

Elementary School No. 37

Addendum to the Final Environmental Impact Report for The Arboretum Specific Plan (State Clearinghouse No. 2006071109)

Prepared for:
Fontana Unified School District
9851 Catawba Ave
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APPENDICES

Appendix A: Arboretum Specific Plan

1 INTRODUCTION

The Fontana Unified School District (District) proposes to acquire real property within The Arboretum Specific Plan for the development and operation of Elementary School No. 37 (Proposed Project). The District, as the lead agency for the Proposed Project, has prepared this Addendum to the certified Final Environmental Impact Report (EIR) for The Arboretum Specific Plan (State Clearinghouse No. 2006071109), in accordance with the California Environmental Quality Act (CEQA) (California Public Resources Code, Sections 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations [CCR] Title 14, Sections 15000 et seq.).

1.1 ADDENDUM TO AN EIR

This Addendum has been prepared in accordance with CEQA Guidelines Sections 15162 through 15164, which sets forth criteria for determining the appropriate environmental documentation, if any, to be completed when there is a previously certified EIR covering a project for which a subsequent discretionary action is required.

CEQA Guidelines Sections 15162(a) and 15163 state that when a negative declaration has been adopted or an EIR certified for a project, no subsequent or supplemental EIR or subsequent negative declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

- (1) Substantial project changes are proposed that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- (2) Substantial changes would occur with respect to the circumstances under which the project is undertaken that require major revisions to the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- (3) New information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified or the negative declaration was adopted shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration.
 - (B) Significant effects previously examined will be substantially more severe than identified in the previous EIR.
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measures or alternatives.

- (D) Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.

CEQA Guidelines Section 15164(a) states that an addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Sections 15162 and 15163, as listed above, calling for the preparation of subsequent or supplemental EIR have occurred. If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted negative declaration are necessary.

1.2 PREVIOUSLY CERTIFIED EIR

The proposed Elementary School No. 37 is within The Arboretum Specific Plan (see Appendix A), which is a long-range plan for the development of The Arboretum Specific Plan area. The City of Fontana approved The Arboretum Specific Plan on September 23, 2009 (Approved Project), after certifying the associated EIR (Certified EIR). Table 1, The Arboretum Specific Plan Land Uses, summarizes the land uses of the Approved Project, as amended.

TABLE 1. THE ARBORETUM SPECIFIC PLAN LAND USES

Land Use	Acreage	Density Range	Max. Units
Residential			
R-MF 3.0 – 8.0	169.3	3.0 – 8.0	953
R-MF 8.1 – 16.0	107.9	8.1 – 16.0	1,243
R-MF 16.1 – 24.0	66.2	16.1 – 24.0	1,336
Non- Residential			
Elementary School	12.1	-	-
Jr High/High School	24.4	-	-
Neighborhood Parks	6.3	-	-
Community Parks	14.1	-	-
The Arboretum Park	10.7	-	-
Activity Center	8.8	-	-
<i>Subtotal</i>	<i>76.4</i>	<i>-</i>	<i>-</i>
<i>Subtotal Gross</i>	<i>419.8</i>	<i>8.4</i>	<i>3,532</i>
Other			
Perimeter Streets	43.9	-	-
Collector Streets	30.8	-	-
Utility Easement	31.2	-	-
<i>Subtotal</i>	<i>105.9</i>	<i>-</i>	<i>-</i>
Total Gross	525.7	-	3,532

Source: The Arboretum Specific Plan. Adopted October 14, 2009, Amended June 2021.

1.3 CONTENT AND ORGANIZATION OF THIS ADDENDUM

This document evaluates whether the Proposed Project will cause substantial changes to the Approved Project, triggering the need to prepare a subsequent or supplemental EIR. The analysis includes the following information for each environmental topic evaluated in the Certified EIR:

- Findings of the Certified EIR
- Impacts Associated with the Proposed Project
- Adopted Mitigation Measures Applicable to the Proposed Project
- Level of Significance After Mitigation

Mitigation measures from the Certified EIR that are applicable to the Proposed Project have been carried forward to this Addendum. Where necessary, mitigation measures have been updated, refined, and/or supplemented to ensure mitigation is implemented as intended for the Proposed Project. Any changes to mitigation measures are shown in ~~strikeout text~~ to indicate deletions and underline text to signify additions and will be incorporated into the final mitigation monitoring program for the Proposed Project.

2 ENVIRONMENTAL SETTING

2.1 PROJECT LOCATION

The Proposed Project is east of Cypress Avenue and north of Duncan Canyon Road in the City of Fontana, San Bernardino County (Project Site). The Project Site is associated with Assessor's Parcel Numbers 0239-081-15 and 0239-081-19; no address currently exists. Regional access is provided by Interstate 15 (I-15), which is approximately 0.6 miles to the northwest and State Route 210 (SR-210), which is about 2 miles to the south. **Figure 1: Regional Location**, and **Figure 2: Local Vicinity Map**, show the location of the Project Site from regional and local perspectives.

2.2 EXISTING CONDITIONS

2.2.1 Land Use and Zoning

The City of Fontana General Plan Land Use Map shows the Project Site within The Arboretum Specific Plan, with an underlying land use designation of Residential Planned Community (3.0-6.4 dwelling units per acre) and Fire Hazard Overlay. The Project Site is within a R-3 Multiple Family (12.1-24 du/ac) zoning district. As shown in **Figure 3: The Arboretum Specific Plan Land Use Map**, the Project Site is designated as School.

2.2.2 Existing Land Use

The Project Site is within the Approved Project and encompasses 12.1 acres. It is rectangular in shape and slopes gradually from the northeast to the southwest. Elevations on the Project Site range from 1,810 feet above mean sea level (amsl) in the southern portion to 1,835 feet amsl in the northern portion. The Project Site is currently vacant and undeveloped; however, the landowner plans to mass grade the Project Site and surrounding areas of the Approved Project, located generally northeast of the Duncan Canyon Road and Cypress Avenue intersection, in preparation for the next phase of development of the Approved Project. As shown in **Figure 4: Aerial Map**, the western third of the Project Site currently contains native scrub vegetation, and the remaining areas are disturbed. Once graded, the Project Site would be flat and void of vegetation. The final elevation would be between 1,820 feet amsl and 1,830 feet amsl.

2.2.3 Surrounding Land Uses

The Project Site is surrounded by undeveloped land on the north, west, and east. Paved and unpaved portions of Duncan Canyon Road border the Project Site on the south, beyond which is graded land that is under construction with residential uses. Southwest of the Duncan Canyon Road and Cypress Avenue intersection is an existing residential community. According to The Arboretum Specific Plan, residential uses would be developed south, east, and north of the Project Site. A 5-acre park would be constructed to the west, at the northwest corner of the Cypress Avenue and Duncan Canyon Road intersection.

Figure 1: Regional Location

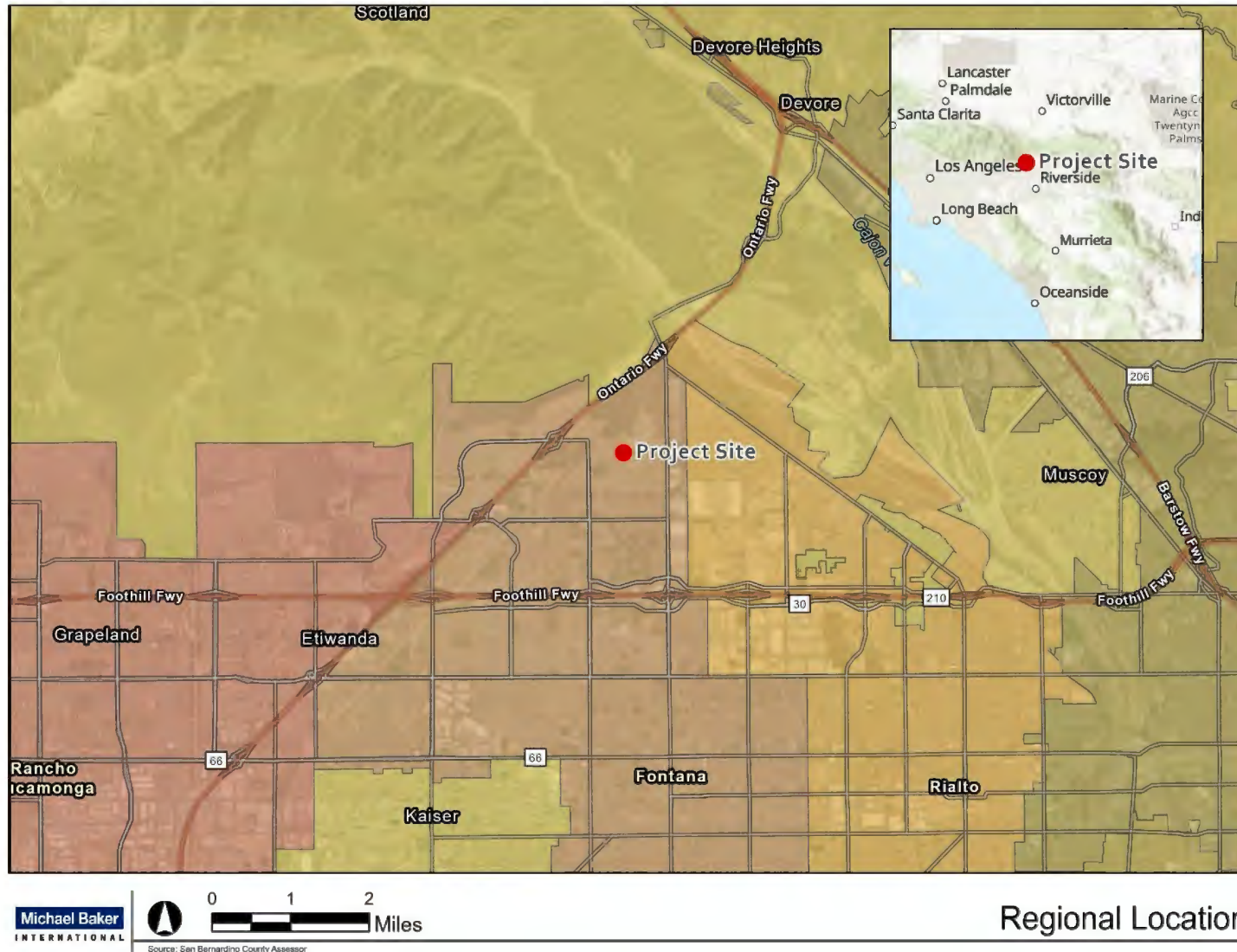


Figure 2: Local Vicinity Map



Figure 3: The Arboretum Specific Plan Land Use Map

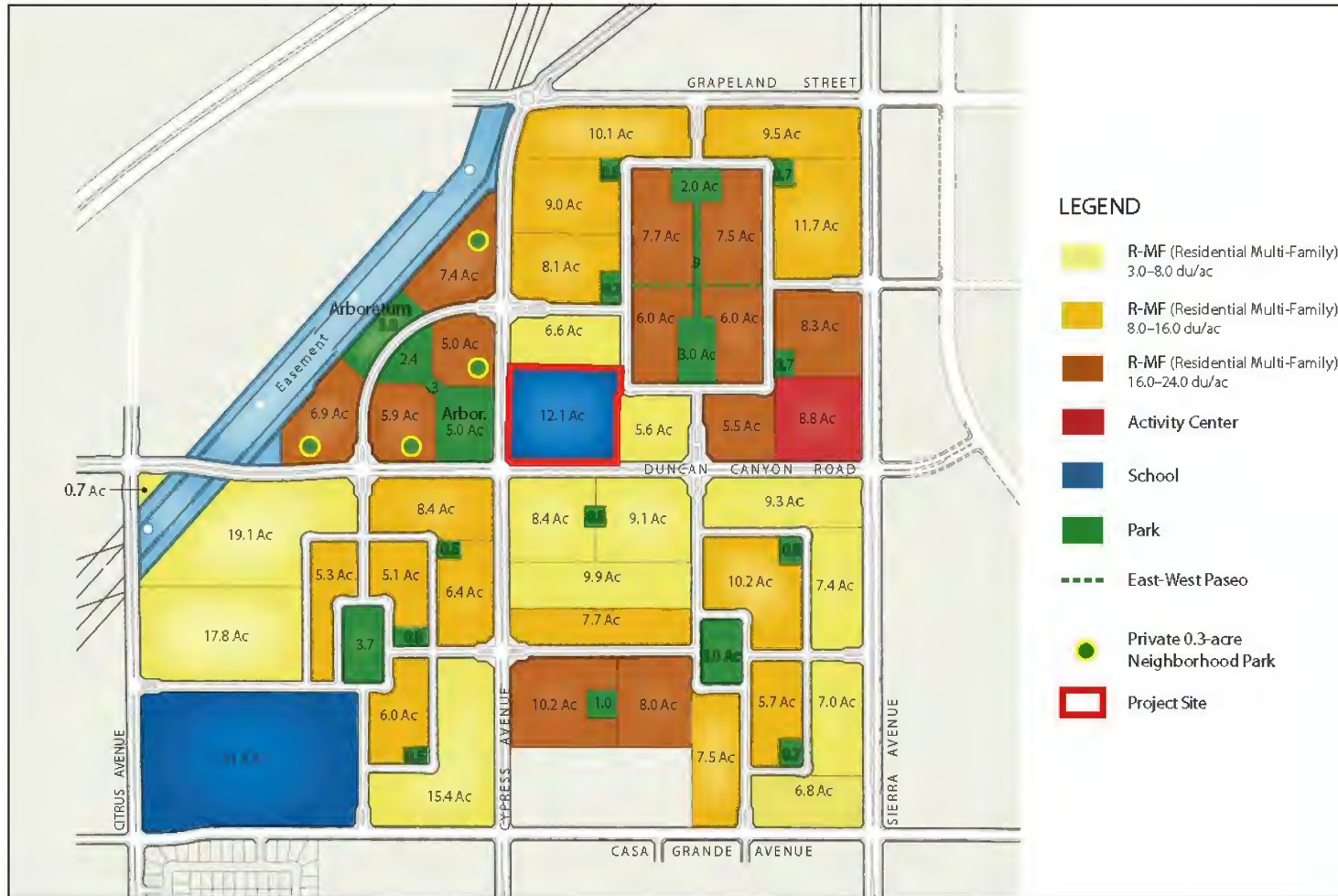


Figure 4: Aerial Map



3 PROJECT DESCRIPTION

The Proposed Project involves the acquisition of the 12.1-acre Project Site for the construction and operation of Elementary School No. 37. The layout of the campus is shown in **Figure 5: Conceptual Site Plan**. As shown, parking and student loading would be in the southern portion of the campus, outdoor athletic spaces (turf fields and hardcourt) would be in the northern portion, and school buildings would be in the center, between the parking lot in the south and outdoor athletic uses in the north.

School Buildings

The proposed school would include four one-story-tall buildings. The multipurpose building (Building A) would be on the western end, next to Cypress Avenue. Building A would include a multiuse gymnasium with a stage, small kitchen, and classrooms for music and physical education. Buildings B, C, and D are classroom buildings. They would be oriented east-west across the Project Site. Building B would be north of the parking lot and include an internal hallway with classroom access. Buildings C and D would be developed north of Building B; a quad would be constructed between the buildings. Access to classrooms in Buildings C and D would be from the exterior. Kindergarten and transitional kindergarten classrooms, including a small playground area, are proposed on the eastern end of the campus.

The campus would have approximately 63,200 square feet of building area and include 29 classrooms. The school buildings would be designed to complement the architecture of the surrounding residential uses, consistent with The Arboretum Specific Plan's design guidelines, unless restricted by state design and construction requirements.

Recreation Spaces

Outdoor recreational spaces would be developed along the northern boundary of the Project Site, with a hard-court area in the northwest corner and natural turf fields in the northeast corner. The hard-court area would be marked for basketball and four-square uses. The sports fields would be designed for multiple uses, including soccer, baseball, and kickball. Backstops would be installed at the corners of the sports field. A smaller playground with landscaping and walkways would be constructed to the west of the school buildings for use by the kindergarten and transitional kindergarten programs.

Vehicle Access and Parking

Vehicle access to the Project Site would be from Duncan Canyon Road and Cypress Avenue. Parking would be on the southeastern third of the Project Site; a one-way ingress-only driveway is proposed in the southeast corner of the property from Duncan Canyon Road. A second driveway that generally aligns with the western end of Building B would provide both ingress and egress access. A raised median would be installed in the parking lot to separate the parking area from a curbside loading zone. A loading area would be provided in the southwest corner of the Project Site, south of the multipurpose building (Building A); access would be from Cypress Avenue. The proposed vehicle access points would be reviewed by the City of Fontana Public Works to confirm their locations.

The Project Site would also include an internal fire access lane with access from the parking lot, at the kindergarten playground. The fire lane would be constructed between the outdoor playground uses and Buildings C and D, and west of Building A to the loading area in the southwest corner of the campus.

Landscaping

Landscaping would be provided throughout the campus, including in the parking lot, around the exterior of buildings, and in the outdoor areas. Trees, shrubs, and groundcovers would be selected based on District standards and the plant palette of The Arboretum Specific Plan (Appendix A), which has been selected for fire management goals.

Utilities and Storm Drainage

Wet and dry utility systems would be installed throughout the Project Site. They would include potable and recycled water lines, sewer lines, storm drains, electrical lines, fire alarms, and telecommunication lines. The utility systems would be connected to existing and planned infrastructure under Duncan Canyon Road and Cypress Avenue.

An underground stormwater drainage system would be installed to collect stormwater in impervious areas of the campus, including around buildings, walkways, and in the parking lot and student loading areas. Catch basins would be strategically placed to collect runoff in underground pipes, which lead to a combination of vegetated swales, biofiltration basins, tree wells, and modular wetland systems to treat and control stormwater without restricting site usage. The underground basins and modular systems would be lined with impermeable liners, as needed, and sized to accommodate a design capture volume and hydromodification volumes to prevent the creation of flood hazards on-site and downstream. The system would treat stormwater prior to its conveyance into the City's municipal stormwater system.

Sustainable Features

The proposed school would include the following sustainable features:

- Building orientation to maximize daylighting and minimize the need for artificial lights
- Increased insulation values in walls and attic spaces
- Installation of high-efficiency windows and doors
- Installation of efficient heating, ventilation, and air condition (HVAC) systems for all building spaces
- Use of Energy Star appliances
- Installation of water-efficient plumbing fixtures for toilets and sinks
- Installation of tankless water heater systems
- Installation of light-emitting diode technology for all interior and exterior building areas
- Use of recycled water for common area landscape irrigation
- Use of drought-tolerant plants in landscape design to minimize irrigation on-site
- Installation of water-efficient irrigation systems with smart sensor controls
- Installation of electric vehicle charging stations
- Installation of solar panels

Off-site Improvements

The vehicular driveways would be located and installed in accordance with standards of The Arboretum Specific Plan and in conjunction with the City of Fontana Public Works Department. The District may also coordinate with the City to confirm whether the center median along Duncan Canyon Road would need to be modified with a left-turn pocket to accommodate eastbound vehicles turning left into the parking lot; otherwise, these vehicles would be required to make a U-turn at the Duncan Canyon Road and Cassava Drive intersection.

The District would also work with the City to ensure standard school area warning signs are installed along Duncan Canyon Road and Cypress Avenue. The signage would comply with the California Department of Transportation's (Caltrans) *Traffic Controls for School Areas* manual. Prior to the opening of the proposed school, the City may install other traffic control features, such as speed limit signs and roadway markings, to warn drivers of the school.

Landscaping within the public right-of-way and along the perimeter of the Project Site on Duncan Canyon Road and Cypress Avenue would be installed by the landowner and maintained by the community's homeowner association and/or landscape maintenance district. The landowner would also install community-themed walls along the north and east perimeters of the Project Site. The community-themed walls would be 6 feet high with a stucco finish and stucco cap, as specified in The Arboretum Specific Plan design guidelines.

School Operations

The proposed school would offer an elementary program for transitional kindergarten, kindergarten, and first through sixth grade students. It would have an enrollment capacity of 705 seats, which is five more seats than that studied in the Certified EIR, and include approximately 40 full-time employees. The proposed school would accommodate students residing in the surrounding neighborhoods and communities and follow the District's standard school calendar, generally from August to June. As needed, summer programs would be offered at the campus. School hours would be approximately 8:00 a.m. to 3:00 p.m.; teachers and staff may arrive an hour before and leave an hour after school hours. The school would offer evening and nighttime school events, including but not limited to back-to-school night, open house, talent shows, and awards ceremonies. When not used by the school or District, the proposed school facilities would be available for community use pursuant to the Civic Center Act.¹

Construction

The District would acquire the Project Site after the California Department of Education approves the Project Site as suitable for public school construction and when mutually agreeable terms are reached in the purchase contract between the District and landowner, including the delivery of the Project Site to the District rough graded with clean soils, pursuant to the requirements of the Department of Toxic Substances Control, infrastructure connections, and installation perimeter improvements (landscaping, bike and pedestrian trail improvements on the west and south boundaries, and perimeter walls on the

¹ California Education Code Section 38130 et seq., known as the Civic Center Act, states that every public school in the state must make available a "civic center" for community use.

north and east boundaries). Construction of the school would also commence after the Division of the State Architect approves the Project's building and construction plans. Construction would start in the fall of 2024 and last approximately 18 months. The proposed school would open in fall 2026.

All proposed improvements would comply with the Title 24, California Building Standards Code for public school construction, which includes the California Green Building Code (CALGreen; Title 24, Part 11) and Part 6, California Energy Code, as well as the Americans with Disabilities Act. Due to the Proposed Project's location in an area highly susceptible to fires, the Proposed Project would also comply with Chapter 7A of the California Building Code (Title 24, Part 2), which prescribes building materials and construction methods to minimize the intrusion of flames and embers and overall wildfires exposures.

The Project will implement the following construction best management practices (BMPs) and adopted regulations:

- The Project will comply with the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activity, which requires projects on one acre or more to notify the Regional Water Quality Control Board. The Project will comply with the State Water Resources Control Board's Construction General Permit (Order No. 2022-0057-DWQ), which would require the District and its construction contractor to prepare a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would identify BMPs to control and reduce construction-related pollutants from discharging into waterways. The BMPs would address erosion control, perimeter control, wind erosion control, storm drain inlet protection, tracking control, and general site management. Adherence to the SWPPP would reduce potential effects of Project construction on water quality to acceptable standards.
- Construction staging and laydown would occur within the Project Site. The entire Project Site would be fenced with green screening, and fiber rolls would be placed along the interior perimeters of the fenced areas. Storm drain inlets would be protected, and the driveways providing construction access would be stabilized and installed with a tire wash.
- The Proposed Project would be subject to rules and regulations enforced by the South Coast Air Quality Management District (SCAQMD), which would limit the release of construction-related pollution into the air and waterways.
 - **Rule 401 (Visible Emissions).** This rule is intended to prevent the discharge of pollutant emissions from an emissions source that results in visible emissions. Specifically, the rule prohibits the discharge of any air contaminant into the atmosphere by a person from any single source of emission for a period or periods aggregating more than three minutes in any one hour that is as dark as or darker than designated No. 1 on the Ringelmann Chart, as published by the US Bureau of Mines.
 - **Rule 402 (Nuisance).** This rule prohibits the discharge "from any source whatsoever in such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a

natural tendency to cause, injury or damage to business or property.” This rule does not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.

- **Rule 403 (Fugitive Dust).** This rule requires fugitive dust sources to implement best available control measures for all sources and prohibits all forms of visible particulate matter (PM) from crossing any property line. This rule is intended to reduce coarse PM (PM₁₀) emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust. Potential PM₁₀ suppression techniques are summarized below.
 - Portions of a construction site to remain inactive longer than a period of three months will be seeded and watered until grass cover is grown or otherwise stabilized.
 - All on-site roads will be paved as soon as feasible or watered periodically or chemically stabilized.
 - All material transported off-site will be either sufficiently watered or securely covered to prevent excessive amounts of dust.
 - The area disturbed by clearing, grading, earthmoving, or excavation operations will be minimized at all times.
 - Where vehicles leave a construction site and enter adjacent public streets, the streets will be swept daily or washed down at the end of the workday to remove soil tracked onto the paved surface.
- **Rule 1113 (Architectural Coatings).** This rule requires manufacturers, distributors, and end users of architectural and industrial maintenance coatings to reduce reactive organic gas (ROG) emissions from the use of these coatings, primarily by placing limits on the ROG content of various coating categories.
- Construction activities will comply with the City of Fontana Noise Ordinance. Construction activities will be conducted only between the hours of 7:00 a.m. and 6:00 p.m. Monday through Friday, and between 8:00 a.m. and 5:00 p.m. on Saturdays. No construction is permitted on Sundays.

3.1 PROJECT ACTIONS/APPROVALS

This Addendum to the Certified EIR is intended to enable the District, as the lead agency, and other agencies, including the City of Fontana, and interested parties to make informed decisions with respect to the potential changes in the environmental effects of the Proposed Project and Approved Project. The anticipated approvals required for the Proposed Project are:

Lead Agency	Action
Fontana Unified School District	<ul style="list-style-type: none"> Adoption of Addendum and Approval of Project, pursuant to Public Resources Code Section 21151.8. Adoption of the Addendum to the Arboretum Specific Plan EIR (SCH # 2006071109) and approval of the Proposed Project.
Responsible Agency	Action
City of Fontana	<ul style="list-style-type: none"> Approval of District’s proposed acquisition of the Proposed Project site, pursuant to Public Resources Code Section 21151.2. Approval of grading, roadway, and drainage plans and improvements.
Santa Ana Regional Water Quality Control Board	<ul style="list-style-type: none"> Approval of the NPDES Permit and SWPPP.
Reviewing Agencies	Action
California Department of Education, School Facilities and Transportation Services Division	<ul style="list-style-type: none"> Approval of school site selection, design, and educational programs.
California Department of General Services, Division of the State Architect	<ul style="list-style-type: none"> Approval of the building and construction plans.

Figure 5: Conceptual Site Plan



Michael Baker
INTERNATIONAL



Source: Rufous Clarke Architects, June 2022

Conceptual Site Plan

4 ENVIRONMENTAL CHECKLIST

4.1 BACKGROUND

1. **Project Title:** Elementary School No. 37

2. **Lead Agency Name and Address:**

Fontana Unified School District
9680 Citrus Avenue
Fontana, CA 92335

3. **Contact Person and Phone Number:**

Timothy J. DeLand, Facilities Director
909.357.7528

4. **Project Location:**

The Project Site is north of Duncan Canyon Road and east of Cypress Avenue in the City of Fontana, San Bernardino County, California (Assessor's Parcel Numbers 0239-081-15 and 0239-081-19).

5. **Project Sponsor's Name and Address:**

Fontana Unified School District
9680 Citrus Avenue
Fontana, CA 92335

6. **General Plan Designation:**

Residential Planned Community (3.0-6.4 dwelling units per acre) and Fire Hazard Overlay

7. **Zoning:** The Arboretum Specific Plan (Elementary School)

8. **Description of Project:**

The Proposed Project involves the acquisition of a 12.1-acre lot for the development and operation of a TK-6 school campus with a maximum enrollment capacity of 705 seats.

9. **Surrounding Land Uses and Setting:**

The Project Site is surrounded by undeveloped land on the north, west, and east. Paved and unpaved portions of Duncan Canyon Road border the Project Site on the south, beyond which is graded land that is under construction. Southwest of the Duncan Canyon Road and Cypress Avenue intersection is an existing residential community. According to The Arboretum Specific Plan, residential uses are planned south, east, and north of the Project Site. A 5-acre park would be constructed to the west, northwest of the Cypress Avenue and Duncan Canyon Road intersection.

10. **Other Public Agencies Whose Approval Is Required:**

- Santa Ana Regional Water Quality Control Board – NPDES Permit and SWPPP
- City of Fontana – Drainage, Grading, and Roadway

11. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1?** No.

4.2 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.

- | | | |
|---|---|---|
| <input type="checkbox"/> Land Use Planning | <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Transportation and Circulation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input type="checkbox"/> Geology and Soils |
| <input type="checkbox"/> Hydrology, Water Quality, and Flooding | <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources |
| <input type="checkbox"/> Public Services and Recreation | <input type="checkbox"/> Utilities | <input type="checkbox"/> Health and Human Hazards |
| <input type="checkbox"/> Visual Qualities and Aesthetics | | |

4.3 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

Timothy DeLand

Printed Name

Date

Fontana Unified School District

For

4.4 EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analyses Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

5 ENVIRONMENTAL ANALYSIS

This section evaluates whether the Proposed Project would cause substantial changes to the Approved Project, which would trigger the preparation of a subsequent or supplemental EIR. The analysis evaluates:

1. Whether or not the Proposed Project represents a substantial change to the Approved Project that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Whether or not substantial changes with respect to circumstances under which the Approved Project is being undertaken will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. If new information shows any sign of the findings in CEQA Guidelines Section 15162 (a)(3).

The organization of the analysis follows that of the Certified EIR, and the evaluation is based on the environmental checklist questions used in the Certified EIR. The analysis will include the below sections for each environmental issue analyzed in the Certified EIR:

- **Section 5-XX-1, Findings of the Certified EIR**, summarizes the impacts disclosed in the Certified EIR.
- **Section 5-XX-2, Impacts Associated with the Proposed Project**, discusses the incremental environmental changes caused by the Proposed Project, as compared to the environmental effects disclosed in the Certified EIR.
- **Section 5-XX-3, Adopted Mitigation Measures Applicable to the Proposed Project**, lists the mitigation measures adopted for the Approved Project that are applicable to the Proposed Project. Where necessary, the mitigation measures have been updated, refined, and/or supplemented to ensure mitigation is implemented as intended for the Proposed Project. Any changes to mitigation measures are shown in ~~strikeout text~~ to indicate deletions and underline text to signify additions and will be incorporated into the final mitigation monitoring program for the Proposed Project.
- **Section 5-XX-4, Level of Significance After Mitigation**, discusses the residual Project impacts after the implementation of applicable mitigation measures and whether the proposed changes to the Approved Project would substantially increase the severity of the previously identified significant effects.

The Certified EIR includes standard conditions for the approval of City-sponsored future development applications within The Arboretum Specific Plan. The Proposed Project is not sponsored by the City. The plans for the proposed school will comply with state codes and regulations and will be plan-checked by the California Department of Education and Division of the State Architect. However, California Government Code Section 53097 requires school districts to give special consideration to local ordinances regulating drainage and roadway improvements and conditions, and grading requirements. The District will coordinate with the City on these matters related to off-site improvements within the City rights-of-way and/or City planning efforts.

5.1 LAND USE AND PLANNING

5.1.1 Findings of the Certified EIR

The Approved Project’s impacts on land use and planning were analyzed in Certified EIR Section 4.2. The Approved Project would have no impact on the physical division of an established community. The Approved Project amended the land use designations and zoning districts for the entire Arboretum Specific Plan area, including the Project Site. Standard Conditions 4.2.1 and 4.2.2 were identified to limit conflicts on land use plans, policies, and regulations associated with future commercial land uses near residential uses of the Approved Project. Impacts to land use planning would be less than significant.

- **Standard Condition 4.2.1:** Future developments on the project site shall comply with the development and design standards in the Arboretum Specific Plan and the City’s Zoning and Development Code for requirements not superseded by the Specific Plan.
- **Standard Condition 4.2.2:** Future developments on the project site shall comply with the City’s performance standards and the development policies for land use compatibility.

5.1.2 Impacts Associated with the Proposed Project

Would the Proposed Project:

Environmental Issues	Change to Approved Project or Circumstances is Substantial; Requires EIR Revisions	Change to Approved Project or Circumstance Is Not Substantial; No Change Required to the Certified EIR			
		Significant and Unavoidable Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?					✓
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				✓	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?					✓

a) Physically divide an established community?

No Impact/No Changes to Certified EIR. The Proposed Project is associated with a lot within the Approved Project area with a land use designation of School. The Project Site is surrounded by vacant land to the west, north, and east that is planned for future residential and park uses. Existing residential development is southwest of the Project Site, and residential development is under construction south of the Project Site. The proposed school would be surrounded by compatible land uses, as planned in The Arboretum Specific Plan. The Proposed Project would not physically divide an established community. No impact would occur, and the Proposed Project would not require changes to the Certified EIR.

- b) **Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?**

Less Than Significant Impact/No Changes to Certified EIR. The Proposed Project includes the construction and operation of an elementary school on a lot planned for school development under The Arboretum Specific Plan. Accordingly, the Proposed Project would not conflict with the City of Fontana General Plan land use plan or zoning district designations related to The Arboretum Specific Plan.² The Proposed Project would not change the Certified EIR's finding of less than significant. No changes to the Certified EIR would be required

- c) **Conflict with any applicable habitat conservation plan or natural community conservation plan?**

No Impact/No Changes to Certified EIR. The Project Site would be transferred to the District in a rough graded condition. Any potential impacts to existing sensitive habitat and natural communities would be mitigated by the existing landowner, via implementation of the City's standard conditions of approval. Therefore, Project implementation by the District would have no impact to sensitive habitat or conflict with habitat or community conservation plans. No impact would occur, and the Proposed Project would not require changes to the Certified EIR.

5.1.3 **Adopted Mitigation Measures Applicable to the Proposed Project**

The Approved Project's impacts to land use and planning are less than significant. The Certified EIR did not identify any mitigation measures.

5.1.4 **Level of Significance After Mitigation**

The Proposed Project would not conflict with applicable land use regulations. No mitigation would be required for the Proposed Project. Therefore, the Proposed Project would not result in changes to the Certified EIR and/or require the preparation of a subsequent or supplemental EIR.

5.2 **POPULATION AND HOUSING**

5.2.1 **Findings of the Certified EIR**

The Certified EIR analyzed the Approved Project's impacts to population and housing in Section 4.3. Future development under the Approved Project would lead to the construction of new housing, resulting in an increase in population in the City of Fontana. As growth caused by the Approved Project would be consistent with regional population growth forecasts, impacts would be less than significant. The Approved Project would not displace existing houses or people as the Approved Project area is mostly vacant, i.e., there was one residential unit that burned down. The Certified EIR concluded that the

² Pursuant to California Government Code Section 53094 et seq., the governing board of a school district may render city or county zoning ordinances and general plan requirements inapplicable. It is anticipated that the District's Board of Education will exempt the Proposed Project and campus from any zoning ordinances or regulations of the City of Fontana, including, without limitation, the City's Municipal Code and related ordinances and regulations that otherwise would be applicable.

Approved Project would have a less than significant impact on displacement of existing housing, and no impact on the displacement of people. Therefore, no mitigation measures are required.

5.2.2 Impacts Associated with the Proposed Project

Would the Proposed Project:

Environmental Issues	Change to Approved Project or Circumstances is Substantial; Requires EIR Revisions	Change to Approved Project or Circumstance Is Not Substantial; No Change Required to the Certified EIR			
		Significant and Unavoidable Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial 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 housing, necessitating the construction of replacement housing elsewhere?					✓
c) Displace substantial numbers of existing people, necessitating the construction of replacement housing elsewhere?					✓

a) Induce substantial 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/No Changes to Certified EIR. The Proposed Project includes the development of school facilities to serve students generated from the Approved Project area and surrounding areas. The Proposed Project would lead to job creation that could be filled by residents of the Approved Project area and region. The Proposed Project would not directly induce population, housing, or employment growth or require the extension of roads or other infrastructure. Therefore, impacts remain the same as the Certified EIR: less than significant, and no changes to the Certified EIR is required.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No Impact/No Changes to Certified EIR. The Proposed Project would not require the demolition of any housing, as the Project Site is currently vacant land. Moreover, the District would purchase the Project Site as a vacant, rough graded site, void of any improvements and vegetation. Project implementation would not require the displacement of housing. Therefore, the Project would result in no impacts, and the Proposed Project would not require changes to the Certified EIR.

c) **Displace substantial numbers of existing people, necessitating the construction of replacement housing elsewhere?**

No Impact/No Changes to Certified EIR. The Project Site is currently vacant and would be transferred to the District rough graded. No people would be displaced as a result of Project implementation. No impact would occur, similar to the finding of the Certified EIR. No changes to the Certified EIR would be required.

5.2.3 Adopted Mitigation Measures Applicable to the Proposed Project

The Approved Project's impacts on population and housing are less than significant. The Certified EIR did not identify any mitigation measures.

5.2.4 Level of Significance After Mitigation

The Proposed Project impacts on housing and population would be less than significant. No mitigation would be required for the Proposed Project. The Proposed Project would not result in changes to the Certified EIR and/or require the preparation of a subsequent or supplemental EIR.

5.3 TRANSPORTATION AND CIRCULATION

5.3.1 Findings of the Certified EIR

The Certified EIR analyzed the Approved Project's impacts on transportation and circulation in Section 4.4. The Approved Project is consistent with local and regional transportation plans. The Approved Project would generate up to 35,236 gross trips, including 3,454 trips during the morning peak hour and 3,256 trips in the afternoon peak hour. These trips include those generated by Elementary School No. 37. The Certified EIR further assumes all trips from schools within The Arboretum Specific Plan would remain on local streets within the planning area. The other (non-school) vehicle trips would create significant impacts at roadways and freeway segments outside the planning area. The non-school vehicle trips of the Approved Project would contribute to unacceptable levels of service at study area intersections and freeway segments. Thus, the Certified EIR included Standard Conditions 4.4.1, 4.4.2, and 4.4.3 for City-sponsored, future developments located within the Specific Plan area:

- **Standard Condition 4.4.1:** The project shall pay development impact fees as set by the City to fund roadway maintenance and improvement projects in the area.
- **Standard Condition 4.4.2:** Future developments would be subject to plan check review to ensure that the necessary access, parking, and roadway improvements are provided as part of individual developments, in accordance with the City's traffic safety design criteria.
- **Standard Condition 4.4.3:** The proposed roundabout shall be constructed per FHWA standards and subject to review and approval by the City during plan check of the final roadway improvement plans.

Roadway and intersection improvements would be required under Certified EIR Mitigation Measures 4.4.1a, 4.4.1b, 4.4.2, 4.4.3a, 4.4.3b, and 4.4.4 (see Addendum Section 5.3.3) to reduce impacts on roadways and highways. The Certified EIR concluded that payment of fair share fees for off-site intersections would be limited at the beginning, and roadway improvements required by the mitigation

measures would not be implemented until after the proposed improvements were fully funded with fair share fees. Therefore, the Project would have a short-term significant adverse impact on traffic until the improvements were funded and implemented; long-term traffic impacts, after the improvements (i.e., mitigation measures) are installed, would be less than significant. The Certified EIR determined there would be no impact to air traffic, and impacts to emergency access, policies supporting alternative transportation, and hazards due to design features would not be adverse or significant.

5.3.2 Impacts Associated with the Proposed Project

Would the Proposed Project:

Environmental Issues	Change to Approved Project or Circumstances is Substantial; Requires EIR Revisions	Change to Approved Project or Circumstance Is Not Substantial; No Change Required to the Certified EIR			
		Significant and Unavoidable Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				✓	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				✓	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?					✓
d) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✓	
e) Result in inadequate emergency access?				✓	
f) Result in inadequate parking capacity?				✓	
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				✓	

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

Less Than Significant Impact/No Changes to Certified EIR. The Proposed Project would increase the enrollment capacity of Elementary School No. 37 to 705 students, or an increase of five students from the Approved Project. The additional traffic impacts from the additional five students would be de minimis. Based on the trip generation rates used in the Certified EIR, five students would result in seven average daily trips (ADTs), including two trips in the morning peak hour. The additional trips would not substantially

increase the traffic load and capacity of the local street system beyond that disclosed in the Certified EIR. Therefore, the Proposed Project would not substantially increase the severity of the previously identified significant effect. The Proposed Project would not require changes to the Certified EIR.

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

Less Than Significant Impact/No Changes to Certified EIR. As discussed above, the Proposed Project would increase the enrollment capacity of Elementary School No. 37 by five students and would result in seven additional ADTs, including two morning peak hour trips. The additional trips would not significantly contribute to a level of service impact, either individually or cumulatively, at roads or highways overseen by the San Bernardino County Transportation Authority, the applicable county congestion management agency. Moreover, the Certified EIR assumes trips generated by schools in The Arboretum Specific Plan would be limited to and captured internally within the planning area, i.e., all school trips from the Specific Plan would not significantly impact roads and highways outside the Approved Project area. Therefore, the modified school component's traffic impacts to the facilities overseen by the applicable congestion management agency would be less than significant. The Proposed Project would not substantially increase the severity of the previously identified significant effect. The Proposed Project would not require changes to the Certified EIR.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact/No Changes to Certified EIR. The Proposed Project would not require air travel for the transportation of goods or people. The nearest airport is Ontario International Airport, located approximately 10 miles southwest of the Project Site. Existing traffic patterns at the Ontario International Airport would not be affected by the Proposed Project due to the distance between the Project Site and the airport. Moreover, the proposed school buildings would be one story in height and would not be tall enough to interfere with air traffic. Therefore, there would be no change to air traffic patterns. No impact would occur. The Proposed Project would not require changes to the Certified EIR.

d) 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/No Changes to Certified EIR. The Proposed Project would not require off-site improvements that would cause hazards due to sharp curves or dangerous intersections. As shown in **Figure 5: Conceptual Site Plan**, the proposed school would include on-site vehicle circulation in the parking lot, loading areas, and a fire access lane. The final design of the parking and loading areas would comply with recommendations of the California Department of Education, including the provision for two lanes at the student loading zones (the right lane for passenger loading and the left lane for passing), and designing the parking lot to prohibit parked cars from backing out into passenger loading areas and pedestrian walkways. As the City is the responsible agency for roadway facilities, the District will coordinate with the Fontana Public Works Department prior to finalizing the campus site plan to confirm the locations of the driveways and to determine whether a left-turn pocket would be required at the center median of Duncan Canyon Road to provide direct eastbound left-turn access into the parking lot.

The District would also coordinate with the City to install school signs and roadway markings, compliant with the Caltrans *Traffic Controls for School Areas* manual, prior to the opening of the proposed school to reduce potential hazards between vehicles and pedestrians. Therefore, impacts would be less than significant. The Proposed Project would not require changes to the Certified EIR.

e) Result in inadequate emergency access?

Less Than Significant Impact/No Changes to Certified EIR. The proposed school would include emergency vehicle access to all four buildings. A fire access lane would provide emergency access around the school buildings. The entrance of the fire lane would be from the northeast corner of the parking lot. The fire lane would continue behind the school buildings and to the west side of Building A and terminate in the loading area in the southwest corner of the campus. The Fontana Fire Department will review and approve the site plan for fire access. All proposed access and circulation features at the school, including the driveways, on-site roadways, parking lots, and fire lanes, would be designed to accommodate emergency ingress and egress by fire trucks, police units, and ambulance/paramedic vehicles. Additionally, the proposed school would include on-site parking and two on-site student loading areas. Parents dropping off students in the morning and picking them up in the afternoon would not be required to park off-site and block access on the surrounding roads. Therefore, the Proposed Project would not change the less than significant finding of the Certified EIR. The Proposed Project would not require changes to the Certified EIR.

f) Result in inadequate parking capacity?

Less Than Significant Impact/No Changes to Certified EIR. The Proposed Project would include 29 classrooms and approximately 80 parking stalls. The Project would comply with the California Department of Education's "rule-of-thumb" for elementary and middle school parking, i.e., 2.25 parking spaces per teaching station,³ which is 66 stalls for the proposed school. Although not required, the Project would comply with the City's parking requirement for an elementary school campus of one space per employee on maximum shift, plus five visitor spaces, plus one space per fixed seat in a public assembly place, e.g., gymnasium.⁴ Since the Proposed Project would employ approximately 40 full-time employees, according to the City's parking requirement, a minimum of 74 stalls would be required. The proposed campus would meet both California Department of Education and City parking requirements. No adverse impact to parking would occur, and the Proposed Project would not change the less than significant finding of the Certified EIR. The Proposed Project would not require changes to the Certified EIR.

³ California Department of Education. 2000. *Guide to School Site Analysis and Development*, 2000 edition. <https://www.cde.ca.gov/ls/fa/sf/guideschoolsite.asp>.

⁴ Pursuant to California Government Code Section 53094 et seq., the governing board of a school district may render city or county zoning ordinances and general plan requirements inapplicable. It is anticipated that the District's Board of Education will exempt the proposed Project and campus from any zoning ordinances or regulations of the City of Fontana, including, without limitation, the City's Municipal Code and related ordinances and regulations that otherwise would be applicable.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Less Than Significant Impact/No Changes to Certified EIR. The District would provide school bus services for Elementary School No. 37, in accordance with its school bus policy. The District would offer school bus services to transitional and kindergarten students who live outside a 0.5-mile radius of the proposed school, students in first through fifth grade who live outside a 1-mile radius, students in sixth who live outside a 3.25-mile radius, and students who are severely challenged or orthopedically impaired.⁵ The District would also work with the City of Fontana and the San Bernardino Transportation Authority to promote a Safe Routes to School program at the proposed campus and encourage students to walk and bike to school.

No City or regional public bus routes currently operate adjacent to or near the Project Site. Implementation of the Proposed Project would not affect potential bus routes or bus stops proposed next to the Project Site. The Approved Project includes a Class II bicycle lane and walking paths adjacent to the Project Site that would be installed by the landowner and maintained by the Approved Project's homeowners association. Project implementation would not affect bike lanes or sidewalks, or any other alternative modes of transportation. The Proposed Project would not conflict with current policies or plans that support alternative transportation modes. Impacts would be less than significant, and no mitigation measures are required.

5.3.3 Adopted Mitigation Measures Applicable to the Proposed Project

The following mitigation measures were identified in the Certified EIR to reduce the Approved Project's transportation impacts. The applicability of each mitigation measure has been evaluated for the Proposed Project. Those not applicable or that have been completed have been stricken through. Changes to mitigation measures applicable to the Proposed Project are shown in ~~strikeout text~~ to indicate deletions and underline text to signify additions.

- ~~**Mitigation Measure 4.4.1a:** In order to maintain acceptable LOS in 2010 during the AM and PM peak hours at local roadway intersections, the project shall pay its fair share contribution to the City of Fontana for the implementation of the following improvements:~~
 - ~~Sierra Avenue and I-15 Southbound Ramp: Install a traffic signal.~~
 - ~~Sierra Avenue and I-15 Northbound Ramp: Install traffic signal.~~
 - Sierra Avenue and Riverside Avenue: Add a northbound through lane, a southbound through lane and a southbound right turn lane. Convert the southbound shared right through lane into a through lane

- ~~**Mitigation Measure 4.4.1b:** In order to maintain acceptable LOS in 2010 during the AM and PM peak hours at local roadway intersections, the project shall implement the following improvements:~~
 - Project Access 4 and Duncan Canyon Road: Install a traffic signal.
 - Project Access 5 and Duncan Canyon Road: Add a dedicated southbound left turn lane.

⁵ Fontana Unified School District. n.d. Transportation Services. Accessed December 19, 2023. <https://www.fusd.net/Page/570>.

- ~~**Mitigation Measure 4.4.2:** The proposed project shall pay its fair share contribution for the improvement of freeway segments and interchanges that would operate at degraded LOS in 2010. These improvements include:
 - ~~I-15 Freeway:~~ Add a lane in for the southbound segment from Glen Helen Parkway to Sierra Avenue
 - ~~I-15 Freeway:~~ Add a lane in for the southbound segment from Baseline Road to Foothill Boulevard
 - ~~I-15 Freeway:~~ Add a lane in for the northbound segment from Foothill Boulevard to Baseline Road
 - ~~I-15 Freeway:~~ Add a lane in for the northbound segment from Sierra Avenue to Glen Helen Parkway~~

- ~~**Mitigation Measure 4.4.3a:** In order to maintain acceptable LOS in 2030 during the AM and PM peak hours at local roadway intersections, the project shall pay its fair share contribution to the City of Fontana for the implementation of the following improvements:
 - ~~Sierra Avenue and Riverside Avenue:~~ Add a second northbound left turn lane and two northbound through lanes. Add a second southbound left turn lane and a two southbound through lanes. Convert the shared southbound through right lane into a dedicated right turn lane. Add a westbound left turn lane and convert the existing shared left through into a through lane.
 - ~~Sierra Avenue and Grapeland Street:~~ Add a second northbound left turn lane and a dedicated northbound right turn lane. Add a second southbound left turn lane and a dedicated southbound right turn lane. Add a westbound left turn lane and an eastbound left turn lane.
 - ~~Lytle Creek Road (E) and Duncan Canyon Road:~~ Convert one northbound through lane to a dedicated right turn lane. Provide overlap phasing for the eastbound right turn and the northbound right turn. Add an additional eastbound through lane.
 - ~~Citrus Avenue and Duncan Canyon Road:~~ Add a second left turn lane and a dedicated right turn lane on each approach. Provide overlap phasing for the eastbound and southbound right turn. Add a second westbound left turn lane.
 - ~~Citrus Avenue and Casa Grande Avenue:~~ Add a second eastbound and westbound left turn lane.
 - ~~I-15 Southbound Ramps and Beech Avenue:~~ Add a second eastbound left turn lane.
 - ~~I-15 Northbound Ramps and Beech Avenue:~~ Add a second southbound left turn lane and a dedicated westbound right turn lane. Provide overlap phasing for the westbound right turn.
 - ~~Citrus Avenue and SR-210 Westbound Ramps:~~ Add a second westbound left turn lane and a southbound shared through/right turn lane.
 - ~~Citrus Avenue and SR-210 Eastbound Ramps:~~ Reconfigure the off-ramp to include one left turn lane, one shared through/left turn lane, and a free right turn lane.
 - ~~Citrus Avenue and Highland Avenue:~~ Provide overlap phasing for the westbound right turn.
 - ~~Sierra Avenue and Sierra Lakes Parkway:~~ Provide overlap phasing for the eastbound right turn.
 - ~~Sierra Avenue and SR-210 Eastbound Ramps:~~ Convert the eastbound left turn lane into a shared left through lane. Convert the eastbound shared left-right lane into an exclusive right-turn lane.
 - ~~Sierra Avenue and Highland Avenue:~~ Convert the existing northbound right turn lane into a shared through/right turn lane. Provide overlap phasing for the eastbound right turn and the westbound right turn.
 - ~~Sierra Avenue and Casa Grande Avenue:~~ Add a second northbound left turn lane and a second southbound left turn lane. Convert the shared through/right turn lane at each approach to a through lane. Add a right turn lane to each approach.~~

- ~~○ Sierra Avenue and Duncan Canyon Road: Add dual left turn lanes and a dedicated right turn lane at the northbound and southbound approaches.~~
- **Mitigation Measure 4.4.3b:** In order to maintain acceptable LOS in 2030 during the AM and PM peak hours at local roadway intersections, the project shall implement the following improvements:
 - ~~○ Project Access 1 and Grapeland Street: Provide exclusive left and right turning lanes at the northbound approach and provide a westbound left turn lane.~~
 - ~~○ Project Access 4 and Duncan Canyon Road: Install a traffic signal.~~
 - ~~○ Project Access 5 and Duncan Canyon Road: Install a traffic signal and add a dedicated southbound and northbound left turn lane.~~
 - ~~○ Project Access 6 and Cypress Avenue: Install a traffic signal.~~
 - ~~○ Project Access 10 and Citrus Avenue: Install a traffic signal.~~
 - ~~○ Cypress Avenue and Duncan Canyon Road: Convert the eastbound shared through/right turn lane into a through lane and add a right turn lane.~~
- **Mitigation Measure 4.4.4:** The proposed project shall pay its fair share costs for the improvement of freeway segments and interchanges that would operate at degraded LOS in 2030. These improvements include:
 - ~~○ I-15 Freeway: Construction of additional lane to provide a total of seven travel lanes in each direction.~~
 - ~~○ SR-210 Westbound from Citrus Avenue to I-15: Construction of one additional travel lane.~~
 - ~~○ SR-210 Westbound from I-15 to Day Creek Boulevard: Construction of one additional travel lane.~~
 - ~~○ SR-210 Eastbound from Day Creek Boulevard to I-15: Construction of one additional travel lane.~~
 - ~~○ SR-210 Eastbound from Riverside Avenue to Pepper Avenue: Construction of one additional travel lane.~~

5.3.4 Level of Significance After Mitigation

The Proposed Project's impacts to transportation and circulation would be less than significant. No mitigation measures are required for the Proposed Project. The Proposed Project would not result in changes to the Certified EIR that would trigger the preparation of a subsequent or supplemental EIR.

5.4 AIR QUALITY

5.4.1 Findings of the Certified EIR

The Certified EIR analyzed the Approved Project's impacts on air quality in Section 4.5. The Approved Project would not conflict with or obstruct implementation of the South Coast Air Quality Management Plan (AQMP), and impacts would be less than significant. The Certified EIR determined that construction and operation of the Approved Project would generate short-term and long-term vehicle and stationary emissions that would exceed the South Coast Air Quality Management's (SCAQMD) thresholds of significance. Future commercial and residential development would comply with Standard Condition 4.5.1, which requires compliance with SCAQMD regulations regarding fugitive dust control, toxic emissions, architectural coatings, and emissions from equipment use and processing.

- **Standard Condition 4.5.1:** Future development under the proposed Arboretum Specific Plan shall comply with pertinent SCAQMD regulations in order to contribute to the incremental reduction in air pollution levels in the region.

The Certified EIR also identified Mitigation Measures 4.5.1, 4.5.2, 4.5.3a, 4.5.3b, 4.5.3c, 4.5.4, 4.5.5, and 4.5.6 (see Addendum Section 5.4.3) to reduce emissions at area roadways and intersections. However, implementation of the mitigation measures would not fully reduce construction-related and operational emissions to below SCAQMD thresholds for particulate matter (PM₁₀, PM_{2.5}), nitrogen oxides (NO_x), reactive organic gasses (ROG), and carbon monoxide (CO), and the Approved Project would result in significant and unavoidable impacts to air quality standards. Emissions related to ozone precursors (ROG, NO_x) and particulate matter (PM₁₀, PM_{2.5}), which are criteria pollutants, would contribute to adverse health effects to sensitive individuals in the South Coast Air Basin. Construction emissions of PM₁₀ and PM_{2.5} would be mitigated to less than significant levels with Mitigation Measures 4.5.1, 4.5.3a, and 4.5.3c. Operational emissions, however, would remain significant and cumulatively considerable.

The Approved project is located within a wind hazard area. Construction activities may increase fugitive dust that may affect sensitive receptors (e.g., schools, residences, parks). Implementation of Mitigation Measure 4.5.2 would reduce impacts to nearby sensitive receptors to less than significant.

The Certified EIR concluded that the Approved Project would not results in objectionable odors caused by solid waste materials, chemicals, food products, or other materials. Diesel exhaust odor may be noticeable during construction activities; however, these instances would be temporary and isolated. Therefore, the impact of odors is less than significant, and no mitigation for odor control was identified.

The Approved Project would generate emissions that would contribute to climate change. The Approved Project’s generation of construction and operational carbon dioxide equivalent (CO₂e), which is the unit of measurement used to standardize the climate effects of greenhouse gases, would be 4,071 tons per year and 70,794 tons per year, respectively. These represent a respective 0.0007 percent and 0.013 percent of the statewide burden. In 2009, when the Approved Project was certified, neither the SCAQMD nor the California Air Resources Board had adopted significance criteria for GHG for evaluating its significance. Therefore, no significance determination was made in The Arboretum Specific Plan EIR for the Approved Project.

5.4.2 Impacts Associated with the Proposed Project

Would the Proposed Project:

Environmental Issues	Change to Approved Project or Circumstances is Substantial; Requires EIR Revisions	Change to Approved Project or Circumstance Is Not Substantial; No Change Required to the Certified EIR			
		Significant and Unavoidable Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?					✓

Environmental Issues	Change to Approved Project or Circumstances is Substantial; Requires EIR Revisions	Change to Approved Project or Circumstance Is Not Substantial; No Change Required to the Certified EIR			
		Significant and Unavoidable Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			✓		
c) 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?			✓		
d) Expose sensitive receptors to substantial pollutant concentrations?			✓		
e) Create objectionable odors affecting a substantial number of people?				✓	
f) Generate greenhouse gas emissions that may have a significant impact on the environment and conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓		

a) Conflict with or obstruct implementation of the applicable air quality plan?

No Impact/No Changes to Certified EIR. The Proposed Project involves the construction of an educational facility that would be built per the Approved Project, which according to the Certified EIR is consistent with the 2007 South Coast AQMP and State Implementation Plan. The Proposed Project, as a part of the Approved Project, would not exceed the growth (population and employment) projections for the City of Fontana. The Proposed Project would meet the City’s demand to provide schools for its residential uses, consistent with the measures and goals outlined in the 2007 AQMP. Therefore, the Proposed Project would not conflict with or obstruct the implementation of the 2007 AQMD. No impact would occur. Additional analysis and changes to the Certified EIR are not required.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Less Than Significant Impact With Mitigation/No Changes to Certified EIR. The Project Site would be transferred to the District in a rough graded condition. The landowner would mass grade the area generally north of Duncan Canyon Road within the Approved Project area and would be required to implement the adopted mitigation measures to reduce emissions from grading activities. Therefore, the Proposed Project’s emissions from grading activities would be nominal. Nevertheless, construction of the proposed school and its operation would still generate mobile and stationary emissions, including from vehicles, equipment, and emissions from power and gas consumption. Construction of the proposed school facilities would use clean off-road engines and on-road vehicles, subject to strict regulatory requirements. Additionally, the Proposed Project would implement the mitigation measures listed below

and would not substantially increase the severity of the previously identified significant effects. Therefore, construction emissions would not be more than previously analyzed in the Certified EIR.

The Proposed Project would increase the enrollment capacity of the school by five students and generate seven new ADTs, as discussed in Addendum Section 5.3.2. The additional operational emissions generated by this change to the Approved Project would be de minimis, however. The additional emissions would be offset by the Proposed Project's compliance with current state building energy efficiency standards, including the California Energy Code (CCR Title 24 Part 6) and CALGreen (CCR Title 24, Part 11), which aim to reduce the environmental impact of buildings by promoting sustainable construction practices and setting minimum standards for energy efficiency, water conservation, indoor air quality, sustainable construction materials like low carbon concrete, and other environmental factors. Therefore, overall emissions associated with school operations would be less than significant.

The Proposed Project would not materially change the assumptions of the air quality analysis and findings of the Certified EIR. The Proposed Project would not require changes to the Certified EIR.

c) 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?

Less Than Significant Impact With Mitigation/No Changes to Certified EIR. As discussed above, operational emissions generated by the additional five students and seven ADTs would not materially change the impacts related to criteria pollutants, as disclosed in the Certified EIR. Moreover, they would be offset by the latest building construction requirements of the California Energy and CALGreen Codes. The additional operational emissions would be de minimis as compared to the Approved Project and would not trigger new air quality impacts not previously disclosed. Construction of the proposed school would also use clean off-road engines and on-road vehicles, subject to strict regulatory requirements. Therefore, construction emissions would not be more than previously analyzed in the Certified EIR. The Proposed Project would implement the mitigation measures listed below and would not substantially increase the severity of the previously identified significant effects. The Proposed Project would not require changes to the Certified EIR.

d) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact With Mitigation/No Changes to Certified EIR. The Proposed Project would be constructed around the same time as other areas north of Duncan Canyon Road in The Arboretum Specific Plan. The District would purchase the Project Site in a rough graded condition and comply with all applicable SCAQMD rules as well as the Certified EIR mitigation measures, including Mitigation Measure 4.5.2, which requires enhanced dust control measures to reduce fugitive dust and limit the exposure of localized pollutants at sensitive receptors located near the Project Site, including the existing residences southwest of the Duncan Canyon Road and Cypress Avenue intersection, residential units that are under construction south of Duncan Canyon Road, and those planned to the west, north, and east, in the event they are constructed prior to the proposed school. The Proposed Project would not trigger new localized air quality impacts not analyzed in the Certified EIR.

Operation of the Proposed Project would not generate a substantial source of on-site emissions that would cause an exceedance of the SCAQMD thresholds for localized air quality impacts. The Proposed Project would be required to comply with the Energy and CALGreen Codes, which require the installation of high-efficiency appliances, including boilers and tankless water heaters. Thus, localized emissions from the operation of stationary sources at the proposed school would have less than significant impacts. No new mitigation is required. Implementation of the Proposed Project would not trigger new localized air quality impacts not previously analyzed in the Certified EIR. The Proposed Project would not require changes to the Certified EIR.

e) Create objectionable odors affecting a substantial number of people?

Less Than Significant Impact/No Changes to Certified EIR. As with most construction activities, the Proposed Project could generate localized diesel exhaust odor during construction activities; however, these odors are temporary and considered less than significant. The Proposed Project is not a land use that is likely to generate objectionable odors (such as agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding). The Proposed Project's impacts related to odors would be less than significant, and the Proposed Project would not trigger new odor-related impacts not previously analyzed by the Certified EIR.

f) Generate greenhouse gas emissions that may have a significant impact on the environment and conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact With Mitigation/No Changes to Certified EIR. The Proposed Project would not change the construction assumptions used in the Certified EIR; therefore, the Proposed Project would not trigger additional analysis on construction-related greenhouse gas emissions. The Proposed Project would increase the school's maximum operating capacity by five seats, which would increase a de minimis amount of CO₂e generated from vehicle emissions. However, these emissions would be offset by the Proposed Project's compliance with sustainable construction requirements in accordance with the California Energy and CALGreen Codes, which requires use of high-efficiency appliances and building materials. Therefore, the proposed increase in enrollment capacity would not result in significantly more emissions that would trigger new greenhouse gas emissions. The Proposed Project would implement all adopted mitigation measures identified in the Certified EIR for air quality impacts, which would also reduce greenhouse gas emissions. The Proposed Project would not conflict with policies adopted for the purpose of reducing greenhouse gases. Therefore, Project impacts to greenhouse gas emissions would be less than significant, and no additional analysis would be required.

5.4.3 Adopted Mitigation Measures Applicable to the Proposed Project

The following mitigation measures were identified in the Certified EIR to reduce the Approved Project's impacts to air quality and greenhouse gas emissions. The applicability of each mitigation measure has been evaluated for the Proposed Project. Those not applicable have been stricken through. Changes to mitigation measures applicable to the Proposed Project are shown ~~strikeout text~~ to indicate deletions and underline text to signify additions.

- **Mitigation Measure 4.5.1:** Dust control during ~~grading~~ construction activities on the site shall implement best available control measures (~~BACMs~~) exceeding the minimum dust control requirements of SCAQMD Rule 403. Recommended construction activity mitigation includes:
 - Disturb, grade or clear no more than 75 acres per day.
 - Apply soil stabilizers to inactive areas.
 - Prepare a high wind dust control plan and implement plan elements and terminate soil disturbance when winds exceed 25 miles per hour.
 - Limit the simultaneous disturbance area to as small an area as practical when winds exceed 25 mph.
 - Stabilize previously disturbed areas if subsequent construction is delayed.
 - Water exposed surfaces and haul roads 3 times per day.
 - Cover all stockpiles with tarps.
 - Replace ground cover in disturbed areas quickly.
 - Reduce speeds on unpaved roads to less than 15 miles per hour.

- **Mitigation Measure 4.5.2:** Grading, excavation, and ground disturbance activities within 100 feet of an existing residence, school or park shall implement enhanced dust control procedures such as continual soil wetting, use of supplemental binders or chemical stabilizers, early paving of roadways, driveways and other paved surfaces, early landscaping of exposed areas, and use of sand fences.

- **Mitigation Measure 4.5.3a:** The following measures shall be implemented to reduce exhaust emissions during construction:
 - Construction and paving shall be segregated into at least 5 non-overlapping phases.
 - Require 90-day low-Nox tune-ups for off-road equipment. Such controls are expected to reduce daily Nox emissions from all off- and on-road equipment, but not to less-than-significant levels.
 - Limit allowable idling to 5 minutes for trucks and heavy equipment before shutting the equipment down.
 - Require use of Tier 3-rated engines for all equipment exceeding 100 horsepower, ~~during site grading~~.
 - Use aqueous diesel fuel for construction equipment.
 - Utilize diesel particulate filter for construction equipment.
 - Give preference to contractors using equipment with oxidation catalysts, soot traps or other modern emissions control technology.
 - Use low emission mobile construction equipment. The property owner/developer/District's construction contractor shall comply with CARB requirements for heavy construction equipment.
 - Maintain construction equipment engines by keeping them tuned.
 - Avoid unnecessary idling by shutting of engines that are expected to idle for more than five minutes.
 - Use low sulfur fuel for all diesel-powered construction equipment. This is required by SCAQMD Rules 431.1 and 431.2.
 - Utilize existing power sources (i.e., power poles) when available.
 - Configure construction parking to minimize traffic interference.
 - Minimize obstruction of through-traffic lanes. Construction shall be planned so that lane closures on existing streets are kept to a minimum.
 - Schedule construction operations affecting traffic for off-peak hours to the best extent, when possible.

- Develop a traffic plan to minimize traffic flow interference from construction activities (the plan may include advance public notice of routing, use of public transportation and satellite parking areas with a shuttle service).
- **Mitigation Measure 4.5.3b:** The following measures shall be implemented to reduce ROG pollutant emissions during construction:
 - Minimize the amount of paint used by using pre-coated, pre-colored and naturally colored building materials.
 - Use high transfer efficiency painting methods such as High-Volume Low Pressure (HVLP) sprayers and brushes/rollers where possible.
 - Use SCAQMD-required low-VOC coatings where practical.
- **Mitigation Measure 4.5.3c:** The following measures shall be implemented to reduce off-site emissions during construction:
 - Encourage carpooling for construction workers.
 - Limit lane closures to off-peak travel periods.
 - Park construction vehicles off traveled roadways.
 - Wet down or cover dirt hauled off-site.
 - Wash or sweep access points daily.
 - Encourage receipt of construction materials during non-peak traffic hours.
 - Sandbag construction sites for erosion control.
 - Erect dust control fencing around individual construction area perimeters.
- **Mitigation Measure 4.5.4:** The proposed project shall implement transportation control measures (TCMs) to reduce vehicle emissions generated by the project, which may include the following:
 - Non-Motorized Strategies
 - ~~Bicycle Lanes and Storage Facilities~~ – Bicycle paths and bike racks shall be provided at scattered locations on-site, including bicycle lanes on project arterial roads and bike racks at the proposed schools and commercial uses.
 - ~~Pedestrian Improvements~~ – Sidewalks and pedestrian walkways shall be provided throughout the site for land use interconnections.
 - Telecommunications
 - ~~Provide Adequate and modern telecommunication system connections at school buildings in all homes~~ – Telecommunication systems shall be provided in residential villages.
 - ~~Provide high-speed wireless Wi-Fi “hot spots” throughout the school buildings. Within the community~~ – High-speed wireless local area network shall be provided at select locations on-site.
- **Mitigation Measure 4.5.5:** ~~Prior to issuance of building permits, the property owner/developer~~ The District shall demonstrate compliance with the following measures to reduce criteria pollutant emissions from stationary sources directly related to the project:
 - Install low-emission water heaters.
 - Use built-in, energy-efficient appliances.
 - Incorporate bus turnouts into roadway design and construction.
 - Ensure that sidewalks and pedestrian paths are installed throughout the project area.

- **Mitigation Measure 4.5.6:** The following measures shall be implemented to reduce greenhouse gas emissions from project construction and operation:
 - Utilize high efficiency HVAC equipment.
 - Install Energy Star labeled roof materials.
 - Wire homes to facilitate installation of roof-top solar panels.
 - Exceed Title 24 energy conservation design by 20%.
 - Incorporate solar orientation into site planning.
 - Hardwire buildings to incorporate current telecommunication technologies.
 - Install 220-volt electric vehicle charging system in garages.
 - Utilize light-colored hardscape in common areas.
 - Use highly reflective “cool roofs” in commercial uses.
 - Utilize recycled building materials, where feasible.
 - Install energy-reducing day lighting (skylights).
 - Use low-water use appliances.

5.4.4 Level of Significance After Mitigation

Implementation of the above mitigation measures would reduce air quality impacts under the Proposed Project; however, impacts related to Impacts 5.4.2-b and 5.4.2-c would remain significant and unavoidable even after mitigation. The Proposed Project would not result in new or more severe air quality impacts not previously analyzed by the Certified EIR. Therefore, the Proposed Project would not require the preparation of a subsequent or supplemental EIR.

5.5 NOISE

5.5.1 Findings of the Certified EIR

The Certified EIR analyzed the Approved Project’s impacts on noise in Section 4.6. The Project’s long-term operational noise levels were evaluated against goals and standards in the City’s General Plan Noise Element. The City Noise Ordinance was used to analyze short-term construction-related impacts. The Certified EIR concluded that construction activities would generate potentially significant noise levels that could be mitigated to less than significant through the implementation of Mitigation Measures 4.6.1a and 4.6.1b. The Certified EIR also requires City-sponsored development applications to comply with Standard Condition 4.6.1, as follows:

- **Standard Condition 4.6.1:** Construction activities on the project site shall comply with City regulations on time limits for construction activity. Construction activities would have to comply with the construction time limits (7:00 a.m. to 6:00 p.m. on weekdays, unless otherwise approved by the City and the Engineer or in case of an emergency); loading/unloading of boxes; transport of metal rails, pillars and columns; and the use of pile drivers, steam shovels, pneumatic hammers and other noisy construction equipment shall be conducted within allowable times (7:00 a.m. to 10:00 p.m.) as set by the Fontana Noise Ordinance.

The Certified EIR concluded that the Approved Project would cause an incremental increase in area-wide noise levels within the Project Site and surrounding areas. Citrus Avenue, Duncan Canyon Road, Cypress Avenue, Casa Grande Avenue, Grapeland Street, and Sierra Avenue would experience noise levels over 65 Db CNEL. Perimeter block walls and building setbacks would reduce traffic noise at sensitive receptors to

less than 65 Db CNEL. Mitigation Measures 4.6.2a and 4.6.2b would minimize operational noise impacts on nearby residences.

High traffic volumes on Citrus Avenue, Duncan Canyon Road, Cypress Avenue, Casa Grande Avenue, Grapeland Street, and Sierra Avenue may exceed the City of Fontana’s interior residential and school noise standards of 45 dB CNEL. However, implementation of Mitigation Measures 4.6.4 and 4.6.5 would minimize the severity of interior noise impacts.

Proposed commercial uses under the Approved Project have the potential to exceed City standards of 70 dBA CNEL (exterior) and 55 dBA CNEL (interior) and may also generate stationary noise impacts on adjacent residential uses. Implementation of Mitigation Measure 4.6.3 and 4.6.6 would minimize the severity of these impacts. Proposed school sites under the Approved Project would generate stationary noise impacts due to outdoor fields, HVAC equipment, loading docks, and trash compactors on adjacent residences. Implementation of Mitigation Measure 4.6.7 would minimize the severity of these impacts. Therefore, noise impacts would be less than significant with implementation of mitigation measures.

The Certified EIR concluded that the Approved Project would have the potential to generate groundborne vibration and noise impacts on nearby sensitive receptors. The impacts to nearby residences would not be significant as the vibration nuisance threshold (0.1 inches per second root mean square) would not be exceeded either during construction or operation of the Approved Project. Groundborne vibration impacts on sensitive receptors would be less than significant.

The Approved Project is not located within the vicinity of an airport land use or private airstrip. Thus, there would be a less than significant impact associated with airport noise impacts.

5.5.2 Impacts Associated with the Proposed Project

Would the Proposed Project:

Environmental Issues	Change to Approved Project or Circumstances is Substantial; Requires EIR Revisions	Change to Approved Project or Circumstance Is Not Substantial; No Change Required to the Certified EIR			
		Significant and Unavoidable Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a) Cause exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓		
b) Cause exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				✓	
c) Cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓		
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			✓		

Environmental Issues	Change to Approved Project or Circumstances is Substantial; Requires EIR Revisions	Change to Approved Project or Circumstance Is Not Substantial; No Change Required to the Certified EIR			
		Significant and Unavoidable Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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 expose people residing or working in the project area to excessive noise levels?					✓
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?					✓

a) Cause exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less Than Significant Impact With Mitigation/No Changes to Certified EIR. The closest noise sensitive receptors to the Project Site are residences located southwest of the Duncan Canyon Road and Cypress Avenue intersection, approximately 200 feet from the Project Site. Residential uses are planned and under construction to the south, east, north, and west. The Proposed Project would include construction activities that would generate noise levels. As a BMP, the District and its construction contractor will comply with the City’s Noise Ordinance. Construction activities would occur on the weekdays, between 7 a.m. and 6 p.m. Additionally, the Proposed Project will implement Mitigation Measures 4.6.1a and 4.6.1b to ensure construction noise impacts are reduced to below significance, in accordance with the Certified EIR.

The Approved Project would increase area-wide noise levels. Traffic noise levels along Duncan Canyon Road, next to the Project Site, would increase to over 65 Db CNEL. The Certified EIR identified Mitigation Measures 4.6.2a and 4.6.2b, which would require perimeter walls and development setbacks to reduce mobile noise impacts on exterior areas of sensitive land uses, including at the proposed school. As shown in **Figure 5**, indoor and outdoor learning areas would be set back from traffic noise on Duncan Canyon Road and Cypress Avenue; parking and passenger loading areas would separate school uses from Duncan Canyon Road and a fire lane and an approximately 50-foot-wide landscaped area would separate the multipurpose building and outdoor recreational spaces from Cypress Avenue. Traffic noise may exceed 65 Db CNEL at the parking lot, student loading areas, fire lane, and landscaped areas; however, these are not noise-sensitive uses. These planned uses would act as a setback, placing indoor and outdoor teaching areas away from traffic noise along Duncan Canyon Road and Cypress Avenue. Therefore, exterior noise levels at the campus would be within acceptable standards.

The traffic volumes on Duncan Canyon Road and Cypress Avenue may exceed interior noise standards of 45 dB CNEL for residential and school uses. The Certified EIR identified Mitigation Measure 4.6.5 to minimize the severity of interior noise impacts. As discussed above, the proposed school buildings would be set back from Duncan Canyon Road and Cypress Avenue and would be developed with building materials that would attenuate noise levels. The exterior-to-interior noise reduction of newer buildings is generally 30 dBA or more. The closest building to Cypress Avenue and Duncan Canyon Road is Building A, the multipurpose building, which includes the gymnasium/cafeteria, kitchen, and music and PE rooms.

Classroom buildings (Buildings B, C, and D) are east of Building A and separated from Duncan Canyon Road by the parking lot. Therefore, indoor noise levels at the Project Site would be below the interior noise standard of 45 dB CNEL.

The Proposed Project would generate stationary noise impacts due to outdoor fields, HVAC equipment, loading docks, and trash compactors that could impact adjacent residences. The landowner would install 6-foot-high masonry walls along the north and east perimeters of the campus. There would also be a 6-foot-high wall on the south side of Duncan Canyon Road. These walls would further attenuate noise generated at the proposed school to prevent impacting the planned residential uses. The HVAC equipment that would support the classrooms would also be placed either on the rooftop or adjacent to the buildings, which are planned in the center of the Project Site and away from the residential uses. The loading dock at the multipurpose building would face Cypress Avenue, also away from residential uses. Noise generated at the parking lot and student loading areas would be away from residences and attenuated by the noise walls. Therefore, the Proposed Project's noise would be mitigated by the design of the proposed campus and would not significantly impact the surrounding residential uses.

As discussed above, the Proposed Project would not expose sensitive receptors to more noise impacts during its construction or operation in excess of the established standards and beyond that disclosed in the Certified EIR. The Proposed Project's noise impacts would be less than significant with the implementation of BMPs to comply with the Fontana Noise Ordinance and mitigation measures listed below. No additional noise analysis would be required. The Proposed Project would not trigger new noise impacts not previously analyzed by the Certified EIR.

b) Cause exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact/No Changes to Certified EIR. Vibration generated by the Proposed Project would primarily be from construction, as operations of the proposed school would not generate substantial vibration. Typical sources of groundborne vibration from construction activities include pavement breaking and operating heavy-duty earthmoving equipment, and occasional traffic on rough roads. Groundborne vibration from standard construction practices is only a potential issue when sensitive uses are within 25 feet. Groundborne vibration levels from construction activities rarely reach levels that can damage structures, with the exception of older buildings built prior to the 1950s or buildings of historic significance. Vibration levels are perceptible near the active construction site. When roadways are smooth, vibration from traffic (even heavy trucks) is rarely perceptible.

The District would purchase the Project Site rough graded. Therefore, construction of the Proposed Project would not require the use of heavy-duty earthmoving equipment. Construction vehicles accessing the Project Site would likely use the I-15 exits at Duncan Canyon Road and Sierra Avenue, which are paved roads. Therefore, the Proposed Project would be unlikely to cause significant groundborne vibration. Groundborne vibration impacts would be less than significant. The Proposed Project would not trigger new vibration impacts not previously analyzed in the Certified EIR.

- c) **Cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

Less Than Significant Impact With Mitigation/No Changes to Certified EIR. Please see above response in Addendum Section 5.5.2-a.

- d) **Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

Less Than Significant Impact With Mitigation/No Changes to Certified EIR. Please see above response in Addendum Section 5.5.2-a.

- 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 expose people residing or working in the project area to excessive noise levels?**

No Impact/No Changes to Certified EIR. The Proposed Project is not within an airport land use plan or within two miles of a public airport or private airstrip. No impact would occur, and no changes to the Certified EIR would be necessary.

- f) **For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?**

No Impact/No Changes to Certified EIR. The Proposed Project is not located within the vicinity of a private airstrip. No impact would occur, and no changes to the Certified EIR are necessary.

5.5.3 Adopted Mitigation Measures Applicable to the Proposed Project

The following mitigation measures were identified in the Certified EIR to reduce the Approved Project's noise impacts. The applicability of each mitigation measure has been evaluated for the Proposed Project. Those not applicable have been stricken through. Changes to mitigation measures applicable to the Proposed Project are shown ~~strikeout text~~ to indicate deletions and underline text to signify additions.

- **Mitigation Measure 4.6.1a:** During construction, the following measures shall be implemented to reduce noise on sensitive receptors:
 - All off-road construction equipment shall have properly operated and maintained mufflers.
 - Stockpiling and equipment/vehicle staging shall be conducted as far as practicable from occupied dwelling units or other nearby noise-sensitive land uses.
 - Idling of construction equipment shall be limited to 5 minutes, as required by law. Equipment shall be turned off when not in use.
 - Schedule noisy activities and impulsive noise generation, such as pile driving or jackhammers, during the late morning and early afternoon hours near residences, or temporary barriers shall be erected, if necessary.
 - ~~○ Schedule noisy activities and impulsive noise generation, such as pile driving or jackhammers, near schools when schools are not in session or temporary barriers shall be erected, if necessary.~~
 - Inform abutting residents ~~and schools~~ of the construction schedule for areas under construction.

- **Mitigation Measure 4.6.1b:** A noise impact mitigation plan shall be prepared by the construction contractor and submitted to the District and implemented for major construction within 500 feet of any occupied residence that incorporates temporary barriers, maximum setbacks and upgraded equipment as necessary.
- ~~**Mitigation Measure 4.6.2a:** Perimeter walls shall be provided along residential areas to meet the City's exterior noise standard for 65 Dba CNEL, as follows:~~

Roadway Segment	Sound Wall Height (in feet)
Citrus Avenue	6
Sierra Avenue	6
Grapeland Street	5
Duncan Canyon Road	6
Casa Grande Avenue	5

- **Mitigation Measure 4.6.2b:** Increased setbacks from the roadway centerline shall be provided if sound wall heights are less than six feet tall along Duncan Canyon Road ~~those listed above~~, which are capable of achieving an exterior noise level of 65 dBA CNEL or less. Setback requirements are as follows:

Roadway Segment	Distance to 65dB Noise Contour (in feet)
Citrus Avenue	260
Cypress Avenue	50
Sierra Avenue	275
Grapeland Street	115
Duncan Canyon Road	200
Casa Grande Avenue	110

- ~~**Mitigation Measure 4.6.3:** The proposed commercial retail center shall be required to provide supplemental noise analysis to show that indoor commercial areas would meet the interior standard of 55 dBA CNEL and outdoor use areas (such as patio dining areas) would meet the exterior standard of 70 dBA CNEL.~~
- ~~**Mitigation Measure 4.6.4:** A supplemental acoustical analysis shall be submitted in conjunction with the issuance of building permits to verify that adequate structural noise protection will be provided in residences adjoining arterial roadways to meet the 45 dBA CNEL interior standard. This includes the provision of closed dual-paned windows with supplemental ventilation for residences along Duncan Canyon Road, Cypress Avenue, and Casa Grande Avenue. The use of upgraded dual-paned windows, with supplemental ventilation, baffles in vents, and absorbers in ducts shall be provided for residences along Citrus Avenue. Dual layer drywall, triple-paned windows, steel doors and other custom upgrades shall be provided for residences along Sierra Avenue.~~
- **Mitigation Measure 4.6.5:** Design and planning of the schools shall implement structural noise protection as necessary to meet the 45 dBA CNEL interior standard.

- ~~Mitigation Measure 4.6.6:~~ Conditional use permits for proposed commercial uses shall contain measures that control noise generation from goods deliveries, facility maintenance, and mechanical equipment to meet the City's interior and exterior noise standards at adjacent land uses. These may include:
 - ~~Location of commercial HVAC equipment away from residences or shielding of HVAC equipment~~
 - ~~Location of loading docks and trash compactors away from residences~~
 - ~~Time restrictions on deliveries to commercial uses~~
 - ~~Orientation of fast food restaurant sound boards away from nearby residences; sound walls around the order boards; or time restrictions on sound board use~~
 - ~~Time restrictions on refuse collection or parking lot sweeping, or stacking or retrieval of temporary outdoor storage~~
- **Mitigation Measure 4.6.7:** Design and planning of the schools shall install or implement the following provisions, as necessary, to keep noise levels within the City's interior and exterior noise standards at adjacent land uses: sound walls, setbacks between abutting residences and the schools' outdoor fields; location of HVAC equipment away from residences or provision of shielding around HVAC equipment; location of loading docks and trash compactors away from residences; and time restrictions on truck deliveries, trash pick-ups, and parking lot sweeping.

5.5.4 Level of Significance After Mitigation

Implementation of the BMP to comply with City construction hours and the above mitigation measures, would reduce construction and operational noise impacts to levels below significance. The Proposed Project would not result in new or more severe noise impacts than those analyzed in the Certified EIR. Therefore, the Proposed Project would not require the preparation of a subsequent or supplemental EIR.

5.6 GEOLOGY AND SOILS

5.6.1 Findings of the Certified EIR

The Certified EIR analyzed the Approved Project's impacts on geology and soils in Section 4.7. The Approved Project area would be subject to geologic and seismic conditions. The Approved Project is close to two major faults: Cucamonga Fault zone (0.75 miles northwest) and San Jacinto fault zone (0.5 miles northeast). Additionally, Groundwater Barrier "J" cuts across the southeast corner of the Approved Project area; the fault is located deep beneath the earth's surface and is covered by a thick layer of alluvium. Thus, the potential for surface rupture is considered low, and impacts are less than significant.

The Certified EIR analyzed the occurrence of a Magnitude 7.0 earthquake under the California Building Code and found that soils within the Approved Project area would result in horizontal ground acceleration of 1.5 to 2.0 g (gravity). Groundwater under the Approved Project area is approximately 150 feet below grade. The Certified EIR concluded that the implementation of Standard Conditions 4.7.1 and 4.7.2, listed below, would reduce ground-shaking hazards to less than significant.

- **Standard Condition 4.7.1:** The project shall comply with seismic design criteria in the California Building Code, the City's building standards, and other pertinent building regulations.

- **Standard Condition 4.7.2:** Recommendations of the geotechnical investigation for the project site, as they pertain to structural design and construction recommendations for earthwork, grading, slopes, foundations, pavements, and other necessary geologic and seismic considerations would need to be implemented for building construction.

Soils within the Approved Project area have a slight erosion hazard, but wind-induced soil erosion could occur during earthmoving activities if coupled with Santa Ana wind conditions. Impacts from soil erosion and/or the loss of topsoil during construction would be mitigated through daily watering of soils, use of soil binders and silt fences, implementation of high-wind work stoppage restrictions, and prompt revegetation, as outlined in Mitigation Measure 4.5.1 (see Addendum Section 5.4.3) to reduce air quality impacts during construction, in conjunction with implementation of standard engineering practices, and a project-specific SWPPP.

The Approved Project area contains soils that could be unstable. Excavations and utility trenching may encounter trench-wall instability because soils are gravelly and susceptible to caving. Temporary excavation up to five feet may be made without rigorous lateral support. However, deeper excavations would require shoring. Mitigation Measure 4.7.1 is required to reduce potential impacts related to unstable soils to a less than significant impact.

Finally, the Approved Project would be served by the City’s sewer system; therefore, septic tanks or alternative wastewater disposal systems are not required. No impacts would occur, and mitigation is not required.

5.6.2 Impacts Associated with the Proposed Project

Would the Proposed Project:

Environmental Issues	Change to Approved Project or Circumstances is Substantial; Requires EIR Revisions	Change to Approved Project or Circumstance Is Not Substantial; No Change Required to the Certified EIR			
		Significant and Unavoidable Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a) Expose people or structures to 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 Earthquake Hazard Fault Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?					✓
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?			✓		

Environmental Issues	Change to Approved Project or Circumstances is Substantial; Requires EIR Revisions	Change to Approved Project or Circumstance Is Not Substantial; No Change Required to the Certified EIR			
		Significant and Unavoidable Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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.?					✓

- a) **Expose people or structures to 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 Earthquake Hazard Fault Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?**

No Impact/No Changes to Certified EIR. The Proposed Project is not within an Earthquake Hazard Zone based on the California Department of Conservation Earthquake Zones of Required Investigation Map. The Proposed Project would not result in changes to the Certified EIR and/or require the preparation of a subsequent or supplemental EIR.

ii) Strong seismic ground shaking?

Less Than Significant Impact/No Changes to Certified EIR. A Project-specific geotechnical investigation will be prepared by a qualified geologist/engineer for the proposed school and would include recommendations to ensure the proposed improvements would be designed and constructed to meet current California Building Code standards for public school construction. The Proposed Project would be designed and constructed to account for ground shaking and limit seismic effects. Thus, impacts would be less than significant, and changes to the Certified EIR are not necessary.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact/No Changes to Certified EIR. Liquefaction typically occurs when groundwater is relatively shallow. Groundwater in the Approved Project area is more than 150 feet below ground surface. Moreover, according to the Certified EIR, the Approved Project area consists of Soboba and Tujunga soils that do not have a high clay content that promote liquefaction. The Project-specific

geotechnical study would address Project impacts related to seismic-related ground failure, including liquefaction, and impacts would be less than significant. No changes to the Certified EIR would be required.

iv) Landslides?

No Impact/No Changes to Certified EIR. The Certified EIR found that future developments within the Approved Project area would not be subject to landslides since slopes are 2 percent or less. The landowner would mass grade the Approved Project area north of Duncan Canyon Road and transfer the Project Site to the District rough graded. The Project Site would be relatively level, and its elevation would be similar to the surrounding areas. The Proposed Project would not be subject to on- or off-site landslide impacts. Therefore, no impact related to landslides would occur. No changes to the Certified EIR would be required.

b) Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact With Mitigation/No Changes to Certified EIR. Soils within the Approved Project area have slight erosion hazard. Water-induced soil erosion is unlikely to occur due to the relatively flat topography. However, wind-induced soil erosion could occur during earth-moving activities, if coupled with Santa Ana wind conditions. Mitigation Measure 4.5.1 (see the Air Quality evaluation of Addendum Section 5.4.3), in conjunction with standard engineering practices, and a SWPPP would ensure impacts to soil erosion and/or loss of topsoil would remain less than significant during construction of the Proposed Project. Therefore, no changes to the Certified EIR are required.

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?

Less Than Significant Impact With Mitigation/No Changes to Certified EIR. The Approved Project area may contain unstable soils that are susceptible to caving. The Project-specific geotechnical investigation will confirm the geologic units and soils and include recommendations to ensure the design and construction of the proposed school meets the requirements of the California Building Code. The Proposed Project would implement Mitigation Measure 4.7.1, presented below. Impacts would be less than significant with mitigation, and no changes to the Certified EIR are required.

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?

Less Than Significant Impact With Mitigation/No Changes to Certified EIR. The soils located in the Approved Project area are loamy in nature and lack clayey content. Therefore, soil expansion is not expected to occur. Nevertheless, construction must implement structural design and construction recommendations from the geotechnical investigation. Implementation of Mitigation Measure 4.7.1 will ensure impacts related to expansive soils are reduced to a less than significant level. No changes to the Certified EIR are required.

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?

No Impact/No Changes to Certified EIR. Wastewater generated by the Proposed Project would be served by the City's sewer system. The Proposed Project would not include the implementation of septic tanks or alternative wastewater disposal systems. No impact would occur, and no change to the Certified EIR is required.

5.6.3 Adopted Mitigation Measures Applicable to the Proposed Project

The following mitigation measure was identified in the Certified EIR to reduce the Approved Project's impacts to geology and soils, as well as Mitigation Measure 4.5.1 (see the Air Quality evaluation of Addendum Section 5.4.3). The applicability of the below mitigation measure has been evaluated for the Proposed Project. Changes to the mitigation measure are shown in ~~strikeout text~~ to indicate deletions and underline text to signify additions.

- **Mitigation Measure 4.7.1:** Excavations shall be constructed in accordance with the recommendations of the geotechnical investigation for the site, including the following:
 - Temporary excavations may be constructed to a vertical depth of five feet without rigorous lateral supports.
 - Excavated surfaces shall be wetted during construction in order to minimize potential surface soil raveling.
 - No surcharge loading (from, vehicles, materials, or workmen on the surface adjacent to the trench excavation) shall be allowed within an imaginary 1:1 line drawn upward from the toe of temporary excavations.
 - Should excavations exceed five feet; those shall be made using cantilevered or braced shoring to support side walls.
 - Temporary excavations in excess of five feet shall be made at a slope of 2 :1 (H:V) or flatter, and as per the construction guidelines provided by the California Construction and General Industry Safety Orders, the Occupational Safety and Health Act and current amendments, and the Construction Safety Act.

5.6.4 Level of Significance After Mitigation

The Proposed Project's impacts on geology and soils would be reduced to below significance with the implementation of the above-mentioned mitigation measure. No additional mitigation measures would be required for the Proposed Project. The Proposed Project would not result in changes to the Certified EIR and/or require the preparation of a subsequent or supplemental EIR.

5.7 HYDROLOGY, WATER QUALITY AND FLOODING

5.7.1 Findings of the Certified EIR

The Approved Project's impacts on hydrology, water quality, and flooding were analyzed in Certified EIR Section 4.8. The Certified EIR concluded that the Approved Project would generate wastewater and runoff pollutants that could affect water quality and increase runoff volumes. Construction and operational impacts on water quality and waste discharge would be reduced to less than significant with implementation Standard Conditions 4.8.1 through 4.8.4.

- **Standard Condition 4.8.1:** The project shall comply with the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activity, which requires projects on one acre or more

to notify the Regional Water Quality Control Board (RWQCB) and implement a Storm Water Pollution Prevention Plan (SWPPP) for construction activities. SWPPPs shall be prepared for each construction phase or construction area.

- **Standard Condition 4.8.2:** The project shall comply with the NPDES regarding the implementation of source and treatment control measures and other best management practices for long-term storm water pollutant mitigation, as contained in the project's Water Quality Management Plan (WQMP) and as approved by the City. WQMPs shall be prepared for each village or planning area, which provide specific locations, sizes, and calculations for BMPs to be implemented on-site.
- **Standard Condition 4.8.3:** The project shall construct the necessary on-site and off-site storm drain infrastructure to connect to the City of Fontana's storm drainage system, in order to prevent the creation of flood hazards on-site and in downstream areas, as approved by the Fontana City Engineer.
- **Standard Condition 4.8.4:** The project shall provide temporary detention basins on site to maintain runoff flows at 90 percent of existing volume and at existing rates, if downstream storm drain lines are not in place at the time of development, subject to approval of the City Engineer.

The Certified EIR discusses potential effects related to an existing septic tank located on a former residential property in the northwest corner of the Approved Project area (north of the Project Site). The abandonment and removal of the septic tank would have the potential to cause an adverse impact to groundwater if not properly abandoned or removed. Certified EIR Mitigation Measure 4.8.1 (see Addendum Section 5.7.3) requires removal of the septic tank in accordance with San Bernardino County Environmental Health Department permits and procedures.

The Certified EIR further discloses that stormwater runoff from the southern portion of the Approved Project area into Sierra Lakes, which is a development downstream from the Approved Project area, would be potentially significant. Mitigation Measures 4.8.2a and 4.8.2b (see Addendum Section 5.7.3) were identified to reduce potential impacts to less than significant.

Groundwater beneath the Approved Project area was found to be deeper than 150 feet below ground. Therefore, construction activities would not directly affect groundwater. Additionally, the Approved Project would be served by the West Valley Water District (WVWD) from five regional groundwater basins and two surface water sources. The Water Supply Assessment for the Approved Project concluded there would be sufficient water supply to serve the Approved Project until 2025 under various conditions (normal, single-dry, and multiple-dry years) assuming no limited groundwater pumping. The Certified EIR concluded that the Approved Project's impacts to groundwater supplies would be less than significant, and no mitigation would be required.

The Approved Project would alter drainage patterns on the Project Site due to an increase in impervious groundcover which would lead to decreased infiltration and increased stormwater runoff. Increased stormwater runoff would increase the potential of erosion, siltation, and on- and off-site flooding. The Certified EIR concluded that the effects caused by increased stormwater runoff would be reduced through

the implementation Mitigation Measures 4.8.2a and 4.8.2b and compliance with Standard Conditions 4.8.1 through 4.8.4.

The Certified EIR further concluded that while the Approved Project would alter drainage patterns within the project area, the proposed storm drain lines proposed within the Approved Project would connect to off-site facilities that have been sized to accommodate the Approved Project. To ensure the Approved Project would not exceed the capacity of existing and planned stormwater drainage systems, the Certified EIR proposes Mitigation Measures 4.8.2a and 4.8.2b, and compliance with Standard Conditions 4.8.1 through 4.8.4.

The Certified EIR concluded that no housing or structures would be placed within a 100-year flood hazard area, and no people or structures would be exposed to significant risk caused by flooding, tsunami, seiche, or mudflow. No impact would occur, and no mitigation required.

5.7.2 Impacts Associated with the Proposed Project

Would the Proposed Project:

Environmental Issues	Change to Approved Project or Circumstances is Substantial; Requires EIR Revisions	Change to Approved Project or Circumstance Is Not Substantial; No Change Required to the Certified EIR			
		Significant and Unavoidable Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?				✓	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				✓	
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 result in substantial erosion or siltation on- or off-site;				✓	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river?				✓	
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; creates or contributes runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				✓	
f) Otherwise substantially degrade water quality?				✓	

Environmental Issues	Change to Approved Project or Circumstances is Substantial; Requires EIR Revisions	Change to Approved Project or Circumstance Is Not Substantial; No Change Required to the Certified EIR			
		Significant and Unavoidable Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?					✓
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?					✓
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; or, inundation by seiche, tsunami, or mudflow?					✓

a) Violate any water quality standards or waste discharge requirements?

Less Than Significant Impact/No Changes to Certified EIR. The Proposed Project would decrease infiltration at the Project Site. The decreased infiltration would generate stormwater runoff that could affect stormwater quality and increase runoff volumes. The Project Proposed would also comply with the Clean Water Act and NPDES. During construction, the entire Project Site would be fenced with green screening, and fiber rolls would be placed along the interior perimeters of the fenced areas. Existing storm drain inlets would be protected, and the driveways providing construction access would be stabilized and installed with a tire wash. The Project would be subject to the requirements of the State Water Resources Control Board’s Construction General Permit (Order No. 2022-0057-DWQ). A SWPPP would be prepared by a qualified practitioner and must identify sources of sediment and other pollutants that can affect the quality of stormwater discharge. The SWPPP will describe the implementation of BMPs to reduce or prevent sediment and other pollutants from entering into stormwater and non-stormwater discharges, before leaving the Project site and downstream into receiving waters. The BMPs would address erosion control, perimeter control, wind erosion control, storm drain inlet protection, tracking control, and general site management. Adherence to the SWPPP would reduce potential effects of Project construction on water quality to acceptable standards.

The Proposed Project would be designed and constructed to ensure that the increased runoff would be captured on-site, in an underground stormwater drainage system. Stormwater runoff would be collected in catch basins strategically placed throughout the campus, including around buildings, walkways, and in the parking lot and student loading areas. Vegetated swales, biofiltration basins, tree wells, and modular wetland systems would be installed to treat and control stormwater without restricting site usage. The underground basins and modular systems would be lined with impermeable liners, as needed, and sized to accommodate a design capture volume and hydromodification volumes to prevent the creation of flood hazards on-site and downstream. Postconstruction, all areas of the Project Site would be developed with buildings, pavement, and landscaping to limit erosion and other violations on water quality.

Other waste generated from the Proposed Project would be through the plumbing system. All wastewater generated from the Proposed Project would be captured by an underground sewer system that would be appropriately sized to accommodate the proposed school and connected to the municipal wastewater system located in Duncan Canyon Road and Cypress Avenue. As the Proposed Project would not change the planned use of the Project Site as an elementary school and the Proposed Project would only increase the school's enrollment capacity by five students, the Proposed Project would not substantially change the impact analysis of the Certified EIR. Therefore, construction and operational impacts on water quality standards and waste discharge requirements would be less than significant and would not increase in the severity of the previously identified impacts in the Certified EIR. The Proposed Project would not require changes to the Certified EIR.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?**

Less Than Significant Impact/No Changes to Certified EIR. Groundwater at the Project Site is approximately 150 feet below the ground surface. Therefore, construction activities would not directly affect groundwater quality or supply. Moreover, operations of the proposed school would not by itself deplete groundwater supplies or interfere with existing groundwater recharge activities. The Approved Project area will be served by the WVWD. The Certified EIR utilized the 2004 WVWD Water Master Plan and concluded that the WVWD has adequate water supply to serve the Approved Project, including the Proposed Project, until 2025 under normal year, single-dry year, and multiple-dry year conditions. The most recent water supply assessment prepared by the WVWD is the Water Facilities Master Plan, approved in July 2020.⁶ This report accounts for the planned development of the Approved Project, including the Proposed Project, and indicates that WVWD will continue to use wells to extract groundwater, including from the Bunker Hill Basin, along with other water sources, such as the purchase of baseline feeder water from the San Bernardino Valley Municipal Water District, to supply water to future developments, including the Proposed Project. Therefore, the proposed school would not deplete ground supplies or interfere with groundwater recharge activities. Impacts to groundwater and groundwater supply remain less than significant. The Proposed Project would not require changes to the Certified EIR.

- 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 result in a substantial erosion or siltation on- or off-site?**

Less Than Significant Impact/No Changes to Certified EIR. The Project Site is in the northern portion of the Approved Project area and does not contain a stream or river. The District would purchase the Project Site from the landowner in a rough graded condition. The Project Site would be close to its final elevation and ready for the District to start construction. Development of the proposed elementary school campus

⁶ West Valley Water District. 2020. Final Water Facilities Master Plan. July 2020. https://www.wvwd.org/sites/default/files/wvwd/transparency/2020-Water-Facilities-Master-Plan_Final_20200716.pdf

would alter the drainage pattern of the rough graded Project Site. As discussed above, the Proposed Project would include an underground stormwater drainage system that would be designed to capture and treat stormwater runoff to limit erosion, siltation, and flooding on and off the Project Site. The treated stormwater from the Project Site would connect to the City's stormwater system in Duncan Canyon Road and Cypress Avenue. The Project Site is in the northern portion of the Approved Project area and stormwater would not be directed to Sierra Lakes. Although the Proposed Project would modify the drainage pattern of the Project Site, no streams or rivers located downstream of the Project Site would be directly impacted by the Proposed Project. The proposed school would comply with NPDES requirements to limit on- and off-site impacts to water quality. Therefore, Project impacts would be less than significant, and the Proposed Project would not increase the severity of the previously disclosed impacts of the Approved Project. The Proposed Project would not require changes to the Certified EIR.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river?

Less Than Significant Impact/No Changes to Certified EIR. Please refer to the above analysis in Section 5.7.2(c). The Proposed Project would not substantially alter the drainage on the Project Site that would directly or indirectly affect the course of a stream or river downstream from the Project Site. Project impacts would be less than significant, and the Proposed Project would not increase the severity of the previously disclosed impacts of the Approved Project. The Proposed Project would not require changes to the Certified EIR.

e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; creates or contributes runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Less Than Significant Impact/No Changes to Certified EIR. Please refer to the above analysis in Sections 5.7.2(a) and (c). The Proposed Project would be designed to capture and treat surface runoff. As designed, the proposed elementary school campus would not substantially increase the rate or amount of stormwater runoff that would cause flooding on- and off-site or significantly contribute to runoff water that would exceed the capacity of the surrounding stormwater drainage system. Project impacts would be less than significant, and the Proposed Project would not increase the severity of the previously disclosed impacts of the Approved Project. The Proposed Project would not require changes to the Certified EIR.

f) Otherwise substantially degrade water quality?

Less Than Significant Impact/No Changes to Certified EIR. As discussed in Section 5.7.2(a), the Project would be subject to the Clean Water Act and NPDES, which would ensure construction activities and the proposed improvements at the campus would be designed to limit water quality impacts. Project impacts would be less than significant, and the Proposed Project would not increase the severity of the previously disclosed impacts of the Approved Project. The Proposed Project would not require changes to the Certified EIR.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact/No Changes to Certified EIR. The Proposed Project is not located within a 100-year floodplain, and there are no structures, including housing, on the Project Site. No impact would occur. The Proposed Project would not increase the severity of the previously disclosed impacts of the Approved Project. The Proposed Project would not require changes to the Certified EIR.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact/No Changes to Certified EIR. According to recently revised FEMA Flood Insurance Maps, channelization up-gradient along Lytle Creek has removed the Approved Project area. Therefore, development of the Proposed Project would not be within a 100-year flood hazard area, and the Proposed Project would not impede or redirect flood flows. No impact would occur. The Proposed Project would not increase the severity of the previously disclosed impacts of the Approved Project. The Proposed Project would not require changes to the Certified EIR.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; or, inundation by seiche, tsunami, or mudflow?

No Impact/No Changes to Certified EIR. The Approved Project is inland along a flat alluvial fan with no nearby bodies of water that could expose people or structures to flooding from the failure of a levee, dam, seiche, tsunami, or mudflow. No impact would occur. The Proposed Project would not increase the severity of the previously disclosed impacts of the Approved Project. The Proposed Project would not require changes to the Certified EIR.

5.7.3 Adopted Mitigation Measures Applicable to the Proposed Project

The following mitigation measures were identified in the Certified EIR to reduce the Approved Project's impacts on hydrology and water quality. The applicability of each mitigation measure has been evaluated for the Proposed Project. Those not applicable have been stricken through. Changes to mitigation measures applicable to the Proposed Project are shown in ~~strikeout text~~ to indicate deletions and underline text to signify additions.

- ~~● **Mitigation Measure 4.8.1:** The existing septic tank shall be abandoned and removed prior to redevelopment of the parcel occupied by the former residence, in accordance with San Bernardino County Environmental Health Department permits and procedures.~~
- ~~● **Mitigation Measure 4.8.2a:** Future developments on the southern section of the site would need to prepare and implement a WQMP that provides hydrologic and hydraulic calculations showing there is capacity at Sierra Lakes to handle additional stormwater volume and stormwater pollutants from the site and other tributary areas of the lake and that no adverse impacts on downstream water bodies and other hydrologic conditions of concern would occur, subject to approval by the Sierra Lakes Golf Course Management Company and the City of Fontana.~~
- ~~● **Mitigation Measure 4.8.2b:** Improvements needed to allow the existing risers, drainage pipes, and Sierra Lakes to serve the stormwater treatment needs of future developments on the southern section of the site would need to be provided prior to the connection of on-site storm drain lines to~~

~~the Sierra Lakes system and as part of the development, subject to approval by the Sierra Lakes Golf Course Management Company and the City of Fontana.~~

5.7.4 Level of Significance After Mitigation

The Proposed Project's impacts on hydrology, water quality, and flooding would be less than significant. None of the mitigation measures identified in the Certified EIR would be required for the Proposed Project. The Proposed Project would not result in changes to the Certified EIR and/or require the preparation of a subsequent or supplemental EIR.

5.8 BIOLOGICAL RESOURCES

5.8.1 Findings of the Certified EIR

The Approved Project's impacts on biological resources were analyzed in Certified EIR Section 4.9. The Certified EIR concluded that less than significant impacts would occur as a result of the Approved Project through implementation of mitigation measures.

The Certified EIR concluded that development of the Approved Project would result in the loss of vegetation that contains plant communities (Riversidean Alluvial Fan Sage Scrub and Riversidean Sage Scrub) that are designated critical habitat for the San Bernardino kangaroo rat and the Coastal California gnatcatcher, which are listed as federally threatened or endangered wildlife species by the US Fish and Wildlife Service. Six Species of Concern, designated by the California Department of Fish and Wildlife, were observed on the Approved Project area: loggerhead shrike, burrowing owl, Cooper's hawk, northern harrier, rufous-crowned sparrow, and Bell's sage sparrow. Due to the substantial loss of sensitive habitat, the City of Fontana developed a Multiple Species Conservation Plan (MSHCP) for North Fontana to mitigate impacts to the federally listed species. The MSHCP Program requires a project developer to pay a fee to the City for its acquisition and preservation of habitat areas to replace the loss of sensitive habitat as a result of urban development. The Certified EIR also identified potentially significant impacts to nesting birds and the requirement to comply with the federal Migratory Bird Treaty Act and California Fish and Game Code, which protect migratory and nesting birds. Payment of the fees was identified as a standard condition, along with Mitigation Measures 4.9.1a-d and 4.9.2 (see Addendum Section 5.8.3) to reduce potentially significant impacts to sensitive species to less than significant.

- **Standard Condition 4.9.1:** In accordance with the City's interim program for the North Fontana MSHCP, the developer shall pay a fee for the future acquisition of preserved habitat for sensitive species in accordance with the City's interim program for the MSHCP.

No jurisdictional waters and riparian habitats exist within the Approved Project area. Therefore, the Certified EIR concluded there would be no impact to riparian habitats and wetlands.

The Certified EIR concluded that the Approved Project area is not a major migratory corridor for the region due to the presence of I-15 and urban development to the east and south of the Approved Project area. Impacts would be less than significant.

The Approved Project would not be removing any City-protected trees. However, future development may lead to the removal of trees subject to the City’s Tree Preservation Ordinance, which provides that trees considered as Heritage, Significant, and Specimen must be preserved in place or replaced in accordance with the requirements of the ordinance. Compliance with the City’s Tree Preservation Ordinance, under EIR Standard Condition 4.9.2, would result in less than significant impacts.

- **Standard Condition 4.9.2:** The removal of trees on-site shall be subject to the City’s Preservation of Heritage, Significant, and Specimen Trees (Municipal Code Section 28-60) for the replacement of any Heritage, Significant, and Specimen Trees that may be affected by the project.

The Certified EIR concluded that the Approved Project would comply with the North Fontana MSHCP, which requires payment of fees to provide mitigation for incremental impacts on loss of habitat areas through conservation of off-site habitat. No conflict with the MSHCP was identified.

5.8.2 Impacts Associated with the Proposed Project

Would the Proposed Project:

Environmental Issues	Change to Approved Project or Circumstances is Substantial; Requires EIR Revisions	Change to Approved Project or Circumstance Is Not Substantial; No Change Required to the Certified EIR			
		Significant and Unavoidable Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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 U.S. 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 or conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓	

- 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?**

Less Than Significant Impact With Mitigation/No Changes to Certified EIR. The District would purchase the Project Site in the rough graded condition. The Project Site would be void of sensitive habitat and wildlife species. However, if commencement of the construction of the proposed school would occur 30 days after grading activities, it is possible that burrowing owls, which are a California Species of Concern, and migratory birds, which are protected under the Migratory Bird Treaty Act and California Fish and Game Code, could reenter the Project Site to burrow and nest. Burrowing owls are found in natural and man-made burrows, including abandoned pipes and burrows. Accordingly, the Proposed Project has the potential to impact burrowing owls and migratory birds, which would require mitigation for their protection. The Proposed Project would not increase the severity of the previously identified impacts in the Certified EIR and would not require changes to the Certified EIR.

- 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 U.S. Fish and Wildlife Service?**

Less Than Significant Impact/No Changes to Certified EIR. The Jurisdictional Delineation prepared for the Approved Project determined that no riparian habitats are within the area of the Approved Project. However, there are sensitive natural communities, including Riversidean Alluvial Fan Sage Scrub and Riversidean Sage Scrub, which would be mitigated by the current landowner prior to the City's approval of grading permits from the City of Fontana, e.g., Standard Condition 4.9.1, for rough grading the Project Site. The District would develop the proposed school on a rough graded property, void of riparian habitat and sensitive natural communities. Therefore, Project implementation would result in a less than impact. The Proposed Project would not result in changes to the Certified EIR.

- 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?**

No Impact/No Changes to Certified EIR. The Approved Project does not contain any federally protected wetlands. Moreover, the District would commence construction on a rough graded site. Therefore, Project implementation would not impact any wetlands. No impact would occur, and the Proposed Project would not change the finding of the Certified EIR.

- 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?**

No Impact/No Changes to Certified EIR. The Approved Project area is not a wildlife corridor. Additionally, the development of the proposed school would be on a rough graded site. Therefore, no impacts on

wildlife corridor would occur. The Proposed Project would not increase the severity of the finding of the Certified EIR.

- e) **Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance or conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

Less Than Significant Impact/No Changes to Certified EIR. The Proposed Project would not directly conflict with the City's Tree Preservation Ordinance or the North Fontana MSHCP. The current landowner would comply with Standard Condition 4.9.1, prior to receiving a grading permit to rough grade the Project Site. The District would commence construction of the proposed school on a rough-graded site, void of any Heritage, Significant, and Specimen trees and any sensitive habitat and species covered under the North Fontana MSHCP. Nevertheless, the District would comply with the Migratory Bird Treaty Act and California Fish and Wildlife Code that protect migratory birds. The District would also ensure that any burrowing owls that might return to the Project Site would be protected (see above Section 5.8.2[a]). Therefore, any potential conflicts with the North Fontana MSHCP would be limited. Therefore, Project impacts to local policies and provisions of conservation plans would be less than significant. The Proposed Project would not change the finding of the Certified EIR or require changes to the Certified EIR.

5.8.3 Adopted Mitigation Measures Applicable to the Proposed Project

The following mitigation measures were identified in the Certified EIR to reduce the Approved Project's biological resources impacts. The applicability of each mitigation measure has been evaluated for the Proposed Project. Those not applicable have been stricken through. Changes to mitigation measures applicable to the Proposed Project are shown in ~~strikeout text~~ to indicate deletions and underline text to signify additions.

- **Mitigation Measure 4.9.1a:** If construction of Elementary School No. 37 occurs 30 days after grading activities and during the burrowing owl nesting season, F~~ocused~~ surveys for the burrowing owl shall be conducted during the nesting season (March to August) and no more than 30 days prior to the onset of construction to ensure avoidance of this species. The survey(s) shall be conducted by a qualified biologist pursuant to the applicable guidelines established by the California Department of Fish and Wildlife (CDFW).

If no occupied burrows are found, no further mitigation is required, a report shall be submitted to the City and construction may begin without further actions. If ~~Occupied burrows are identified during the survey periods, they shall not be disturbed during the nesting season. Unless a~~ The qualified biologist approved by the CDFW shall develop a burrowing owl relocation and conservation strategy. The relocation and conservation strategy shall conform to applicable requirements identified by the CDFW prior to the commencement of ground-disturbing activities. Verifies through non-invasive methods that either: (1) the birds have not begun egg-laying and incubation, or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.

Prior to ground-disturbing activities the District shall take the following actions:

- A minimum 75-meter (250-foot) buffer shall be provided around any active nest until fledging has occurred. Following fledging, owls may be passively relocated (use of one-way doors and collapse of burrows) by a qualified biologist.
- If impacts to occupied (non-nesting) burrows are unavoidable, on-site passive relocation techniques, as approved by the CDFW, may be employed to encourage owls to move to alternative burrows outside of the impact area.
- If relocation of the owls is approved for the site by the CDFW, the City shall require the developer to hire a qualified biologist to prepare a plan for relocating the owls to a suitable site. The relocation plan must include all of the following:
 - The location of the nest and owls proposed for relocation.
 - The location of the proposed relocation site.
 - The number of owls involved and the time of year when the relocation is proposed to take place.
 - The name and credentials of the biologist who will be retained to supervise the relocation.
 - The proposed method of capture and transport for the owls to the new site.
 - A description of site preparation at the relocation site (e.g., enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control).
 - A description of efforts and funding support proposed to monitor the relocation.
- **Mitigation Measure 4.9.1b:** Mitigation for loss of burrowing owl habitat shall include passive relocation of resident animals on the project site to the approved replacement habitat location. The Burrowing Owl Survey Protocol and Mitigation Guidelines (CBOC, 1993) shall be utilized for current methods for passive relocation of any owls found during the survey. A qualified biologist shall conduct the relocation activities and provide construction monitoring during construction activities near the burrows.
- **Mitigation Measure 4.9.1c:** If burrowing owls are found on-site, off-site relocation shall be provided in conformance with the 1995 (CDFG) Staff Report on Burrowing Owl Mitigation, which requires the acquisition and permanent protection of a minimum of 6.5 acres of off-site foraging habitat (based on providing a 100-yard foraging radius around the burrow) per pair or unpaired resident bird. The protected lands should be within the vicinity of the project site in suitable habitat and at a location approved by the CDFG. Any occupied burrows within the project site that will be destroyed by implementation of the project shall be mitigated through enhancement of existing unsuitable burrows or creation of artificial burrows at a ratio of 2:1 on the protected site.

- ~~Mitigation Measure 4.9.1d:~~ The developer shall pay the adopted mitigation fee for the loss of burrowing owl habitat from the project area. Fees shall be as set forth in the interim program for the North Fontana MSHCP.
- **Mitigation Measure 4.9.2:** Removal of vegetation or other potential nesting bird habitat shall be conducted outside of the avian nesting season (February through August). If removal of vegetation must occur during the avian nesting season, a pre-construction raptor and other nesting bird survey shall be conducted by a qualified biologist pursuant to applicable CDFW guidelines within 7 days prior to any ground disturbing activities. If at any time, birds are found to be nesting inside or within 250 feet (500 feet for raptors) of the proposed construction disturbance area, construction activities must be conducted outside a buffer of within 250 feet (500 feet for raptors) of the nest. Construction activities must cease within the buffer and the area flagged and protected from any ground disturbing activities until it is determined by a qualified biologist that the nest is no longer active.

5.8.4 Level of Significance After Mitigation

Implementation of the above mitigation measures would reduce impacts to biological resources to less than significant. The Proposed Project would not result in new or more severe impacts not previously analyzed by the Certified EIR. Therefore, the Proposed Project would not require the preparation of a subsequent or supplemental EIR.

5.9 CULTURAL RESOURCES

5.9.1 Findings of the Certified EIR

The Approved Project's impacts on cultural resources were analyzed in Certified EIR Section 4.10. The Certified EIR identified two historical foundations within the Approved Project area. They are associated with the Grapeland Irrigation District and located within the Southern California Edison (SCE) and Southern California Gas Company (SCG) utility easement passing through the Approved Project area. Impacts to the historical foundations would be less than significant with implementation of Mitigation Measure 4.10.1. No archeological resources were identified within the Approved Project area and therefore there would be no impact. The Certified EIR concluded that excavation beyond 10 feet below ground has the potential to disturb paleontological resources, but impacts would be less than significant with implementation EIR Mitigation Measure 4.10.2. Lastly, there are no known cemeteries on or near the Approved Project area, and the Native American Heritage Commission indicated that there are no known traditional cultural properties. However, a possibility remains that human remains could be uncovered during ground-disturbing activities. Impacts would be reduced to less than significant levels through implementation of Standard Condition 4.10.1.

- **Standard Condition 4.10.1:** If human remains are encountered during excavation activities at the site, all work shall halt, and the County Coroner shall be notified (Section 5097.98 of the Public Resources Code). The Coroner will determine whether the remains are of forensic interest. If the Coroner, with the aid of the County-approved archaeologist, determines that the remains are prehistoric, he/she will contact the Native American Heritage Commission (NAHC). The NAHC will be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of

the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD will make his/her recommendation within 24 hours of their notification by the NAHC. The recommendation of the MLD shall be followed and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials (Section 70580.5 of the Health and Safety Code).

5.9.2 Impacts Associated with the Proposed Project

Would the Proposed Project:

Environmental Issues	Change to Approved Project or Circumstances is Substantial; Requires EIR Revisions	Change to Approved Project or Circumstance Is Not Substantial; No Change Required to the Certified EIR			
		Significant and Unavoidable Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			✓		
d) Disturb any human remains, including those interred outside of dedicated cemeteries?				✓	

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

Less Than Significant Impact/No Changes to Certified EIR. The Project Site contains no structural improvements. Moreover, the District would purchase the Project Site in a rough condition. Two historical foundations were identified within the SCE/SCG utility easement, which is along the northwest perimeter of the Approved Project site. These structures are approximately 1,000 feet west of the Project Site. Therefore, Project implementation would not impact these historical resources. The Proposed Project would not require changes to the Certified EIR.

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

Less Than Significant Impact/No Changes to Certified EIR. The Certified EIR did not identify any archaeological resources within the Approved Project area. Moreover, the District would purchase the Project Site in a rough graded condition. Development of the proposed school would require the installation of building foundations, which may require over-excavation and underground utility systems within areas that would have been disturbed by the rough grading activities. Nevertheless, in the event of a discovery, the District would comply with Public Resources Code Section 5097.5(a), which addresses the treatment of archaeological or historical sites or features. Compliance with the regulatory requirement

would reduce potential impacts on unknown archaeological resources to less than significant. Therefore, the Proposed Project would not substantially increase the severity of the previously identified impact to archaeological resources. The Proposed Project would not require changes to the Certified EIR.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact With Mitigation/No Changes to Certified EIR. The Certified EIR concluded that grading and excavation activities for structures that extend 10 feet or more below the ground surface may disturb native soils (Pleistocene alluvium) that have the potential to yield paleontological resources. The existing topography of the Project Site is between 1,810 feet amsl in the southwest corner to 1,835 feet amsl in the northeast corner. As shown in The Arboretum Specific Plan, the elevation of the Project Site after rough grading would be approximately the same as the existing elevations. It is possible that rough grading activities would merely level the Project Site. Therefore, if Pleistocene alluvium underlies the Project Site and Project excavation activities for the installation of building foundations extend 10 feet or more below ground surface and native soils are exposed, it is possible that paleontological resources could be exposed. Therefore, the Proposed Project would be required to implement Mitigation Measure 4.10.2 to ensure impacts are less than significant. The Proposed Project would not substantially increase the severity of the previously identified impact to paleontological resources. The Proposed Project would not require changes to the Certified EIR.

d) Disturb any human remains, including those interred outside of dedicated cemeteries?

Less Than Significant Impact/No Changes to Certified EIR. There are no known cemeteries that exist on the Project Site, and therefore the potential to discover human remains on the site is low. However, past human occupation was present within the region and therefore the discovery of human remains is possible. The Project would comply with Public Resources Code Section 5097.98; if human remains are unearthed, no further disturbance shall occur until the County coroner is called and has made findings as to its origin and disposition. If it is determined that the remains are prehistoric, the Native American Heritage Commission will be contacted to identify the most likely descendant, who would be responsible for the ultimate disposition of the remains, pursuant to California Health and Safety Code Section 7050.5. Compliance with existing regulations would reduce impacts to less than significant. The Proposed Project would not substantially increase the severity of the previously identified impact or require changes to the Certified EIR.

5.9.3 Adopted Mitigation Measures Applicable to the Proposed Project

The following mitigation measures were identified in the Certified EIR to reduce the Approved Project's impacts to cultural resources. The applicability of each mitigation measure has been evaluated for the Proposed Project. Those not applicable have been stricken through. Changes to mitigation measures applicable to the Proposed Project are shown in ~~strikeout text~~ to indicate deletions and underline text to signify additions.

- ~~● **Mitigation Measure 4.10.1:** Prior to removal of the foundation remains at the SCE/SCG easements, a formal evaluation of the area shall be completed, to determine eligibility to the California Register of Historic Places. Initial evaluation of significance for this site will focus on archival research, including a title search to identify former property owners, historical research at the Fontana Historical Society~~

~~and the San Bernardino Historical Society to identify historical maps, aerial photographs and photographs of the building. Oral interviews with local residents and Historical Society members shall also be conducted. This initial evaluation will seek to determine when the building was constructed, its function and history of use, and whether it was associated at any time with important people or events in the past. This initial evaluation will not include subsurface testing. However, if the evaluation determines that the site has archaeological or historical research potential, subsurface testing may be recommended to identify subsurface features and deposits, and to evaluate such deposits under criterion D of the CEQA Guidelines Section 15064.5.a3.~~

~~If the foundation is determined to be significant, then a mitigation plan shall be developed, in accordance with Section 21084.1 of CEQA and Section 15064.5 of the CEQA Guidelines, to ensure mitigation below a level of significance. Mitigation shall include photograph, recordation, collection, and archival of collected materials. In the event that significant cultural resources cannot be mitigated, avoidance shall be required.~~

- **Mitigation Measure 4.10.2:** Monitoring shall be conducted for excavation activities extending to estimated depths of 10 feet or more below the existing ground surface that contain native soils. If required, the palaeontologic monitor shall be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. Monitors are empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified palaeontologic personnel to have low potential to contain fossil resources. Also, the following measures shall be made during the monitoring of excavation activities on undisturbed subsurface Pleistocene sediments.
 - During monitoring, preparation of recovered specimens to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates shall occur.
 - During monitoring, identification and curation of specimens into a museum repository with permanent retrievable storage shall occur. The paleontologist must have a written repository agreement in hand prior to the initiation of mitigation activities.
 - During monitoring, preparation of a report of findings with an itemized inventory of specimens shall occur. The report and inventory, when submitted to the ~~City of Fontana~~ Unified School District (as the Lead Agency), will signify completion of the program to mitigate impacts to palaeontologic resources.

5.9.4 Level of Significance After Mitigation

Implementation of the above mitigation measure would reduce impacts to cultural resources to less than significant. The Proposed Project would not result in new or more severe impacts not previously analyzed by the Certified EIR. Therefore, the Proposed Project would not require the preparation of a subsequent or supplemental EIR.

5.10 PUBLIC SERVICES AND RECREATION

5.10.1 Findings of the Certified EIR

Impacts to public services and recreation were analyzed in Certified EIR Section 4-11. The Certified EIR concluded that the Approved Project's increase in population and housing would result in an incremental demand for additional fire and police facilities, as well as schools, parks, and other public facilities, such as library and medical. The below standard conditions were identified for future residential and commercial developers to reduce impacts to public services and recreation.

- **Standard Condition 4.11.1:** Future developments shall implement Building Security Specifications and shall be consistent with the principles of Crime Prevention through Environmental Design, as required by the Fontana Police Department. To ensure compliance, all developments shall be subject to building and site plan review and approval by the Fontana Police Department.
- **Standard Condition 4.11.2:** Future developments would be required to pay development impact fees for police services. Payment of development impact fees would assist in funding the needed public facility expansion and service improvements needed to serve the proposed developments on the site.
- **Standard Condition 4.11.3:** Future developments shall be subject to building and site plan review by the San Bernardino County Fire District, for compliance with pertinent fire safety and emergency access standards and to identify additional development features which could reduce demand for fire services, prevent the creation of fire hazards, and facilitate emergency response to the project site.
- **Standard Condition 4.11.4:** Future developments would be required to pay development impact fees for fire services. Payment of development impact fees would assist in funding the needed public facility expansion and service improvements needed to serve the proposed developments on the site.
- **Standard Condition 4.11.5:** Future developments would be required to pay school impact fees to the Fontana Unified School District, which would help fund the needed school facility expansion and service improvements to serve the proposed project.
- **Standard Condition 4.11.6:** As required under the City's Municipal Code (Chapter 21, Article IV), the proposed development shall pay Quimby fees for the development of parks and recreational facilities in North Fontana. The collected fee will be used for the development of neighborhood and community parks in the area, to serve the Approved Project.
- **Standard Condition 4.11.7:** Recreational facilities would be provided on-site as part of the proposed residential developments, in compliance with the City's Optional Density Standard Policy.
- **Standard Condition 4.11.8:** Future developments would be required to pay development impact fees for library services. Payment of development impact fees would assist in funding the needed public facility expansion and service improvements needed to serve the project.

5.10.2 Impacts Associated with the Proposed Project

Would the Proposed Project:

Environmental Issues	Change to Approved Project or Circumstances is Substantial; Requires EIR Revisions	Change to Approved Project or Circumstance Is Not Substantial; No Change Required to the Certified EIR			
		Significant and Unavoidable Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a) 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) Other Public Facilities				✓	
b) 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?				✓	
c) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓	

a) 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) School Services, and**
- iv) Other Public Facilities?**

Less Than Significant Impact/No Changes to Certified EIR. The demand for new and expanded facilities related to fire protection, law enforcement, K-12 education, and park/recreation services is correlated to population growth. The Approved Project has included provisions for new elementary and middle school and park facilities, and the Certified EIR has adequately addressed the environmental impacts associated with their construction and operation. The Proposed Project involves the development and operation of Elementary School No. 37 within the Approved Project area to provide educational services to students generated by the Approved Project. The Proposed Project would not directly trigger the need for these

types of government services and new facilities; therefore, the District is not required to pay development fees for their development and expansion.

Fire Protection Facilities. As a part of the proposed school's plan-check process through the Division of the State Architect, the proposed school plans would be submitted to the San Bernardino County Fire Protection District for review and approval of fire safety and emergency access and development features that would reduce the proposed school's demand for fire services, prevent the creation of fire hazards, and facilitate emergency response and access to the Project Site. Therefore, Project impacts on fire protection would be less than significant. The Proposed Project would not trigger a new impact that was not previously analyzed in the Certified EIR.

Police Protection Facilities. The District operates the Fontana School Police Department (FSPD). The FSPD uses patrol, school resource officers, K-9 detection dogs, bicycle patrol, and multi-agency training to keep students, staff, and District properties safe. The FSPD serves students and faculty at schools, employees of the District, and the communities in which the students live. FSPD police officers are assigned to the communities within the school district and patrol the surrounding areas. They are assigned to support school safety, parking, and facility protection. The FSPD would serve the Proposed Project and complement services of the City of Fontana Police Department. The Proposed Project would not trigger the need of new law enforcement facilities. Project impacts would be less than significant. The Proposed Project would not trigger a new impact that was not previously analyzed in the Certified EIR.

School Facilities. The proposed school would serve the Approved Project and would not directly or indirectly generate students that would trigger the need for additional school facilities. The Proposed Project would have a beneficial effect on school facilities and would not trigger a new impact that was not previously analyzed in the Certified EIR.

Other Public Facilities. The proposed school would include various support facilities, including library, nurse/medical office, security/school resource office, and indoor and outdoor recreational spaces. The Proposed Project would not trigger the need for off-site public facilities. Project impacts would be less than significant, and the Proposed Project would not trigger a new impact that was not previously analyzed in the Certified EIR.

b) 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/No Changes to Certified EIR. The Proposed Project would not result in an increased use of neighborhood and regional parks or other recreational facilities. The proposed school would include indoor and outdoor recreational facilities to support its physical education programs. Operation of the proposed school would not be required to use off-site parks and recreational facilities. Moreover, when the proposed school's facilities are not in use by the school or District, the community would be able to use them through the Civic Center Act. Therefore, impacts would be less than significant,

and the Proposed Project would not trigger new impacts to parks and recreation facilities not previously analyzed by the Certified EIR.

c) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less Than Significant Impact/No Changes to Certified EIR. The Proposed Project would include indoor and outdoor recreational facilities that have been analyzed in the Certified EIR as a part of the Approved Project. The Proposed Project would not substantially increase the severity of the previously identified environmental effects and trigger changes to the Certified EIR.

5.10.3 Adopted Mitigation Measures Applicable to the Proposed Project

The Approved Project's impacts on public services and recreation are less than significant. The Certified EIR did not identify any mitigation measures.

5.10.4 Level of Significance After Mitigation

The Proposed Project's impacts to public services and recreation would be less than significant. The Proposed Project would not trigger new impacts not previously analyzed by the Certified EIR.

5.11 UTILITIES

5.11.1 Findings of the Certified EIR

The Certified EIR analyzed the Approved Project's impacts on utility systems in Section 4.12, including the provision of water and wastewater services and facilities needed to meet the demand of the Approved Project.

Water. There are existing water lines within and near the Approved Project area that would serve water to the future developments. The Approved Project also includes new water main lines along Cypress Avenue and Grapeland Street that would extend to existing water lines on Sierra Avenue, Duncan Canyon Road, and Casa Grande Avenue. These lines would be in the public right-of-way, and future developments may require water line extensions. The below standard conditions will be required for future developments to ensure adequate infrastructure is available to serve the future uses:

- **Standard Condition 4.12.1:** The developer shall comply with the requirements of the West Valley Water District on water line extensions to serve individual developments on the site.
- **Standard Condition 4.12.2:** The developer shall comply with the requirements of the West Valley Water District, Fontana Water Company, San Gabriel Municipal Water District, and/or the Cucamonga Water District on excavation and construction near existing water lines on and near the site.

The Certified EIR concluded that there would be sufficient water supplies during normal, dry, and multiple dry years for the Approved Project. However, the Certified EIR included projections indicating that contracted water deliveries would be reduced by 20 percent for one out of every four future years and may be reduced by up to 30 percent for one out of every six future years. Therefore, the below standard condition is required to implement water conservations measures as a project design feature.

- **Standard Condition 4.12.3:** Future developments shall implement water conservation measures into the project design of the individual developments on the site to reduce water demand, in accordance with the Water Conservation Plan of the West Valley Water District.

The Certified EIR also identified a potential conflict with construction of the Approved Project and existing water lines located adjacent to the Approved Project area. Specifically, the Metropolitan Water District operates the Rialto Pipeline under Casa Grande Avenue, which is along the southern perimeter of the Approved Project area. Implementation of Mitigation Measures 4.12.1a and 4.12.1b (see Addendum Section 5.11.3) would reduce potential impacts to existing water service providers to below significance.

Sewer and Wastewater. The Approved Project would be subject to a standard condition that requires the developer to provide sewer lines throughout the project area, including 12-, 15, and 18-inch sewer lines under Duncan Canyon Road, Cypress Avenue, Citrus Avenue, and Casa Grande Avenue that would connect to existing laterals and mains, located off-site.

- **Standard Condition 4.12.4:** The developer shall comply with the requirements of the Inland Empire Utilities Agency and the City of Fontana on sewer line extensions and service connections to serve individual parcels and building pads on the site.

Wastewater generated by the Approved Project would be conveyed to a wastewater treatment facility operated by the Inland Empire Utilities Agency. According to the Certified EIR, there would be adequate capacity at the treatment facility to accommodate the Approved Project, and construction of a new or expansion of existing wastewater treatment facilities would not be required. Moreover, wastewater generated by the Approved Project would include typical constituents of residential wastewater, and the commercial uses would not produce industrial-type wastewaters that would require special treatment. Therefore, the Approved Project would not exceed standard wastewater treatment requirements. Impacts would be less than significant, and no mitigation required.

Storm Drain. The Approved Project would be subject to the below standard condition that requires the installation of a storm drain system to serve the Approved Project:

- **Standard Condition 4.12.5:** The developer shall comply with the requirements of the City of Fontana on the construction of needed storm drain lines and facilities to prevent flood hazards in the area and to provide adequate storm drainage for the future developments under the proposed Arboretum Specific Plan.

Downstream storm drainage systems were not constructed at the time the Certified EIR was prepared. The Certified EIR provides that if the downstream drainage systems are not implemented, temporary basins would be created to allow runoff to dissipate through evaporation or percolation into the ground. Upon the completion of the downstream storm drainage facilities, the basins would be removed. Potential impacts caused by stormwater pollution would be reduced through the compliance to NPDES under Standard Conditions 4.8.1 and 4.8.2 (see Addendum Section 5.7.1). Therefore, impacts to storm drain facilities would be less than significant, and no mitigation is required.

Solid Waste. The Approved Project would be served by Mid-Valley Sanitary Landfill, which according to the Certified EIR has a sufficient capacity to accommodate solid waste generated by the Approved Project. Construction-related wastes would be short-term and incremental, based on the phased developments of the Approved Project. Depending on whether special handling would be required, construction waste would be disposed of at the West Valley Material Recovery Facilities and Mid-Valley Sanitary Landfill, which according to the Certified EIR has sufficient capacity to accept construction waste.

In compliance with the California Integrated Waste Management Act (Assembly Bill 939), the City works with Burrtec Waste to divert at least 50 percent of its waste stream away from landfills either through waste reduction or recycling. Solid waste disposal services are provided by Burrtec Waste Industries, Inc. in the City. To ensure solid wastes and hazardous wastes are collected and disposed of accordingly, the below standard conditions are required for future residential and commercial developments.

- **Standard Condition 4.12.6:** The developer shall comply with the requirements of Burrtec on the provision of solid waste collection services to individual developments on the project site.
- **Standard Condition 4.12.7:** Burrtec and the City shall promote the recycling of wastes through the provision of informational brochures, recycling bins, barrel service, and recycled waste collection services to future residential and commercial developments on the site. Information on hazardous waste collection facilities would also be provided to allow for convenient and proper disposal of hazardous wastes.

Energy. Electricity would be provided to the Approved Project by SCE. Future developments under the Approved Project would generate a demand of electrical power. The implementation of the following standard conditions would reduce the Approved Project's potential adverse impacts on power services and to encourage energy conservation.

- **Standard Condition 4.12.8:** The developer shall comply with the requirements of SCE online extensions to serve individual parcels and building pads on the site.
- **Standard Condition 4.12.9:** Future developments shall incorporate energy conservation measures into the project design of the individual developments, in compliance with the California Energy Efficiency Standards and as mandated under Title 24 of the California Code of Regulations (California Building Standards Code).

The Approved Project proposes improvements through the SCE and SoCal Gas easement, located on the northwestern perimeter of the Approved Project area. The improvements may potentially damage the existing transmission power facilities. Therefore, Mitigation Measure 4.12.2 (see Addendum Section 5.11.3) has been identified to reduce this potentially significant impact to below significance.

Natural Gas. SCG would provide natural gas to the Approved Project. To ensure safe and reliable services, the below standard condition would be required.

- **Standard Condition 4.12.10:** The developer shall comply with the requirements of SCG on gas line extensions to serve individual parcels and building pads on the site, as well as for construction in or near the SCG right-of-way.

The Certified EIR further provides that project development of Duncan Canyon Road through and grading activities near a SCG gas pumping facility near the SCG easement, located along the northwest perimeter of the Approved Project, could potentially damage SCG’s facilities and interrupt services. Therefore, Mitigation Measure 4.12.3 must be implemented to reduce potentially impacts to below significance.

Telecommunications. The Approved Project would be served by AT&T and Time Warner Communications on demand through all phases of the project and full buildout. Proper coordination with the service providers is required under Standard Condition 4.12.11. No significant impacts to telecommunications facilities would occur, and no mitigation is required.

- **Standard Condition 4.12.11:** The developer shall comply with the requirements of AT&T and Time Warner on telephone and cable line extensions to serve individual parcels and building pads on the site.

5.11.2 Impacts Associated with the Proposed Project

Would the Proposed Project:

Environmental Issues	Change to Approved Project or Circumstances is Substantial; Requires EIR Revisions	Change to Approved Project or Circumstance Is Not Substantial; No Change Required to the Certified EIR			
		Significant and Unavoidable Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a) Water Services. Require or result in the construction of new water facilities or expansion of existing facilities, the construction of which could cause significant environmental effects and have sufficient water supplies not available to serve the project from existing entitlements and resources, or would new or expanded entitlements be needed?				✓	
b) Wastewater and Sewer Services. Require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, and exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board, and result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?				✓	

Environmental Issues	Change to Approved Project or Circumstances is Substantial; Requires EIR Revisions	Change to Approved Project or Circumstance Is Not Substantial; No Change Required to the Certified EIR			
		Significant and Unavoidable Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
c) Storm Drainage. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓	
d) Solid Waste Disposal. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs and comply with federal, state, and local statutes and regulations related to solid waste?				✓	
e) Electrical Power Service. Result in inadequate electrical services to existing customers, and require or result in the construction of new utility facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, and have sufficient energy resources not available to serve the project?				✓	
f) Natural Gas Service. Result in inadequate natural gas services to existing customers, require or result in the construction of new utility facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, and have sufficient resources not available to serve the project?				✓	
g) Telephone and Cable Television Services. Require or result in the construction of new telecommunication facilities or expansion of existing facilities, the construction of which could cause significant environmental effects and result in inadequate services to existing customers?				✓	

a) Require or result in the construction of new water facilities or expansion of existing facilities, the construction of which could cause significant environmental effects and have sufficient water supplies not available to serve the project from existing entitlements and resources, or would new or expanded entitlements be needed?

Less Than Significant Impact/No Changes to Certified EIR. The District would purchase the Project Site in a rough-graded condition and with infrastructure connections. The proposed school would include potable and recycling water systems that would tie into potable and recycled water lines under Duncan Canyon Road and/or Cypress Avenue. The off-site improvements would be installed by the land developer. Construction activities would require the use of water to suppress fugitive dust. There is an existing water main under Duncan Canyon Road that would be available to provide water; water trucks could also be used to supply water during construction activities. The amount of water used by the operations of the

proposed school would be similar to that analyzed in the Certified EIR, which assumed the operation of a 700-student elementary school. The Proposed Project would increase the enrollment capacity to 705 students, resulting in a negligible increase in water demand. Moreover, the Proposed Project would be required to comply with CALGreen (CCR Title 24, Part 11), which requires water efficiencies, including at a minimum the following features:

- Water-efficient plumbing fixtures for sinks and toilets, including non-water-supplied urinal fixtures
- Tankless water heater systems
- Water-efficient irrigation systems with smart sensor controls
- Recycled water for common area landscape irrigation
- Drought-tolerant plants in landscape design to minimize irrigation on-site

These water efficiency features would offset the increased demand of water from the expanded enrollment capacity of five students. The Proposed Project would not require the construction of new or expansion of existing water facilities or require additional water entitlements and resources. The Proposed Project's impacts to water facilities and supplies would be less than significant and would not require changes to the Certified EIR.

- b) Require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, and exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board, and result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

Less Than Significant Impact/No Changes to Certified EIR. As discussed above in Section 5.11.2(a), the District would purchase the Project Site with infrastructure connections. The proposed school would include an on-site sewer system that would collect wastewater from the new plumbing fixtures. The collected wastewater would be conveyed to the City of Fontana's sewer system under Duncan Canyon Road and/or Cypress Avenue. The proposed increase of five students would generate additional waste; however, the increase would not be substantially more than previously analyzed in the Certified EIR. Moreover, the proposed school would include water-efficient plumbing fixtures for toilets and sinks that would reduce the amount of wastewater generated. The waste generated at the Project Site would be typical of elementary school operations and would not contain industrial chemicals that would require treatment by the Santa Ana Regional Water Quality Control Board. Therefore, operational impacts would be less than significant.

During construction, portable toilet facilities would be placed at the construction site. The amount of waste generated would be typical of a construction site and would be collected and accordingly disposed of at a waste treatment facility. Therefore, construction-related impacts would be less than significant, and the Proposed Project would not require changes to the Certified EIR.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

Less Than Significant Impact/No Changes to Certified EIR. As described in Section 3, Project Description, the Proposed Project would include an on-site, underground stormwater drainage system that would connect to the municipal stormwater system under Duncan Canyon Road and/or Cypress Avenue. The proposed stormwater drainage system would be designed to pretreat stormwater and sized to capture volumes and released in accordance with NPDES requirements and City limits to ensure that the Proposed Project would not cause the need for expanded drainage facilities. The Project's impacts on stormwater drainage facilities would be less than significant. The Proposed Project would not require changes to the Certified EIR.

- d) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs and comply with federal, state, and local statutes and regulations related to solid waste?**

Less Than Significant Impact/No Changes to Certified EIR. Construction of the Proposed Project would comply with CALGreen requirements, including meeting local construction and demolition waste management requirements or the preparation of a Project-specific construction waste management plan that identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycle, reuse on the Project or salvage for future use or sale; determines if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed; identifies diversion facilities where construction and demolition waste material collected will be taken; and specifies that the amount of construction and demolition waste materials diverted must be calculated by weight or volume (CALGreen Section 5.408.1.1). Therefore, construction-related impacts on landfills would be less than significant.

The District has adopted Recycling Waste Program, in compliance with Assembly Bill 939 (California Integrated Waste Management Act), Assembly Bill 341 (Mandatory Commercial Recycling), Assembly Bill 1826 (Organic Waste), and Senate Bill 138 (Short Lived Pollutants), which would be implemented at the proposed school. The proposed school would include various receptacles, including for recyclables, food organics, and landfill waste. The District's program would ensure the Proposed Project would reduce solid waste from being taken to the Mid-Valley Sanitary Landfill, as well as methane from landfilled organic waste and overall greenhouse gas emissions. Therefore, operational impacts to the Mid-Valley Sanitary Landfill would be less than significant. The Proposed Project would comply with all applicable state requirements concerning the reduction of solid waste disposal and would not exceed the amount of solid waste at the school, as projected in the Certified EIR. Therefore, the Proposed Project would not require changes to the Certified EIR.

- e) Result in inadequate electrical services to existing customers, and require or result in the construction of new utility facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, and have sufficient energy resources not available to serve the project?**

Less Than Significant Impact/No Changes to Certified EIR. In compliance with the 2022 California Energy Code, the proposed school would include solar photovoltaic and battery storage systems to produce and store energy for school operations. The majority of the energy would be from the campus's solar photovoltaic system. Supplemental electricity would be purchased from SCE, if needed. Therefore, the

demand for and impacts related to electricity services would be less than that reported in the Certified EIR. The Proposed Project would not require changes to the Certified EIR.

- f) Result in inadequate natural gas services to existing customers, require or result in the construction of new utility facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, and have sufficient resources not available to serve the project?**

Less Than Significant Impact/No Changes to Certified EIR. The Proposed Project would be required to comply with CALGreen and the California Energy Code, both of which have overarching goals to reduce greenhouse gas emissions, including through reduced reliance on natural gas (emissions from natural gas consumption represented 80 percent of the direct fossil fuel carbon dioxide emissions in 2021) and increased use of efficient building materials and appliances.⁷ The proposed school would include the following features:

- Building orientation to maximize daylighting and minimize the need for artificial lights
- Increased insulation values in walls and attic spaces
- High-efficiency windows and doors
- High-efficiency HVAC for all building spaces
- Energy Star appliances
- Tankless water heater systems
- Electric vehicle charging stations
- Solar panels

The Proposed Project would result in a reduced demand in natural gas services than previously analyzed in the Certified EIR. Project impacts would be less than significant and would not require changes to the Certified EIR.

- g) Require or result in the construction of new telecommunication facilities or expansion of existing facilities, the construction of which could cause significant environmental effects and result in inadequate services to existing customers?**

Less Than Significant Impact/No Changes to Certified EIR. The proposed school would include a fire alarm and telecommunication system that would tie into lines proposed under Duncan Canyon Road and Cypress Avenue. The Proposed Project would not require additional services and telecommunication facilities beyond that proposed for the Approved Project. Project impacts would be less than significant and would not require changes to the Certified EIR.

5.11.3 Adopted Mitigation Measures Applicable to the Proposed Project

The following mitigation measures were identified in the Certified EIR to reduce the Approved Project's impacts on utilities. The applicability of each mitigation measure has been evaluated for the Proposed Project. Those not applicable have been stricken through. Changes to mitigation measures applicable to

⁷ US Environmental Protection Agency. 2023. Sources of Greenhouse Gas Emissions. Last updated November 16, 2023. <https://www.epa.gov/ghgemissions/sources-greenhouse-gas-emissions#:~:text=Combustion%20of%20natural%20gas%20and,and%20commercial%20sector%20in%202021.>

the Proposed Project are shown in ~~strikeout text~~ to indicate deletions and underline text to signify additions.

- ~~**Mitigation Measure 4.12.1a:** The City of Fontana shall submit a letter of intent to the MWD for their approval to use the MWD right-of-way as a public street right-of-way.~~
- ~~**Mitigation Measure 4.12.1b:** Any grading, excavation, or construction work near the MWD right-of-way or the MWD pipelines shall follow the MWD's guidelines, with plans submitted for review and approval by the MWD prior to the start of work.~~
- ~~**Mitigation Measure 4.12.2:** Improvements proposed within the SCE easement shall be subject to review and approval by SCE to ensure no adverse impacts to the high-voltage transmission lines and for compliance with SCE's development guidelines.~~
- ~~**Mitigation Measure 4.12.3:** Improvements proposed within the SCG easement and near the gas pumping facility shall be subject to review and approval by SCG to ensure no adverse impacts to the natural gas lines and facilities and for compliance with SCG's development guidelines.~~

5.11.4 Level of Significance After Mitigation

The Proposed Project's impacts on utilities would be less than significant. No mitigation would be required for the Proposed Project. The Proposed Project would not result in changes to the Certified EIR and/or require the preparation of a subsequent or supplemental EIR.

5.12 HEALTH AND HUMAN HAZARDS

5.12.1 Findings of the Certified EIR

The Certified EIR analyzed the Approved Project's on health and human hazards in Section 4.13.

Hazardous Materials Use and Accidents. The Certified EIR concluded that the routine transport, use, and disposal of hazardous waste materials are subject to local, state, and federal regulations. Implementation of Standard Conditions 4.13.1 and 4.13.2 will ensure impacts to the environment remain less than significant.

- **Standard Condition 4.13.1:** Construction activities, school maintenance, and commercial uses that utilize hazardous materials shall comply with applicable regulations regarding hazardous materials use, handling, storage, transport, and disposal.
- **Standard Condition 4.13.2:** As needed, future commercial uses and schools shall obtain a hazardous materials handler permit from the San Bernardino County Fire Department, prior to the issuance of a Certificate of Occupancy, which would include the development of a business emergency/contingency plan for hazardous materials and wastes that would be stored, generated, or treated at these facilities.

Environmental Soils Hazards. The Approved Project site is not listed on any hazardous materials database of environmental concern. However, environmental site assessments identified select parcels within the Approved Project area that may contain agricultural chemical residues and other hazardous wastes from

historical uses that could pose a hazard to construction workers and future occupants. Impacts related to hazardous materials would be reduced through implementation of Mitigation Measures 4.13.1 and 4.13.2 (see below Section 5.12.3).

Hazardous Emissions. The Certified EIR found that neither uses within the Approved Project nor surrounding uses that exist within one-quarter mile of the Approved Project area would generate hazardous emissions or materials that would affect existing or proposed schools. Potential impacts would be less than significant.

Airport Hazards. The Approved Project is not within an airport land use plan or within two miles of a public airport or public use airport that could cause affect the Approved Project area. No impact would occur.

Emergency Evacuation. The Approved Project would not impair or interfere with emergency response and evacuation plans. Impacts would be less than significant.

Wildfire Hazards. The Approved Project would develop a vacant property with urban uses that would eliminate the potential for brush fires.

Fire Hazards. Future developments would be subject to review and approval by the San Bernardino County Fire Protection District for fire safety and preparedness, as well as the provision for adequate emergency access and evacuation. A high-pressure natural gas pipeline and related pumping facility are located near the SCG utility easement at Duncan Canyon Road. Construction activities would have the potential to damage the equipment. Mitigation Measures 4.13.3 and 4.13.4 require SCE to review development plans proposed within 100 feet of the equipment and construction of a perimeter wall and/or security fence around the pumping facility to reduce the risk of fire hazards. Impacts would be less than significant after mitigation.

Electromagnetic Fields. The electrical transmission towers along the northwest perimeter of the Approved Project would expose sensitive receptors to electromagnetic fields. Although scientific data are inconclusive and potential impacts are speculative, Mitigation Measure 4.13.5 was identified to ensure any potential effects caused by existing transmission lines are reduced to below significance.

5.12.2 Impacts Associated with the Proposed Project

Would the Proposed Project:

Environmental Issues	Change to Approved Project or Circumstances is Substantial; Requires EIR Revisions	Change to Approved Project or Circumstance Is Not Substantial; No Change Required to the Certified EIR			
		Significant and Unavoidable Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				✓	

Environmental Issues	Change to Approved Project or Circumstances is Substantial; Requires EIR Revisions	Change to Approved Project or Circumstance Is Not Substantial; No Change Required to the Certified EIR			
		Significant and Unavoidable Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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?				✓	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 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) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?					✓
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓	
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓	

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

Less Than Significant Impact/No Changes to Certified EIR. Construction and operation of the Proposed Project has the potential to expose hazards to the public and environment. Hazards related to construction and operation of the proposed school would not be different from those analyzed in the Certified EIR. The District and its construction contractor would comply with existing federal, state, and local regulations related to the transport, use, management, and disposal of hazardous materials, including but not limited to the Resource Conservation and Recovery Act, California Hazardous Waste Control Law, federal and state Occupational Safety and Health Acts, and requirements of the Department of Transportation, Department of Toxic Substances Control, Santa Ana Regional Water Quality Control Board, South Coast Air Quality Management District, and San Bernardino County Fire Department. The regulations and requirements of the agencies are aimed at limiting the amount of hazardous materials

used, accident prevention, protection from exposure to specific chemicals, and the proper storage and disposal of hazardous materials. Therefore, impacts related to the use of hazardous materials during Project construction would be less than significant.

School operations would involve minimum use of hazardous materials such as cleaners and common chemicals used for landscaping and maintenance. In general, schools do not generate significant amounts of hazardous materials, and only a necessary amount of common day-to-day materials is stored on-site. These materials would be used, stored, and disposed of in accordance with existing regulations and product labeling and therefore would not create a significant hazard to the public or to the environment. Accordingly, impacts related to the use of hazardous materials during Project operations would be less than significant. Therefore, potential impacts associated with the routine transport, use, or disposal of hazardous materials during construction and operation of the proposed school would be less than significant. The Proposed Project would not require changes to the Certified EIR.

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?

Less Than Significant Impact/No Changes to Certified EIR. There are no known reasonably foreseeable and accidental upsets during construction and operation of the proposed school. Soil testing at the Project Site for hazardous materials concluded negative findings, and the Project Site has received a letter of no further action from the Department of Toxic Substances Control.⁸ The areas identified in the Certified EIR with potential hazardous soils are not on or adjacent to the Project Site. Therefore, impacts related to the accidental release of hazardous materials into the environment are less than significant, and the Proposed Project would not require changes to the Certified EIR.

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

Less Than Significant Impact/No Changes to Certified EIR. The Proposed Project is limited to the development of an elementary school, which would not emit or handle significant amounts of hazardous materials that could affect the health of occupants at existing and/or proposed schools located within one-quarter mile of the Project Site. Moreover, according to the SCAQMD, there are no permitted stationary and mobile sources of emissions that could impact the Project Site.⁹ Therefore, impacts are less than significant, and the Proposed Project would not require changes to the Certified EIR.

⁸ Haddad, P.E., Shahir. 2019. Supervising Engineer, Brownfields Restoration and School Evaluation Branch. Department of Toxic Substances Control. Letter dated October 24, 2019. [“Approval of Preliminary Environmental Assessment Report, Fontana Unified School District – Elementary School No. 37/47, Cypress Avenue/Duncan Canyon Road, Fontana \(Site Code: 401846\).”](#)

⁹ South Coast Air Quality Management District. n.d. Facility Information Detail. Accessed December 30, 2023. <https://xappprod.aqmd.gov/find/>

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

No Impact/No Changes to Certified EIR. The Project Site is not listed on any hazardous materials database of environmental concern. No impact would occur, and the Proposed Project would not require changes to the Certified 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?**

No Impact/No Changes to Certified EIR. The Proposed Project is not located within an airport land use plan, a public or private air strip, or within two miles of a public airport. Therefore, the Proposed Project would not result in a safety hazard or cause excessive aircraft noise at the Project Site. No impact would occur, and the Proposed Project would not require changes to the Certified EIR.

- f) **For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?**

No Impact/No Changes to Certified EIR. See above Section 5.12.2(f). The Proposed Project would not require changes to the Certified EIR.

- g) **Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

Less Than Significant Impact/No Changes to Certified EIR. Operation of the proposed school would occur within the school boundaries. However, similar with most primary schools, the proposed school would result in increased traffic volumes 15 minutes before the morning start bell, and 15 minutes before and after the afternoon end bell. The additional traffic could interfere with roadway access if adjacent roadways are congested. The Proposed Project would include off-street parking and two separate loading areas within the Project Site. Assuming the smaller loading area would be used only by school buses, the main loading area would include approximately 600 feet of vehicle loading space, which, assuming 20 feet per vehicle, would equal 30 cars to conduct student loading activities at a time. The loading zone would also include two lanes; the left lane would be used for passing vehicles, which would assist with improved loading operations. Moreover, Duncan Canyon Road would include two lanes. Presumably vehicles in a queue to access the school would be on the lane next to the sidewalk, allowing the number one lane for through access. The westbound lane east of the intersection of Duncan Canyon Road and Cypress Avenue would also include two through lanes, and designated left- and right-turn lanes, which would further improve vehicle circulation and limit congestion near the school's exit driveway. Impacts would be less than significant, and the Proposed Project would not require changes to the Certified EIR.

- h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Less Than Significant Impact/No Changes to Certified EIR. The Approved Project is within an area designated as a Very High Fire Hazard Severity Zone. Implementation of the Approved Project would develop the area with urban uses and limit the potential for brush fires. Nevertheless, the Proposed Project would comply with the Chapter 7A of the California Building Code, which includes construction methods intended to mitigate wildfire exposure with wildfire protection building construction requirements. Therefore, impacts are less than significant, and the Proposed Project would not require changes to the Certified EIR.

5.12.3 Adopted Mitigation Measures Applicable to the Proposed Project

The following mitigation measures were identified in the Certified EIR to reduce the Approved Project's impacts on hazards and hazardous materials. The applicability of each mitigation measure has been evaluated for the Proposed Project. Those not applicable have been stricken through. Changes to mitigation measures applicable to the Proposed Project are shown in ~~strikeout text~~ to indicate deletions and underline text to signify additions.

- ~~**Mitigation Measure 4.13.1:** Waste oil drums, television, and other illegally dumped hazardous wastes on the site shall be disposed at a facility licensed to accept such hazardous wastes, prior to grading and excavation activities at the site.~~

- ~~**Mitigation Measure 4.13.2:** Prior to the development of the eastern central section of the site (APN 0239-131-045), shallow soil sampling shall be made at areas which were formerly utilized for agricultural purposes, to determine if residues from pesticide applications remain in the soil. If the results of the soil testing show chemical levels are below regulatory levels, grading or excavation may proceed accordingly. Remediation and/or removal of contaminated soils shall be made prior to development, if chemical levels are above regulatory standards. Remediation shall be made in coordination with the local health department, SCAQMD, the California Department of Toxic Substances Control, the U. S. Environmental Protection Agency or other regulatory agencies and in compliance with established maximum contaminant levels.~~

- ~~**Mitigation Measure 4.13.3:** In order to protect the gas pipelines and pumping facility, the developer shall coordinate and obtain approval from the Southern California Gas Company for grading and construction activities and any improvements and structures on or near the 100-foot-wide gas line easement along the northwestern boundary of the site and the pumping facility at the western section of the site. Specifically, the following measures shall be followed:~~
 - ~~No structures shall be built over the 100-foot-wide gas line easement although parking areas, driveways and landscaped areas may be developed over the easement.~~
 - ~~Structures and uses that would preclude or obstruct access to the aboveground or underground gas lines, through an approximately 50-foot-wide trench along the gas lines, are not allowed.~~
 - ~~Deep-rooting trees and shrubs that would need to be pulled out to obtain access to the gas lines are not allowed over the easement.~~

- ~~○ Mechanical equipment is not allowed within three horizontal feet of the gas lines, in order to prevent damage to the lines during construction and grading activities. Any closer work would have to be done by hand.~~
 - ~~○ At least seven feet of fill is needed over the gas lines where heavy construction equipment will be crossing over the easement during construction activities.~~
 - ~~○ Approval by the Southern California Gas Company would be needed for any plans over the easement.~~
 - ~~○ A representative of the Southern California Gas Company must observe excavation work around and near the facilities to insure protection of the gas lines.~~
- ~~**Mitigation Measure 4.13.4:** A perimeter wall and/or security fence shall be provided around the gas pumping facility, along with a secured gate to prevent unauthorized entry and damage to the facility.~~
 - ~~**Mitigation Measure 4.13.5:** The applicant shall provide information on the presence of high voltage power transmission lines to all potential home buyers.~~

5.12.4 Level of Significance After Mitigation

The Proposed Project's impacts on hazards and hazardous materials would be less than significant. No mitigation would be required for the Proposed Project. The Proposed Project would not substantially increase the severity of the previously identified effects. The Proposed Project would not require changes to the Certified EIR.

5.13 VISUAL QUALITY AND AESTHETICS

5.13.1 Findings of the Certified EIR

The Certified EIR analyzed the impacts to the visual quality and aesthetics in Section 4.14. The Certified EIR concluded that there would be no impact to scenic vistas or state scenic highways as no scenic vistas or state scenic highways are located within the Approved Project area. The Approved Project would develop vacant and undeveloped land into an urban environment. Compliance with design guidelines of the Approved Project would limit reduce the impacts of the development to less than significant, and no mitigation is required. Additionally, compliance with design guidelines in addition to the City's Zoning and Development Code would minimize light or glare and have a less than significant impact on nighttime views in the area with no mitigation required.

5.13.2 Impacts Associated with the Proposed Project

Would the Proposed Project:

Environmental Issues	Change to Approved Project or Circumstances is Substantial; Requires EIR Revisions	Change to Approved Project or Circumstance Is Not Substantial; No Change Required to the Certified EIR			
		Significant and Unavoidable Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
Have a substantial adverse effect on a scenic vista?					✓
Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?					✓
Substantially degrade the existing visual character or quality of the site and its surroundings?				✓	
Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				✓	

a) Have a substantial adverse effect on a scenic vista?

No Impact/No Changes to Certified EIR. No scenic vistas are located in the vicinity of the Approved Project. Implementation of the Approved Project would maintain views of the San Bernardino and San Gabriel Mountains through project design and use of setbacks. Sierra Avenue has been designated a view corridor by the City, but the Approved Project would not significantly obstruct views along Sierra Avenue. Therefore, no impact would occur, and the Proposed Project would not require changes to the Certified EIR.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact/No Changes to Certified EIR. No scenic highways are located in the vicinity of the Approved Project. The closest official state scenic highway is a segment of Route 2 in Wrightwood, which is approximately 50 miles northwest of the Project Site. Therefore, the Proposed Project would not have an impact on a state scenic highway. No impact would occur, and the Proposed Project would not require changes to the Certified EIR.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Less Than Significant Impact/No Changes to Certified EIR. The Proposed Project would develop a rough-graded site with an elementary school campus. Moreover, the Proposed Project would be consistent with The Arboretum Specific Plan design guidelines, as modified per state development codes and standards. Therefore, the Proposed Project would result in less than significant impacts on visual character. The Proposed Project would not require changes to the Certified EIR.

- d) **Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

Less Than Significant Impact/No Changes to Certified EIR. The Proposed Project would include interior building and exterior building and security lighting, consistent with typical elementary schools that would introduce new sources of light and glare. The Project does not propose any high-intensity nighttime field lights. As the Proposed Project would comply with CALGreen lighting requirements, which promotes light pollution reduction, potential new sources of light and glare would be reduced to acceptable standards. Impacts would be less than significant, and the Proposed Project would not require changes to the Certified EIR.

5.13.3 Adopted Mitigation Measures Applicable to the Proposed Project

The Certified EIR did not identify any mitigation measures for the Approved Project.

5.13.4 Level of Significance After Mitigation

The Proposed Project's impacts on visual quality and aesthetics would be less than significant. The Proposed Project would not substantially increase the severity of the previously identified effects. The Proposed Project would not require changes to the Certified EIR.

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Appendix A: Arboretum Specific Plan