expected to directly affect community recreational facilities. Future development of the upzone site could cause a proportional increase in demand for local parks compared to existing conditions or existing zoning, as future development permitted on the upzone site could result in up to 97 units or 400 new residents. However, compared to existing zoning on the development site, the net increase for the City would 10 units, or approximately 42 potential residents. A less than significant impacts would occur in this regard.

a)v) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities?

Less Than Significant Impact. The future development associated with the development project would be industrial in nature and would not be expected to directly affect other public facilities (i.e., libraries). Although future development of the upzone site could cause a proportional increase in demand for public facilities, future development permitted on the upzone site would result in a net increase of 10 units for the City, or approximately 42 additional residents. Less than significant impacts would occur in this regard.

XVI. Recreation

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
RECREATION:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Discussion

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less Than Significant Impact. The demand for parks is determined by changes in housing and population. In this case, the project is commercial/industrial in nature, and no new residents or housing would be introduced to the area. While the project would involve a rezoning of 13.65 acres of land in Fontana from R-1 to R-2 zoning, no physical changes such as an increase in housing stock is proposed by the project. The total increase of potential housing capacity in the City would be 10 units, compared to the current housing stock of 54,945 dwelling units. Additionally, according to Exhibit 7.7[25] of the General Plan, the upzone site is not within walking distance to either a public park or a school recreation area. Therefore, park usage resulting from development of the upzone site would be spread throughout Fontana, which maintains approximately 5.7 acres of parkland per 1,000 residents, and is consistent with the General Plan policy of maintaining at least 5 acres of parkland per 1,000 residents.[26] Thus, the deterioration of park facilities would not occur or be accelerated from the warehouse facilities at the development site or the zoning change at the upzone site. Therefore, the project would not directly or indirectly induce population growth or increase demand on parks and recreational resources. Impacts would be less than significant.

[25] Fontana Forward General Plan Update (2018), Conservation and Open Space Element, Exhibit 7.7, accessed April 2, 2020, https://www.fontana.org/DocumentCenter/View/26746/Chapter-7---Conservation-Open-Space-Parks-and-Trails.

[26] Fontana Forward General Plan Update (2018), Conservation and Open Space Element, Goal 5, accessed April 2, 2020, https://www.fontana.org/DocumentCenter/View/26746/Chapter-7---Conservation-Open-Space-Parks-and-Trails.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact. The project does not include recreational facilities or require the expansion of recreational facilities which might have an adverse physical effect on the environment. No impact would occur.

XVII. Transportation and Traffic

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION: *Would the project:*				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit roadway, bicycle and pedestrian facilities?	☒	☐	☐	☐
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☒	☐	☐	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

Discussion

a) Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit roadway, bicycle and pedestrian facilities?

Potentially Significant Impact. Regional access is provided primarily by Interstate 10 (I-10), approximately 1.25 miles north of the development site, and 1.75 miles south of the upzone site. Other facilities that provide regional access include State Route 210 (SR-210), approximately 6 miles north of the development site, and 3 miles north of the upzone site; Interstate 215 (I-215), approximately 7 miles east of the development site and 9 miles east of the upzone site ; and Interstate 15 (I-15), approximately 6 miles west of the development site and 5 miles west of the upzone site.

In the General Plan Community Mobility and Circulation Element, Jurupa Avenue is identified as a modified major highway, while Juniper Avenue is identified as a collector street.[27] There are no existing bike lanes on the project area roadways, and there are several Omnitrans bus stops along Jurupa Avenue.[28] There are existing sidewalks on all nearby roadways.[29]

[27] Fontana, General Plan Update, Chapter 9: Community Mobility and Circulation Element, Exhibit 9.2.
[28] Fontana, General Plan Update, Chapter 9: Community Mobility and Circulation Element, Exhibit 9.3.
[29] Fontana, General Plan Update, Chapter 9: Community Mobility and Circulation Element, Exhibit 9.4.

Although the proposed road realignment considers different modes of transportation, a project-specific traffic impact analysis has not yet been conducted to analyze potential impacts from all traffic. Project operations would involve activities that would generate truck and vehicular traffic which may conflict with an applicable plan, ordinance, or policy and/or with an applicable congestion management program. A project-specific traffic impact analysis will be prepared to determine whether the project could potentially result in any adverse effects related to local and regional circulation system. Impacts associated with project-related traffic could be potentially significant. This issue will be evaluated further in an EIR.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Potentially Significant Impact. Section 15064.3 of the CEQA Guidelines establishes specific considerations for evaluating a project's transportation impacts. The CEQA Guidelines identify vehicle miles traveled (VMT), which is the amount and distance of automobile travel attributable to a project, as the most appropriate measure of transportation impacts. Other relevant considerations may include the effects of the project on transit and nonmotorized travel. VMT exceeding an applicable threshold of significance for land use projects may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease VMT in the project area compared to existing conditions should be presumed to have a less than significant transportation impact. The City is currently in the process of adopting a VMT threshold for environmental analysis. A project-specific traffic impact analysis will be prepared, and this issue will be evaluated further in an EIR.

c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact. All improvements associated with the project would be constructed in accordance with the provisions of Municipal Code Chapter 25, Article VI, “Driveway Construction” and Chapter 30, Zoning and Development Code. No hazardous geometric design features or incompatible uses would be implemented with the project; therefore, impacts would be less than significant.

d) Would the project result in inadequate emergency access?

Less Than Significant Impact. The project is subject to the City’s design review to ensure that the project as designed does not temporarily or permanently interfere with the provision of emergency access or with evacuation routes. New project driveways are required to meet access standards of the FFPD. Project construction is not expected to require road closures or otherwise affect emergency access around the site perimeter. As a standard practice, if road closures (complete or partial) were necessary, the FPD and FFPD would be notified of the construction schedule, and any required detours would allow emergency vehicles to use alternate routes for emergency response. Therefore, the project would not result in inadequate emergency access and impacts would be less than significant.

XVIII. Tribal Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRIBAL CULTURAL RESOURCSE:				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☒	☐	☐	☐
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☒	☐	☐	☐

Discussion

a)i) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

Potentially Significant Impact. Considering that portions of the development site and upzone site are still undeveloped, the potential for tribal cultural resources exists. A potentially significant impact is anticipated until the cultural resources study is performed. The City has already begun contacting the applicable Tribal Historic Preservation Officers of tribes that may be affected by the project to begin the tribal consultation process. The results of the project tribal consultation will be included in the EIR. This issue will be further evaluated in an EIR.

a)ii) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Potentially Significant Impact. Refer to response **XVIII.a)i)** above. A potentially significant impact is anticipated until the cultural resources study is performed. The City has already begun contacting the applicable Tribal Historic Preservation Officers of tribes that may be affected by the project to begin the tribal consultation process. The results of the project tribal consultation will be included in the EIR. This issue will be further evaluated in an EIR.

XIX. Utilities and Service Systems

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
UTILITIES AND SERVICE SYSTEMS: *Would the project:*				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☒	☐	☐	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☒	☐	☐	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☒	☐	☐	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

Discussion

a) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Potentially Significant Impact.

The development site and upzone site are served by the following utilities:

- Electricity –SCE
- Water – FWC
- Sewer – City of Fontana/IEUA
- Storm Drain – City of Fontana
- Cable – Charter Communications
- Telephone – AT&T
- Natural Gas –SoCalGas Company

As a rezoning of existing parcels already utilized as residential uses, the upzone site would not require or result in any changes to utilities that would result in a significant environmental impact.

Electric Power, Natural Gas, and Telecommunications

The development site and upzone site are located within a developed area of the City and is situated within close proximity to existing electric power, natural gas, and telecommunications facilities. Therefore, substantial new utility infrastructure would not be required with project implementation. In addition, the project would underground existing overhead utility lines as part of project implementation. Thus, substantial expansion of such off-site utilities would not be required to serve the project.

Water

The project would require water for the irrigation of landscaped areas. However, since the project is replacing several single-family homes, it is not expected that water demand would increase substantially with project implementation. Water for the project would be provided by

FWC and would connect to the existing water main. Therefore, the expansion of off-site water facilities would not be required to serve the project.

Wastewater Treatment

The project is located within the jurisdiction of the Santa Ana Regional Water Quality Control Board, which applies requirements to the wastewater treatment facilities owned and operated by treatment providers, such as the IEUA, which provides wastewater treatment service throughout Fontana. The IEUA currently operates four regional wastewater treatment facilities: Regional Plant (RP) No. 1, RP-4, RP-5, and Carbon Canyon Wastewater Reclamation Facility. The City is in the RP-1 service area. According to IEUA's UWMP, RP-1 has a rated, permitted treatment capacity of 44 million gallons per day (mgd) and is currently treating an average of 28 mgd, or 65 percent of its capacity.[30]

Once operational, the development site would generate wastewater at a rate of approximately 84,050 gallons per day, based on wastewater generation rates previously approved by the IEUA (2,500 gallons per day per acre for industrial use). To ensure project wastewater treatment capacity needs can be met, further analysis is required.

This topic will be further evaluated in an EIR.

b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Potentially Significant Impact. As discussed in response **XIX.a)**, water supplies for the City are provided by the FWC. Utilizing FWC's 2015 UWMP, the EIR will analyze whether there is sufficient water supply to meet the project's estimated water demand in addition to reasonably foreseeable future development during normal, dry, and multiple dry years. Potential impacts will be further evaluated in the EIR.

c) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Potentially Significant Impact. As discussed above under response **XIX.a)**, additional analysis is warranted to determine the full range of impacts associated with wastewater. Therefore, impacts associated with new stormwater drainage facilities or expansion of existing facilities would be potentially significant. This topic will be further evaluated in an EIR.

d) Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less Than Significant Impact. Implementation of the project is anticipated to generate additional solid waste during the temporary, short-term construction phase, as well as the operational phase, but it would not be expected to result in inadequate landfill capacity. Solid waste services

[30] San Gabriel Valley Water Company, Urban Water Management Plan.

for the City is provided by the Mid-Valley Sanitary Landfill located in the northern portion of the City. According to the California Department of Resources Recycling and Recovery (CalRecycle), the landfill has a maximum throughput of 7,500 tons per day. This landfill has a maximum permitted capacity of approximately 101.3 million cubic yards, and the landfill has a remaining capacity of approximately 61.2 million cubic yards. The landfill has an expected operational life through 2033 with the potential for vertical or downward expansion.[31] For these reasons, the project's solid waste disposal needs are anticipated to be met by the Mid-Valley Sanitary Landfill. The project would have a less than significant impact.

e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

No Impact. As discussed above under response **XIX.d)**, the project would generate waste during the construction phase, as well as the operational phase; however, it would not be expected to result in inadequate landfill capacity. The project, as with all other development in the city, would be required to adhere to City ordinances with respect to waste reduction and recycling. As a result, the project would comply with all federal, state, and local regulations regarding solid waste and no impacts are anticipated.

[31] CalRecycle, SWIS Facility Detail, Mid-Valley Sanitary Landfill (36-AA-0055), accessed February 21, 2020, https://www2.calrecycle.ca.gov/swfacilities/Directory/36-AA-0055/.

XX. Wildfire

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
WILDFIRE: *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

Discussion

a) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. According to the CalFire Fire and Resource Assessment Program, the development site and the rezone site are not located in or near a State Responsibility Area (SRA); the nearest SRAs to the development site are located 8 miles to north and 8 miles to the east, and 6 miles to the north and 10 miles to the east of the upzone site.[32] In addition, the development site and rezone site do not contain lands classified as very high fire hazard severity zones.[33] No impact would occur in this regard.

[32] Board of Forestry and Fire Protection, State Responsibility Area Viewer, accessed February 24, 2020, https://bof.fire.ca.gov/projects-and-programs/state-responsibility-area-viewer/.

[33] Cal Fire, Fire and Resource Assessment Program, FHSZ Viewer, accessed February 24, 2020, https://egis.fire.ca.gov/FHSZ/.

b) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact. Refer to response **XX.a)**, above.

c) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact. Refer to response **XX.a)**, above.

d) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. Refer to response **XX.a)**, above.

XXI. Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
MANDATORY FINDINGS OF SIGNIFICANCE:				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☒	☐	☐	☐

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

Discussion

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Potentially Significant Impact. Impacts to the environment, including impacts to habitat for fish and wildlife species, fish and wildlife populations, plant and animal communities, rare and endangered plants and animals, and historical and prehistorical resources, could result with project implementation. As discussed in subsection IV., *Biological Resources*, a site-specific habitat assessment will be conducted to determine the suitability of the development site to support significant biological resources and to determine whether the project could adversely affect sensitive biological resources. Additionally, Subsection V, *Cultural Resources*, and Subsection XVIII, *Tribal Cultural Resources*, conclude that archaeological and tribal cultural resources may be adversely impacted by project development. Therefore, further analysis will be conducted as part of the EIR.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Potentially Significant Impact. A significant impact may occur if a proposed project, in conjunction with related projects, would result in impacts that are less than significant when viewed separately, but would be significant when viewed together. Further analysis will be conducted as part of the EIR to determine whether the project would have impacts that are individually limited, but cumulatively considerable.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact. The project's potential to result in environmental effects that could adversely affect human beings, either directly or indirectly, has been discussed throughout this Initial Study. In instances where the project could result in potentially significant direct or indirect impacts to the environment, including impacts to human beings, further analysis will need to be conducted in an EIR. Because of the range of potential impacts associated with the project, potential direct or indirect impacts will be evaluated in an EIR.

SECTION E. REFERENCES

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