HEMLOCK WAREHOUSE DEVELOPMENT PROJECT

INITIAL STUDY

FONTANA
CALIFORNIA

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February 2023

E | P | D Solutions, Inc.

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Table of Contents

1 INTRODUCTION 1
1.1 PROJECT BACKGROUND 1
1.2 PURPOSE OF THE INITIAL STUDY 1
1.3 IMPACTS IDENTIFIED BY THE SWIP SPECIFIC PLAN UPDATE FEIR 3
1.4 SWIP SPECIFIC PLAN UPDATE FEIR MITIGATION MEASURES 4
1.5 ENVIRONMENTAL SETTING AND BASELINE 4
1.6 DOCUMENT ORGANIZATION 4
1.7 INITIAL STUDY FINDINGS 5

2 ENVIRONMENTAL SETTING 6
2.1 PROJECT LOCATION 6
2.2 ENVIRONMENTAL SETTING AND SURROUNDING LAND USES 6

3 PROJECT DECRIPTION 17
3.1 PROJECT FEATURES 17
3.2 DISCRETIONARY APPROVALS AND PERMITS 18

4 ENVIRONMENTAL CHECKLIST 27
4.1 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED 27
4.2 DETERMINATION 28
4.3 ENVIRONMENTAL CHECKLIST QUESTIONS 30

5 REFERENCES 127

6 DOCUMENT PREPARERS AND CONTRIBUTORS 129

Tables

Table 2-1: Surrounding Existing Land Use and Zoning Designations 7
Table 3-1: Project Summary 17
Table AES-1: Slover Central Manufacturing/Industrial District Development Standards 32
Table HWQ-1: Types of BMPs Incorporated into the Project Design 81

Figures

Figure 1: Regional Location 9
Figure 2: Local Vicinity 11
Figure 3: Aerial of the Project Site and Adjacent Areas 13
Figure 4: Existing SWIP Specific Plan Land Use Plan 15
Figure 5: Proposed Conceptual Site Plan 21
Figure 6: Proposed Project Conceptual Elevations 23
Figure 7: Conceptual Landscape Plan 25

APPENDICES

Appendix A: Cultural Resources Study
Appendix B: Phase I Environmental Site Assessment and Limited Subsurface Investigation
Appendix C: Geotechnical Investigation
Appendix D: Paleontological Assessment
Appendix E: Preliminary Hydrology Report

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1 INTRODUCTION

The proposed Project includes re-development of an existing light industrial use and operation of a warehouse facility that would be a total of approximately 882,000 square feet (SF) within two stories on a 40.01-acre site (APNs 0237-131-25, 0237-131-26 and 0237-131-27). The building would have 114 loading docks and be used for sorting, warehousing, distribution, and office space. Approximately 25 percent of the warehousing square footage of the building (which is 220,500 SF) is analyzed for storage of refrigerated goods. The proposed building would have a maximum height of 60 feet.

1.1 PROJECT BACKGROUND

The Southwest Industrial Park (SWIP) Specific Plan was originally created by the City on December 6, 1983 and was intended to develop the City's industrial uses south of Interstate 10 (I-10). The SWIP Specific Plan originally encompassed approximately 1,800 acres. In 2011, the City determined that the SWIP Specific Plan should be revised to update land uses, regulations, and development standards (SWIP Specific Plan Update). In addition, the SWIP Specific Plan Update would promote orderly and compatible growth in newly annexed areas as well as older portions within the SWIP Specific Plan area[1]. On May 8, 2012, the City adopted Resolution No. 2012-035, certifying the Final Program Environmental Impact Report (FEIR) for the SWIP Specific Plan Update and Annexation (Approved Project), State Clearinghouse (SCH) No. 2009091089, in compliance with CEQA and the CEQA Guidelines. In 2005, the City of Fontana proposed the annexation of approximately 2,920.9 acres (4.6+/- square miles) of unincorporated land within its sphere of influence. This annexation action concluded in 2007 and included 32 separately identified unincorporated "islands." Of these, seven were located within the proposed boundaries of the SWIP Specific Plan.

The SWIP Specific Plan Update is a comprehensive policy and regulatory guidance document for development of land within the SWIP Specific Plan Update area. By providing the necessary regulatory and design guidance, the SWIP Specific Plan Update ensured that future development implement the goals and policies of the City of Fontana General Plan (General Plan). The SWIP Specific Plan Update area, which is comprised of approximately 3,111 acres in the southwestern portion of the City within San Bernardino County (County), includes nine land use districts. Slover Central Manufacturing/Industrial District (SCD)[2], at 423.7 acres, is one of those districts that the Approved Project FEIR analyzed 3,710,006 SF of new industrial use and 960,325 SF of existing development to remain in place within the SCD.

1.2 PURPOSE OF THE INITIAL STUDY

The City has received an application for the Hemlock Warehouse Development Project (proposed Project) for the development of a warehouse facility on approximately 40.01 acres of land located within the SCD that is south of Santa Ana Avenue, north of Jurupa Avenue, east of Hemlock Avenue, and west of Beech Avenue. The proposed Project site was analyzed in the Approved Project FEIR

[1] City of Fontana. 2011. *Southwest Industrial Park (SWIP) Specific Plan Update and Annexation Public Review Draft Program Environmental Impact Report.*

[2] City of Fontana. 2018. *Southwest Industrial Park Specific Plan – Land Use Map.* https://www.fontana.org/DocumentCenter/View/29671/SWIP-Land-Use-Plan-Map (accessed November 1, 2021).

for up to 1,394,268.4 SF of industrial uses. Therefore, the existing baseline condition for this Initial Study is assumed to include 1,394,268.4 SF of industrial uses and is compared against the proposed approximately 882,000 SF warehouse on the Project site.

The purpose of this Initial Study is to analyze any potential differences between the impacts identified from buildout of the Project site in the Approved Project FEIR, and those that would be associated with development of the proposed Project.

As identified above, pursuant to provisions of CEQA and the CEQA Guidelines, the City is the "Lead Agency" charged with the responsibility of deciding whether to approve development on the Project site. As part of its decision-making process, the City is required to review and consider whether the proposed Project would create new significant impacts or more severe significant impacts than those previously disclosed, analyzed and mitigated for in the Approved Project FEIR. Additional CEQA review is triggered if the proposed Project has the potential to create new significant impacts or more severe significant impacts than those disclosed, analyzed and mitigated for in the Approved Project FEIR. New threshold guidelines do not constitute "new information" requiring additional environmental review.[3]

This Initial Study has been prepared in accordance with the following:

- California Environmental Quality Act (CEQA) of 1970 (Public Resources Code Sections 21000 et seq.); and
- California Code of Regulations, Title 14, Division 6, Chapter 3 (State CEQA Guidelines, Sections 15000 et seq.) as amended and approved on December 28, 2018.

Pursuant to CEQA, this Initial Study has been prepared to analyze the potential for significant impacts on the environment resulting from implementation of the proposed Project. As required by State CEQA Guidelines ("Guidelines") Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the City of Fontana, in consultation with other jurisdictional agencies, to determine the type of CEQA documentation and analysis that is required.

The proposed Project includes development pursuant to SWIP Specific Plan land uses that were previously analyzed in the Approved Project FEIR. Therefore, pursuant to CEQA Guidelines Section 15162(a), a subsequent EIR shall be prepared when:

(1) Substantial changes are proposed in the project which 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 occur with respect to the circumstances under which the project is undertaken which 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; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete 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;

[3] *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301.

(B) Significant effects previously examined will be substantially more severe than shown 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 proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

As included herein a "significant effect" or "significant impact" on the environment means "*a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project*" (Guidelines Section15382).

1.3 IMPACTS IDENTIFIED BY THE SWIP SPECIFIC PLAN UPDATE FEIR

The SWIP Specific Plan Update Final EIR (Approved Project FEIR) evaluated buildout of the SWIP area pursuant to the maximum allowable development of the Specific Plan land uses. Table S-5 of the Draft Program EIR Executive Summary provides a list of the impacts that would result from construction and operation of the SWIP, which include the following:

Significant and Unavoidable Impact: The Approved Project FEIR identified significant and unavoidable impacts in the following environmental topic areas:

- Aesthetics, Light and Glare (Impact 4.1-1)
- Air Quality and Climate Change (Impacts 4.2-1, 4.2-2 and 4.2-4);
- Noise (Impact 4.7-3);
- Public Services, Utilities and Infrastructure (Impact 4.8-5); and
- Traffic and Circulation (Impact 4.9-1).

Less Than Significant Impact with Incorporation of Mitigation: The Approved Project FEIR identified impacts that could be mitigated to less than significant levels with incorporation of mitigation measures in the following environmental topic areas:

- Aesthetics, Light and Glare (Impact 4.1-3);
- Air Quality and Climate Change (Impact 4.2-5);
- Biological Resources (Impacts 4.3-1, 4.3-2, 4.3-3 and 4.3-5);
- Cultural Resources (Impacts 4.4-1, 4.4-2 and 4.4-3);
- Hazards and Hazardous Materials (Impacts 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-5 and 4.5-6);
- Noise (Impacts 4.7-1 and 4.7-2); and
- Public Services, Utilities, and Infrastructure (Impacts 4.8-1, 4.8-2, 4.8-3, 4.8-4, 4.8-6, 4.8-7, 4.8-8, and 4.8-9).

Less Than Significant Impact: The Approved Project FEIR identified less than significant impacts in the following environmental topic areas:

- Aesthetics, Light and Glare (Impacts 4.1-2, 4.1-4 and 4.1-5);
- Air Quality and Climate Change (Impact 4.2-3);

- Cultural Resources (Impact 4.4-4);
- Hazards and Hazardous Materials (EFNTBS item 4a);
- Hydrology and Water Quality (EFNTBS items 5a, 5b, 5c, 5d, 5e, 5f, 5h, and 5i);
- Land Use and Planning (Impacts 4.6-1 and 4.6-2);
- Population and Housing (EFNTBS item 8a and 8b);
- Public Services, Utilities and Infrastructure (Impact 4.8-10); and
- Traffic and Circulation (Impacts 4.9-2 and 4.9-3).

No Impact: The Approved Project FEIR determined that no impact would occur with respect to the following environmental topic areas below. These impacts were included in the Approved Project FEIR's "Effects Found Not To Be Significant (EFNTBS)" section (Section 8.0).

- Agricultural and Forestry Resources (EFNTBS items 1a, 1b, 1c, 1d and 1e);
- Geology and Soils (EFNTBS items 3a-4 and 3e);
- Hazards and Hazardous Materials (EFNTBS items 4b and 4c);
- Hydrology and Water Quality (EFNTBS items 5g and 5j);
- Mineral Resources (EFNTBS items 6a and 6b);
- Noise (EFNTBS item 7a); and
- Traffic and Circulation (EFNTBS items 9a and 9b).

1.4 SWIP SPECIFIC PLAN UPDATE FEIR MITIGATION MEASURES

The Approved Project FEIR includes standard regulations and mitigation measures that apply to the development projects within the SWIP area. The mitigation measures adopted as part of the Approved Project FEIR are related to: Aesthetics, Air Quality, Climate Change, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Noise, Public Services, Utilities and Infrastructure, Traffic and Circulation.

1.5 ENVIRONMENTAL SETTING AND BASELINE

The environmental setting is normally existing conditions at the time the CEQA analysis begins (CEQA Guidelines Section 15125). In most cases, this forms the baseline that the impact analysis will use as its starting point. However, when the project is within the scope of a Program EIR (such as the Approved Project FEIR), the effective baseline is the previously approved and analyzed project for which the Program EIR was certified (*Sierra Club v. City of Orange* [2008] 163 Cal.App.4th 523). "When a lead agency is considering whether to prepare a Subsequent EIR, it is specifically authorized to limit its consideration of the later project to effects not considered in connection with the earlier project." [Citation.] (*Temecula Band of Luiseño Mission Indians v. Rancho Cal. Water Dist.* [1996] 43 Cal.App.4th 425, 437). Here, the previous project is the SWIP Specific Plan Update as detailed in the Approved Project FEIR.

1.6 DOCUMENT ORGANIZATION

The Initial Study, in its entirety, comprises the following components:

Section 1.0 Introduction and Purpose. Discusses the document's purpose, format and content, California Environmental Quality Act (CEQA) requirements, the planning context under which the document was prepared, the Initial Study findings, a summary of

the public review and processing of the document, and a list of the technical reports used to prepare the document.

Section 2.0 Project Description. Provides a detailed description of the Project site and the discretionary actions required to implement the Project.

Section 3.0 Environmental Checklist. Provides the completed Initial Study and its associated analyses documenting the reasons to support the findings and conclusions of the Initial Study.

Section 4.0 References. Lists all plans, policies, regulatory requirements, and other documentation that are incorporated by reference in this document pursuant to CEQA Guidelines Section 15150.

Section 5.0 Preparers. Lists all the persons who were involved in the preparation of the IS.

1.7 INITIAL STUDY FINDINGS

Section 3.0 of this document contains the Environmental Checklist that was prepared for the proposed Project pursuant to CEQA requirements. The Environmental Checklist indicates that the proposed Project would result in no new impacts or less than significant new environmental effects under the issue areas of: aesthetics, agriculture and forestry resources, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, population and housing, public services, recreation, utilities and service systems, and wildfire.

The Environmental Checklist indicates that the proposed Project could potentially result in new significant environmental effects under the issue areas of: air quality, energy, greenhouse gas emissions, noise, transportation, and tribal cultural resources. Therefore, these subjects will be further evaluated in a Subsequent EIR.

2 ENVIRONMENTAL SETTING

2.1 PROJECT LOCATION

The 40.01-acre Project site is located at 11115 Hemlock Avenue in the City of Fontana within San Bernardino County. The project site is located south of Santa Ana Avenue, north of Jurupa Avenue, east of Hemlock Avenue, and west of Beech Avenue within the southwestern portion of the City of Fontana.

Regional access to the Project site is provided by Interstate 10 (I-10) to the north from either the Cherry Avenue or Citrus Avenue exits; from State Route 60 (SR-60) to the south from the Country Village Road exit; and from Interstate 15 (I-15) to the west from the East Jurupa Street exit. Each of these routes connect to Santa Ana Avenue and Jurupa Avenue, which provide local access to the site as shown in Figure 2, *Project Vicinity*.

The site is identified by Assessor's Parcel Numbers (APN 0237-131-25, 0237-131-26 and 0237-131-27) and the site is located within the United States Geological Survey (USGS) 7.5-minute Fontana, California Quadrangle.

2.2 ENVIRONMENTAL SETTING AND SURROUNDING LAND USES

Project Site Existing Conditions
The Project site is currently occupied by Modular Space Corporation (ModSpace) for light industrial uses that include: leasing, storage, and refurbishing of modular trailers, offices, and storage bins. The Project site is developed with one building and three modular buildings, which total 11,590 SF. In addition, the site contains stored modular units, scrap metal and recycling collection bins, parking lots, and storage areas. The Project site ground surface is either paved with asphalt or gravel covered with limited areas of ornamental landscaping.

Based on visual observations, site grades appear to dip downwards toward the southwest at an estimated gradient of approximately 1 to 2± percent. The Project site's existing conditions are shown in Figure 3, *Project Aerial View*.

Existing Land Uses and Zoning Designations of the Project Site
The Project site has a General Plan Land Use designation of General Industrial (I-G) and is within the Southwest Industrial Park Specific Plan (SWIP) area which consists of approximately 3,111 acres of land in the southwestern portion of the City. The Project site is designated by the SWIP as part of the Slover Central Manufacturing/Industrial District (SCD). The SCD is intended to provide opportunities for light and heavy manufacturing activities that are supported by trucking routes and the existing rail spur. SCD allows for the development of manufacturing, fabrication, assembly, processing, trucking, warehousing and distribution, equipment, automobile and truck sales and services.

Surrounding Land Uses
The surrounding land uses are described in Table 2-1 along with the General Plan Land Use and zoning designations.

Table 2-1: Surrounding Existing Land Use and Zoning Designations

	Existing Land Use	County General Plan Designation	City Zoning Designation
North	Industrial uses, including warehousing, logistics facility, paint manufacturing, a plastics manufacturing, diesel repair; and trucking	General Industrial (I-G)	Southwest Industrial Park Slover Central Manufacturing / Industrial District (SCD)
West	Industrial uses, including warehousing/distribution, steel storage, plastic pipe manufacturing, vehicle storage yard to the west across Hemlock Avenue	General Industrial (I-G)	Southwest Industrial Park Slover Central Manufacturing / Industrial District (SCD)
South	Light industrial warehousing / distribution cross-dock facility	Light Industrial (I-L)	Southwest Industrial Park Jurupa North Research and Development District (JND)
East	Industrial uses, including steel distribution, construction rental equipment, trucking and truck storage, contractors' yard and logistics uses to the east across Beech Avenue	General Industrial (I-G)	Southwest Industrial Park Slover East Industrial District (SED)

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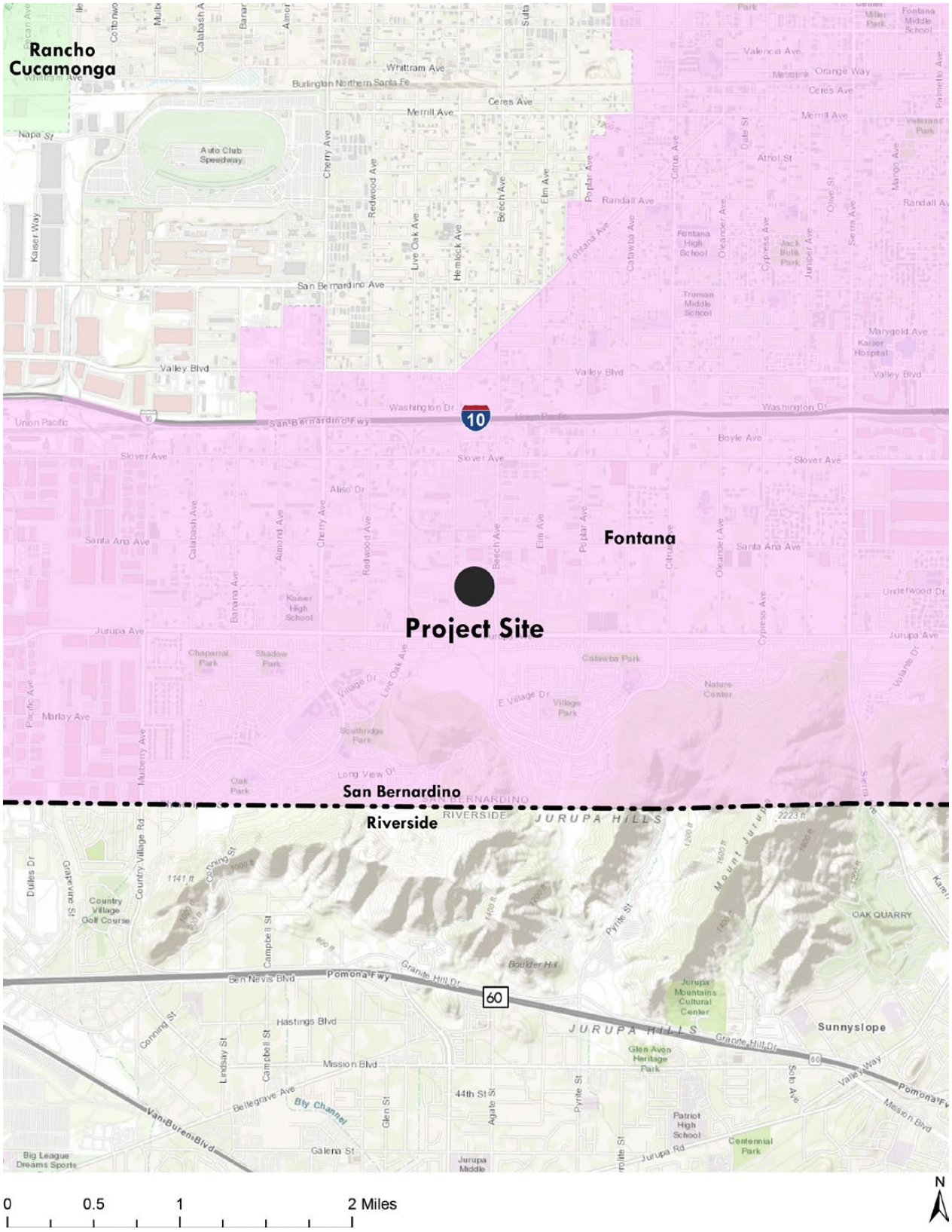
Regional Location



Hemlock Warehouse Development Project
City of Fontana

Figure 1

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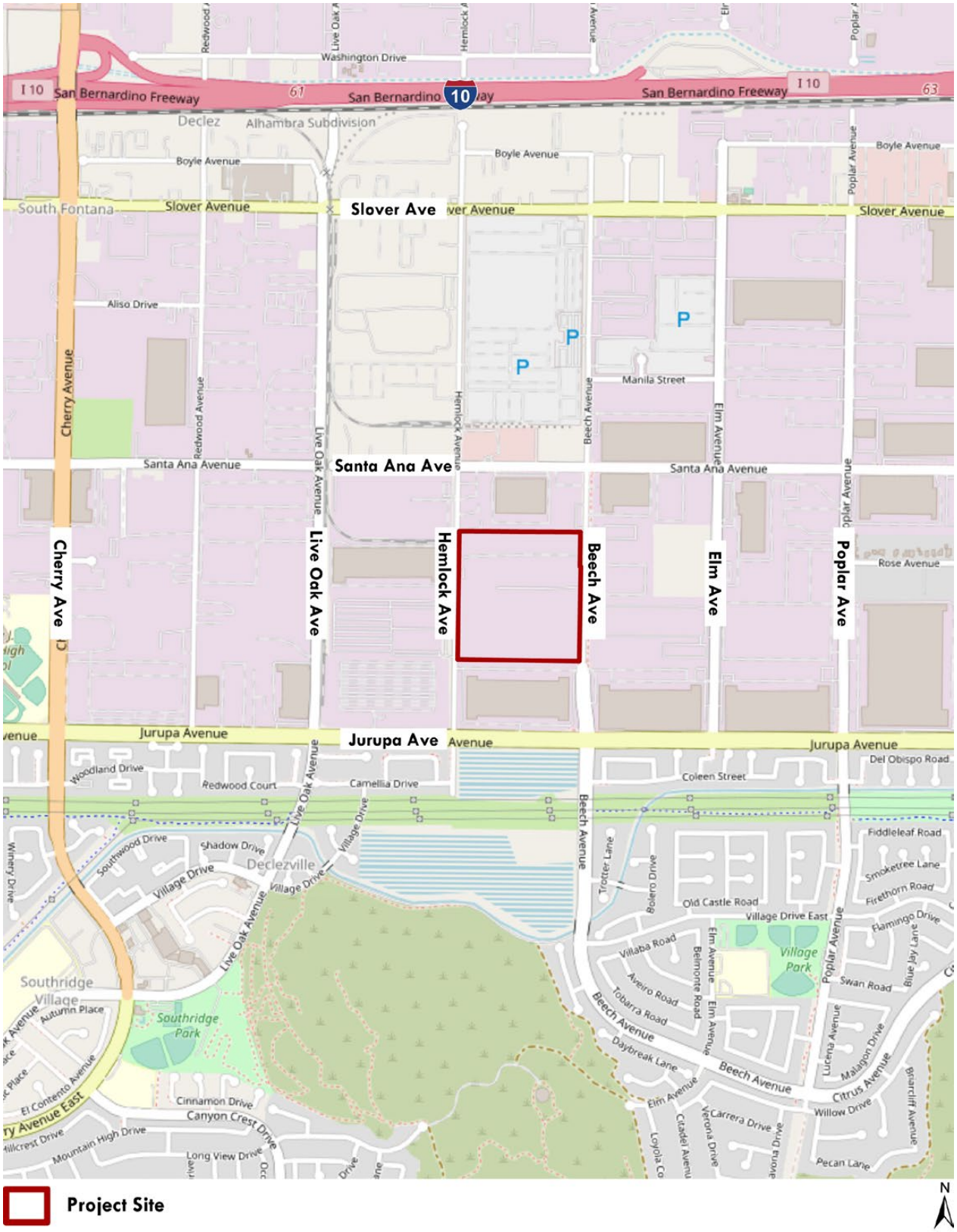
Local Vicinity



Hemlock Warehouse Development Project
City of Fontana

Figure 2

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Project Aerial

Hemlock Warehouse Development Project
City of Fontana

Figure 3

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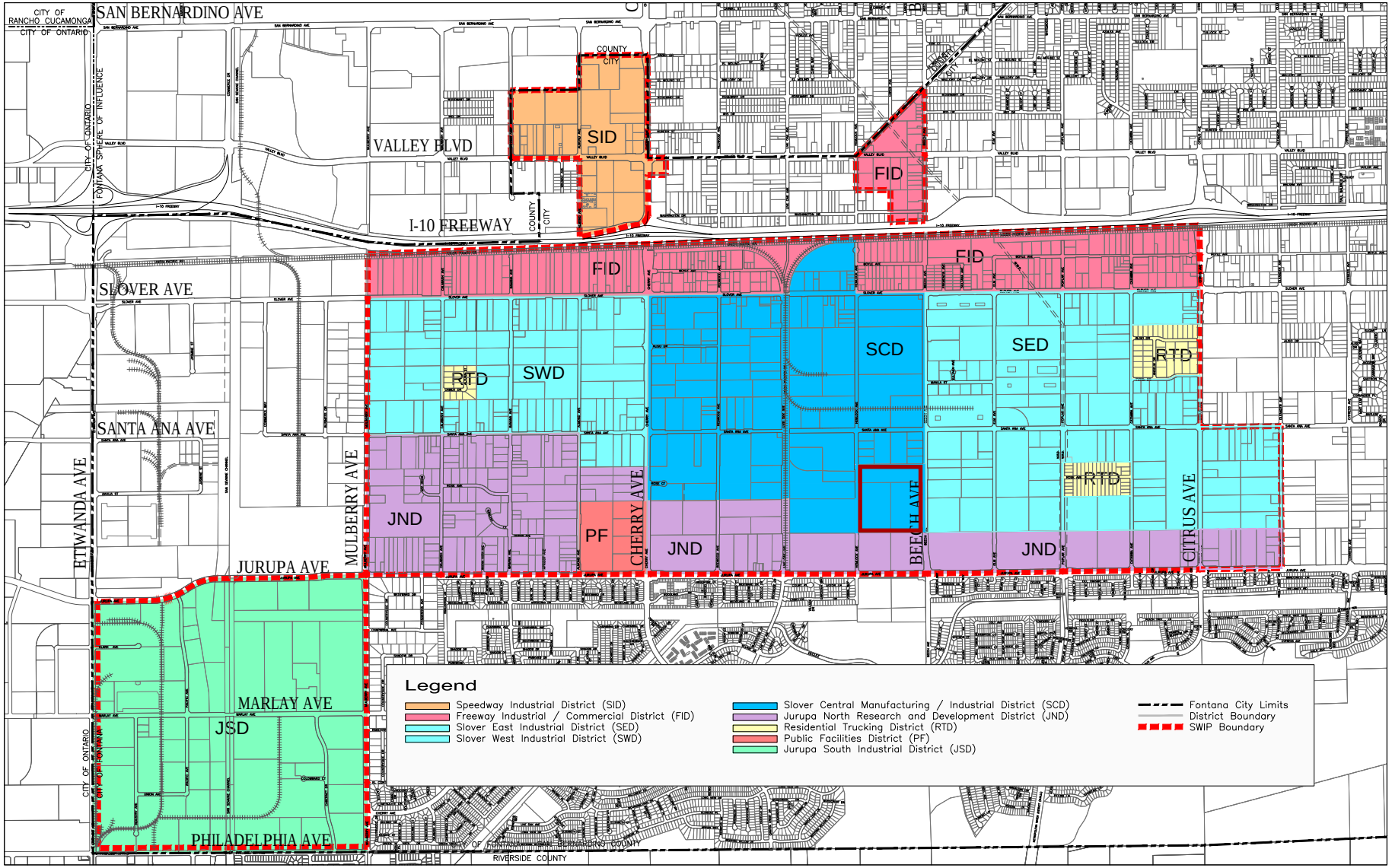
Existing SWIP Specific Plan Land Use Plan



Hemlock Warehouse Development Project
City of Fontana

Figure 4

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3 PROJECT DECRIPTION

3.1 PROJECT FEATURES

Warehousing Facility
The proposed Project consists of development and operation of a warehouse facility that would be a total of approximately 882,000 SF within two stories. The proposed building would be a maximum height of 60 feet and would be used for sorting, warehousing, distribution, and office space. The proposed building structure would have a building footprint of approximately 747,000 SF, an office mezzanine area of 20,000 SF, and a warehouse mezzanine area of 115,000 SF, which would total 882,000 SF. Approximately 25 percent of the warehousing square footage of the building (which is 220,500 SF) is analyzed for the storage of refrigerated goods. The facility would have 114 loading docks that would be located on the east and west sides of the building. A summary of the Project is provided in Table 3-1.

Table 3-1: Project Summary

Feature	Proposed Project
Building Footprint Area	747,000 square feet
Office Mezzanine Area	20,000 square feet
Mezzanine Pick/Warehouse Area	115,000 square feet
Total Building Square Footage	**882,000 square feet**
Refrigerated Area	220,500 square feet
Loading Docks	114
Parking Auto Parking Trailer Parking	 412 stalls 308 stalls

Landscaping and Fencing
To screen the loading docks and truck trailer parking areas, 14-foot-high concrete walls would be located along the western and eastern boundaries of the Project site. Along the northern and southern boundary, 8-foot-high black tubular steel fencing is proposed. The Project would also install ornamental landscaping, including trees, shrubs, and groundcover along the Project site frontages of Hemlock Avenue and Beech Avenue pursuant to the SWIP SCD requirements.

Access and Circulation
Truck access to the proposed Project would be provided by a driveway along Hemlock Avenue and a driveway along Beech Avenue within the northern portion of the site. Also, two other driveways within the southern portion of the site would provide automobile access from Hemlock Avenue and Beech Avenue. The Project would include tube steel sliding automatic gates on both sides of the building and security guard shacks to secure the truck yard.

As listed on Table 3-1, the Project would include 308 truck/trailer parking spaces on the east and west sides of the building, and 412 vehicle parking spaces on the south side of the building that would include electric vehicle, vanpool, and accessible spaces, as shown in Figure 5, *Conceptual Site Plan.*

Infrastructure Improvements

Street Improvements

Street improvements would include sidewalk, curb and gutter, and street lighting along Hemlock Avenue and Beech Avenue Project site frontages.

Water and Sewer

The Project would install onsite water lines that would connect to existing 10-inch water line within Hemlock Avenue and the existing 12-inch line within Beech Avenue. The Project would also install onsite sewer lines that would connect to existing 8-inch line within Hemlock Avenue and the existing 12-inch line within Beech Avenue.

Stormwater Drainage

The Project would also install onsite storm drain, filtration, and detention facilities that would consist of catch basins and two underground infiltration basins. Overflows that are not infiltrated would be conveyed to the existing 66-inch storm drain in Hemlock Avenue and the 60-inch storm drain in Beech Avenue.

Other Infrastructure

The proposed Project would connect to existing dry utility infrastructure in the right of way of Hemlock Avenue and Beech Avenue, including telephone, electrical, and cable. Dry utilities would be installed underground.

Construction Activities

Construction activities for the Project would include demolition, site preparation, grading, concrete pours, building construction, paving, and architectural coatings. Grading work of soils would include cuts and fills of 3 to 4 feet in depth. The Project is assumed to be balance and no import/export is assumed.

Operational Characteristics

The Project would be operated as a warehouse space. Typical operational characteristics include employees and customers traveling to and from the site, delivery of materials and supplies to the site, truck loading and unloading, and manufacturing activities. The Project is anticipated to operate 7 days a week 24 hours a day, 365 days per year.

3.2 DISCRETIONARY APPROVALS AND PERMITS

In accordance with Sections 15050 and 15367 of the State CEQA Guidelines, the City is the designated Lead Agency for the proposed Project and has principal authority and jurisdiction for CEQA actions and Project approval. Responsible Agencies are those agencies that have jurisdiction or authority over one or more aspects associated with the development of a project and/or mitigation. Trustee Agencies are State agencies that have jurisdiction by law over natural resources affected by a proposed project.

The discretionary actions to be considered by the City as part of the proposed Project and cannot be taken until after certification of the Subsequent EIR include:

- Design Review
- Tentative Parcel Map to merge the parcels and update the Hemlock Avenue right-of-way

In addition, the proposed Project will require ministerial approvals that include, but are not limited to, the following:

- Regional Water Quality Control Board for approval of a Stormwater Pollution Prevention Plan
- South Coast Air Quality Management District construction permits

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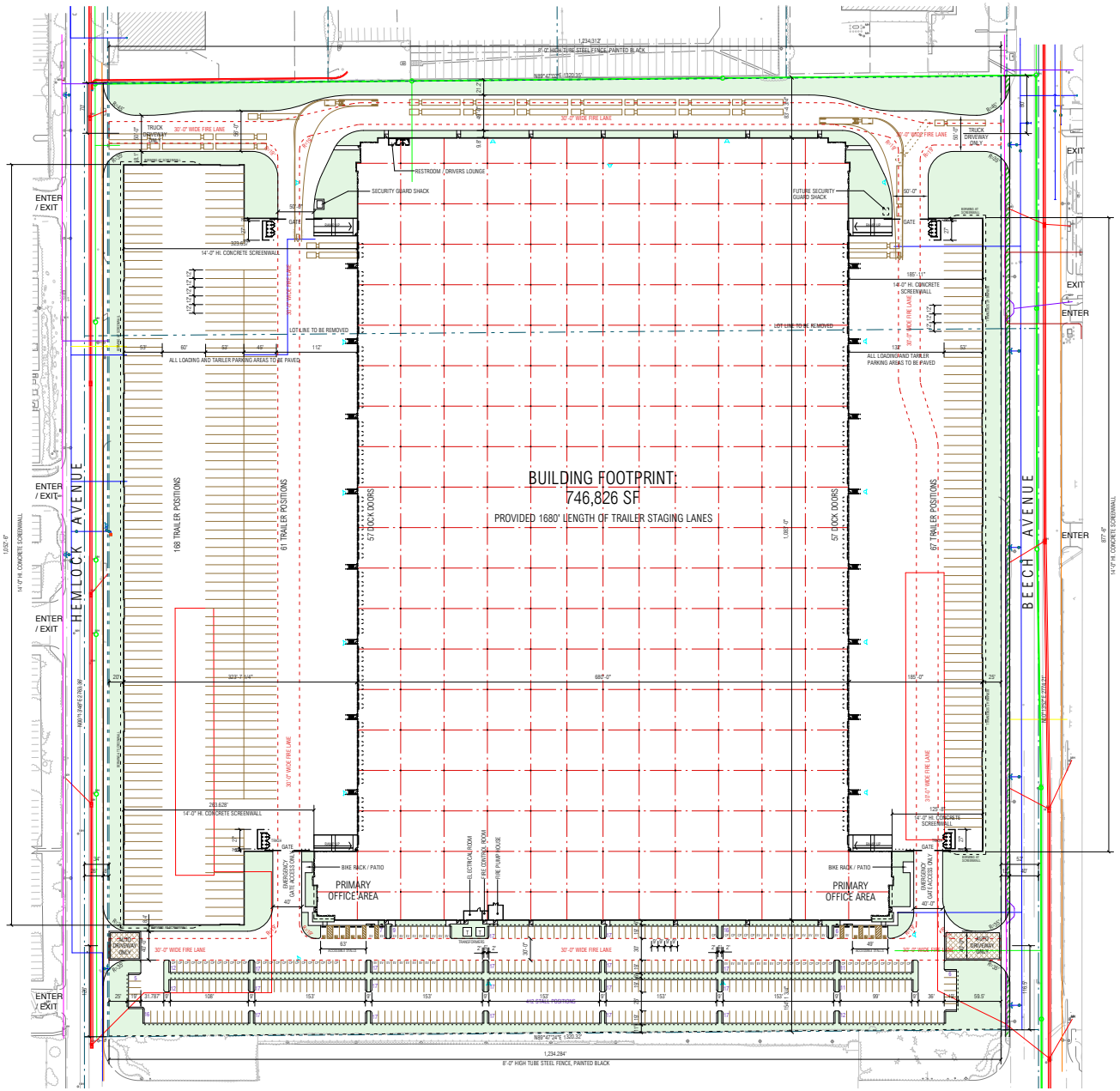
Proposed Conceptual Site Plan



SITE LEGEND:

- ON-SITE LANDSCAPED AREA
- OFF-SITE LANDSCAPED AREA
- DECORATIVE AUTO / TRUCK DRIVEWAYS - NATURAL COLOR
- SITE PROPERTY LINES
- CITY CURB AND GUTTER LINES
- STREET CENTERLINES
- ON-SITE CURB LINES
- ON-SITE PARKING AND TRAILER STRIPPING

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Hemlock Industrial Development Project
City of Fontana

Figure 5

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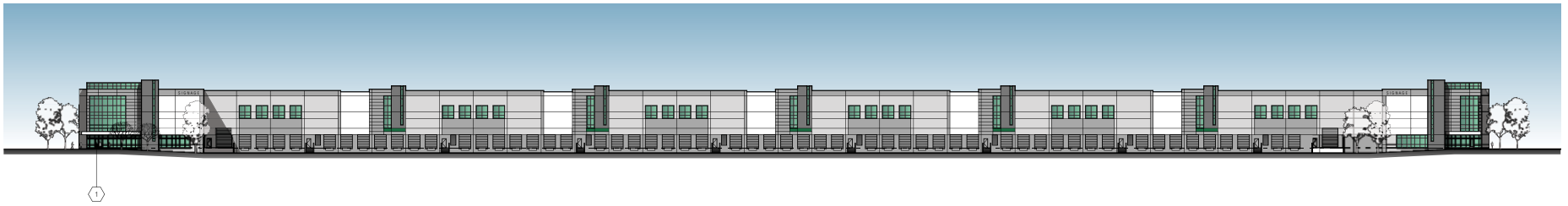
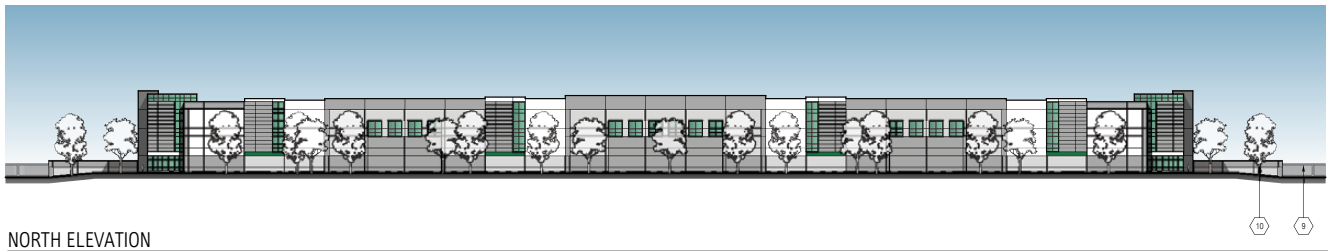
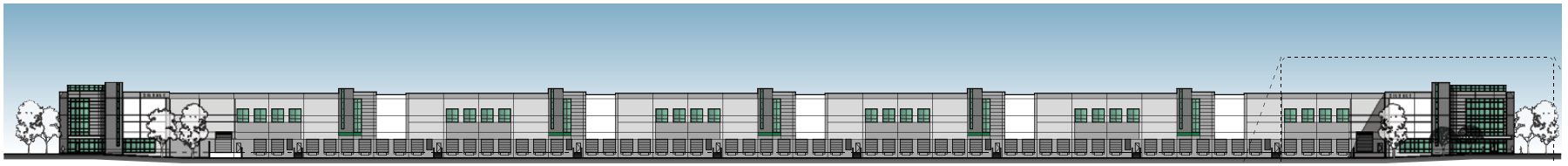
Proposed Project Conceptual Elevations



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

SOUTH ELEVATION

FINISH SCHEDULE

1. FIELD COLOR - PLD-9 PURE WHITE - SHERWIN WILLIAMS SW 7005
2. ACCENT COLOR - PLD-7 LIQUORICE TINT - SHERWIN WILLIAMS SW 7016
3. ACCENT COLOR - PLD-10 FIRST STAR - SHERWIN WILLIAMS SW 7646
4. ACCENT COLOR - PLD-6 SABLE - SHERWIN WILLIAMS SW 7015
5. PROLOGIS ACCENT COLOR - PLD-5 - NEW DARK GREEN - SHERWIN WILLIAMS SW 6762
6. VISION GLAZING - PILKINGTON EVERGREEN U-FACTOR 0.47, SHGC 0.40, VLT 59% 1" INSULATED GLASS UNIT W 1/2" AIRSPACE AND (2) 1/4" LITES. SEE KEYNOTES FOR LOCATIONS OF INSULATED UNITS.

KEYNOTES (000)

1. PRIMARY ENTRANCE.
2. PAINTED 12' WIDE X 15' HIGH LEVEL VERTICAL LIFT TRUCK DOOR.
3. PAINTED 9' WIDE X 10' HIGH VERTICAL LIFT TRUCK DOOR.
4. 3' X 7' PAINTED METAL MAN DOOR.
5. 2" WIDE X 3/4" DEEP HORIZONTAL / VERTICAL REVEAL.
6. REFLECTIVE GLASS IN STOREFRONT FRAME SYSTEM.
7. PAINTED CONCRETE TILT-UP EXTERIOR WALL CONSTRUCTION.
8. PROPOSED FUTURE TENANT SIGNAGE LOCATION (FOUR LOCATIONS).
9. 8' HIGH BLACK TUBULAR STEEL ROLLING GATE - TYP. AT YARD ENTRANCES. SEE SITE PLAN.
10. TYP. PAINTED CONCRETE SCREENWALL ELEVATION W/ ACCENT REVEALS AND PAINTED ACCENTS TO MATCH BUILDING ARCHITECTURE.
11. METAL CLAD CANOPY STRUCTURE.

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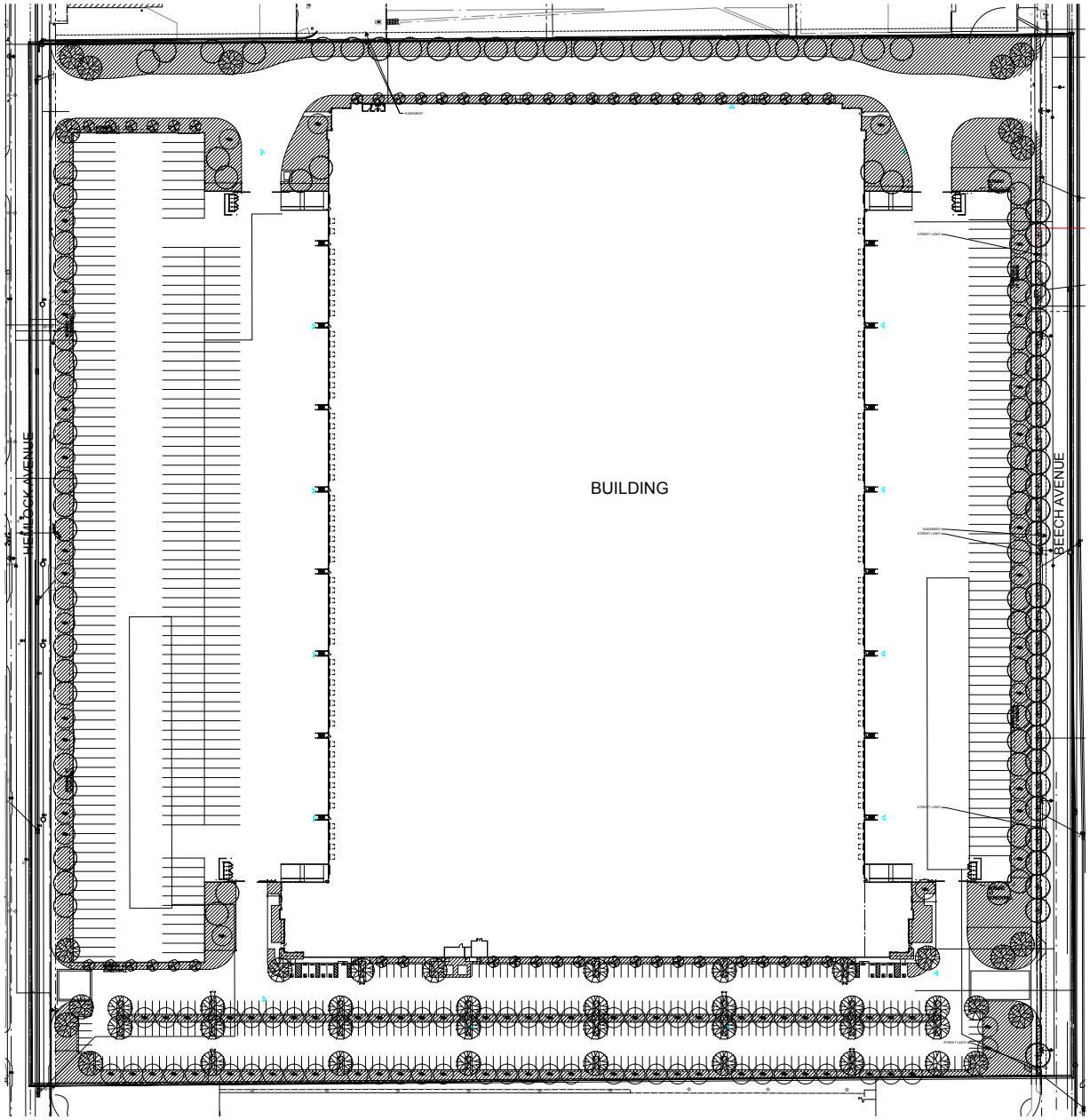
Conceptual Landscape Plan



PLANTING LEGEND

TREES

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Brachychiton populneus Bottle Tree	15 Gal	52	M	Standard
	Cercidium praecox Sonoran Palo Verde	24" Box 15 Gal	53 41	L	Multi
	Pinus pinea Stone Pine	24" Box 15 Gal	33 41	L	Standard
	Quercus chrysolepis Canyon Live Oak	36" Box 24" Box	27 20	M	Standard
	Chorisia speciosa Floss Silk Tree	24" Box	64	L	Street Tree

50% - 15 Gal Provided = 134
40% - 24" Box Provided = 106
10% - 36" Box Provided = 27
Total Amount of Trees = 267

SHRUBS

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	SPACING
	Alyogyne huegelii Blue Hibiscus	5 Gal	0	M	3' OC 2' from hardscape
	Baccharis p. 'Centenial' Coyote Bush	1 Gal	0	L	4' OC 2.5' from hardscape
	Carissa grandiflora Natal Plum	5 Gal	0	L	4' OC 2.5' from hardscape
	Elaeagnus pungens Silverberry	1 Gal	0	M	3' OC 2' from hardscape
	Heteromeles arbutifolia Toyon	5 Gal	0	M	5' OC 3' from hardscape
	Rhaphiolepis i. 'Clara' Indian Hawthorn	5 Gal	0	M	3' OC 2' from hardscape
	Rhaphiolepis i. 'Springtime' Indian Hawthorn	5 Gal	0	M	3' OC 2' from hardscape
	Rhamnus californica Coffeeberry	1 Gal	0	L	4' OC 2.5' from hardscape
	Pennisetum setaceum 'Cupreum' Purple Fountain Grass	1 Gal	0	L	3' OC 2' from hardscape

ACCENTS

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Agave 'Blue Glow Blue Glow Agave	1 Gal	0	L	
	Agave desmeniana Smooth Agave	1 Gal	0	L	
	Agave victoria-reginae Agave	5 Gal	0	L	
	Aloe striata Coral Aloe	1 Gal	0	L	
	Echeveria 'Afterglow' Aftergow Echeveria	5 Gal	0	L	
	Hesperaloe parviflora Red Yucca	5 Gal	0	L	

GROUNDCOVER

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Drosanthemum floribundum Rosea Ice Plant	1 Gal	6' O.C.	L	
	Lantana montevidensis Trailing Lantana	1 Gal	36" O.C.	L	
	Verbena peruviana Peruvian Verbena	1 Gal	24" O.C.	M	

N

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4 ENVIRONMENTAL CHECKLIST

This section includes the completed environmental checklist form. The checklist form is used to assist in evaluating the potential environmental impacts of the proposed Project. The checklist form identifies potential Project effects as follows: 1) Potentially Significant New Impact; 2) Less Than Significant New Impact with Mitigation Incorporated; 3) Less Than Significant New Impact; and, 4) No New Impact. Substantiation and clarification for each checklist response is provided in Section 5 (Environmental Evaluation). Included in the discussion for each topic are standard condition/regulations and mitigation measures, if necessary, that are recommended for implementation as part of the proposed Project.

4.1 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 New Impact" that was not previously identified in the Approved Project FEIR as indicated by the checklist on the following pages.

New Potentially Affected Environmental Factors

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

4.2 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 potentially significant new effect on the environment that was not identified in the Approved Project FEIR, and a SUBSEQUENT 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.

February 23, 2023

Signature Date

Rina Leung

Printed Name For

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 landslide 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 will 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 New Impact" is

appropriate if there is substantial evidence that a new effect may be significant that was not previously identified in the Approved Project FEIR. If there are one or more "Potentially New Significant Impact" entries when the determination is made, a Supplemental EIR is required.

4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross-referenced).

5) Earlier analysis 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 Analysis 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 analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

4.3 ENVIRONMENTAL CHECKLIST QUESTIONS

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

Summary of Impacts Identified in the Approved Project FEIR

The Approved Project FEIR concluded that although the Approved Project includes various design features to minimize impacts to scenic vistas and would comply with existing local requirements, impacts related to the buildout of future development associated with the SWIP Specific Plan Update area would remain significant and unavoidable. The long-term buildout of industrial, commercial, and office uses throughout the SWIP Specific Plan Update area would result in a significant alteration in views of the Jurupa Mountains to the south and the San Gabriel/San Bernardino Mountains to the northwest. For this reason, the Approved Project FEIR concluded that impacts to scenic vistas would remain significant and unavoidable.

The Approved Project's impacts associated with light/glare, scenic resources, and long-term visual character were determined to be less than significant. Impacts associated with the short-term visual character of the SWIP Specific Plan Update area were determined to be less than significant with implementation of Mitigation Measure 4.1 3a.

Impacts Related to the Proposed Project

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

No New Impact.

Scenic vistas consist of expansive, panoramic views of important, unique, or highly valued visual features that are seen from public viewing areas. This definition combines visual quality with information about view exposure to describe the level of interest or concern that viewers may have for the quality of a particular view or visual setting. A scenic vista can be impacted in two ways: a development project can have visual impacts by either directly diminishing the scenic quality of the vista or by blocking the view corridors or "vista" of the scenic resource. Important factors in determining whether a proposed project would block scenic vistas include the project's proposed height, mass, and location relative to surrounding land uses and travel corridors.

The proposed Project would not have a substantial adverse effect on a scenic vista. The dominant scenic views from the Project site and the surrounding area include background views of the San Gabriel Mountains to the northwest, the San Bernardino National Forest to the north, the San Jacinto Mountains to the southeast, and the Jurupa Mountains to the south.

The Project site is located in an urban and industrially developed area within the SCD that provides for development of light industrial and warehousing uses. The site is in proximity to the I-10 and surrounded by trucking related uses industrial uses. The Project site is adjacent to industrial uses to the north and south, and roadways followed by industrial uses to the east and west. The existing roadway corridors of Hemlock Avenue and Beech Avenue that are adjacent to the site provide the only view corridors at the Project site that show long distance background view scenic vistas.

The maximum allowable structure height within the SCD is 100 feet. The proposed building would be within the allowed height and would have a maximum height of 60 feet (Figure 6: *Proposed Project Conceptual Elevations*). Because the proposed building would be well below the allowable building height and located between two existing buildings the proposed building structure's height would not encroachment into any scenic vistas. Also, the proposed building would be setback approximately 185 feet from Hemlock Avenue on the east side of the site and over 315 feet from Beech Avenue on the west side of the site. Thus, the Project would not encroach into roadway scenic corridors. Therefore, no impacts to scenic vistas would occur and this topic will not be analyzed in the Subsequent EIR.

b) Substantially damage scenic resources, including, trees, rock outcroppings, and historic buildings within a state scenic highway?

No New Impact.

The Project site is not located within view of a state scenic highway, as there are no designated scenic highways within the vicinity. The proposed Project would not result in impacts to trees, rock outcroppings, or historic buildings within a state scenic highway. The nearest eligible state scenic highway is Route 38 at I-10, which is approximately 18 miles east of the Project site. Therefore, no impacts to scenic resources would occur and this topic will not be analyzed in the Subsequent EIR.

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

Less Than Significant New Impact.

Consistent with the discussion in the Approved Project FEIR the Project site vicinity is highly industrialized in nature, primarily supporting heavy industrial and trucking/distribution-related uses.

The Project site and surrounding area is void of valuable scenic resources. The Project site is currently occupied by Modular Space Corporation (ModSpace) for light industrial uses that includes leasing, storage, and refurbishing of modular trailers, offices, and storage bins. The Project site is developed with one building and three modular buildings, which total 11,590 SF. In addition, the site contains stored modular units, scrap metal and recycling collection bins, parking lots, and storage areas. The Project site ground surface is either paved with asphalt or gravel covered with limited areas of ornamental landscaping.

Implementation of the proposed Project would not result in a substantial degradation of the visual character or quality of the site or its surroundings. The SWIP provides development regulations that set specific requirements for development intensity, lot dimensions, setbacks, structure heights, and accessory buildings that the proposed Project would adhere to. The SWIP also includes streetscape requirements that include landscaping design guidelines. Compliance with the existing regulations would be ensured through the City's development and permit process.

As shown below in Table 3, the proposed Project complies with the SWIP Specific Plan standards for the SCD which governs scenic quality at the Project site. Thus, impacts would be less than significant. No new impacts related to scenic quality would occur and this topic will not be analyzed in the Subsequent EIR.

Table AES-1: Slover Central Manufacturing/Industrial District Development Standards

Development Standard	Required	Provided
Maximum FAR	0.80 maximum allowable FAR	0.543 FAR
Lot Size	40,000 sq ft min.	40.01 acres
Lot Width	200 ft min.	1,234 ft
Lot Depth	175 ft min.	Over 1,000 ft
Maximum Structure Height	100 ft	60 ft maximum
Front and Side Setbacks	25 ft	Greater than 50 ft
Landscaping	15%	15%

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

Less Than Significant New Impact.

The Project site is located within an urban environment that contains existing nighttime lighting that such as, street lighting, vehicle lighting, security and landscape lighting, signage lighting, and interior building lighting that passes through windows.

The proposed warehouse development would result in similar levels of new lighting as identified in the Approved Project FEIR that would generally occur from security lighting, building entrance lighting, and parking lot lighting. However, the Project would be required to comply with Municipal Code (Chapter 30), that provides standards for shielding of exterior lighting to prevent glare and undesirable illumination to adjacent properties or streets. Per the Municipal Code, adequate lighting levels shall be provided to ensure a safe environment, while not creating areas of intense light or glare. Light fixtures and poles shall also be designed and placed in a manner consistent and compatible with overall site and building design, and high-intensity security lighting fixtures shall not be substituted for site or landscape lighting or general building exterior illumination but shall

be limited to loading and storage locations or other similar service areas. In addition, all lighting provided to illuminate parking areas or buildings shall be positioned so as to direct light away from adjoining properties. Consistency with the Municipal Code lighting requirements that would be verified through the City's development permitting process would ensure that potential impacts associated with light, would be less than significant, consistent with the Approved Project FEIR.

Reflective light (glare) can be caused by sunlight or artificial light reflecting from finished surfaces such as window glass or other reflective materials. Generally, darker or mirrored glass would have a higher visible light reflectance than clear glass. Buildings constructed of highly reflective materials from which the sun reflects at a low angle can cause adverse glare. The proposed warehouse development would not use highly reflective surfaces, or glass sided buildings. Although the building would contain windows and glass doorway entrances, the windows and doorway areas would be separated by stucco and architectural elements, which would limit the potential of glare. In addition, as described previously, lighting would be required to be angled down and shielded, which would avoid the potential of Project lighting to generate glare. Therefore, the proposed Project would not generate substantial sources of glare, and impacts would be less than significant, which is consistent with the findings of the Approved Project FEIR. Therefore, lighting and glare will not be further evaluated in the Subsequent EIR.

Approved Project FEIR Mitigation Measure

4.1-3a For future development associated with the project located in or immediately adjacent to residentially zoned property, the following General Condition of Approval shall be imposed: Construction documents shall include language that requires all construction contractors to strictly control the staging of construction equipment and the cleanliness of construction equipment stored or driven beyond the limits of the construction work area. Construction equipment shall be parked and staged within the project site to the extent practical. Staging areas shall be screened from view from residential properties with solid wood fencing or green fence. Construction worker parking may be located off-site with approval of the City; however, on-street parking of construction worker vehicles on residential streets shall be prohibited. Vehicles shall be kept clean and free of mud and dust before leaving the project site. Surrounding streets shall be swept daily and maintained free of dirt and debris.

Proposed Project Applicability: Mitigation Measure 4.1-3a is not applicable to the proposed Project because the site is not located in or immediately adjacent to residentially zoned property.

Conclusion for Aesthetics

The proposed Project would not result in any new or substantially more severe aesthetics related impacts than were identified in the Approved Project FEIR. Thus, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to evaluate aesthetics in the Subsequent EIR would occur. Thus, aesthetics will not be analyzed in the Subsequent EIR.

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

Summary of Impacts Identified in the Approved Project FEIR

The Approved Project FEIR identified that implementation of the SWIP Specific Plan Update would not impact or conflict with Prime Farmland, Unique Farmland, Farmland of Statewide Importance, a Williamson Act contract, or with the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use because none of these resources exist within or adjacent to the SWIP area. As such, the Approved Project FEIR found that no impacts would occur, and no mitigation measures were required.

Impacts Related to the Proposed Project

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

No New Impact.

The California Department of Conservation Important Farmland mapping identifies the Project site as Urban and Built-Up Land. No areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance is located on or adjacent to the Project site. Therefore, the proposed Project would not have impacts related to the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use and this topic will not be analyzed in the Subsequent EIR.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No New Impact.

The Williamson Act (California Land Conservation Act of 1965) restricts the use of agricultural and open space lands to farming and ranching by enabling local governments to contract with private landowners for indefinite terms in exchange for reduced property tax assessments. The Project site is not under an active Williamson Act contract and is part of the SCD that does not include agricultural, forest, or timberland uses. Therefore, the proposed Project would not result in impacts related to a Williamson Act contract or zoning for agricultural uses, and this topic will not be analyzed in the Subsequent EIR.

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

No New Impact.

The Project site contains a limited number of trees and does not include forestland or timberland. Additionally, the SWIP does not include areas zoned as forestland. The Project would not conflict with existing zoning for, or cause rezoning of, forestland, timberland, or timberland zoned Timberland Production. Thus, no impact would occur this topic will not be analyzed in the Subsequent EIR.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No New Impact.

As discussed in Response 3.2(c), the proposed Project would not result in the loss of forestland or the conversion of forestland to non-forest use. The Project site and adjacent area do not include forestland and has not historically been used as forestland. Thus, no impact would occur this topic will not be analyzed in the Subsequent EIR.

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

No New Impact.

As discussed in Response 3.2(a), the Project site and adjacent area have no agricultural or forest resources and is not designated as Prime, Unique, or Farmland of Statewide Importance[4]. Therefore, the proposed Project would not convert Farmland to non-agricultural uses or forestland to non-forest use. Thus, no impact would occur, and this topic will not be analyzed in the Subsequent EIR.

Approved Project FEIR Mitigation Measures

None.

Conclusion for Agricultural and Forest Resources

No new impacts nor substantially more severe agricultural and forest resources related impacts would result from the proposed Project. Consistent with the determination of the Approved Project FEIR, impacts related to agricultural or forest resources from implementation of the proposed Project would not occur. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in the Approved Project FEIR.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to evaluate agricultural and forest resources in the Subsequent EIR. Thus, agricultural and forest resources will not be analyzed in the Subsequent EIR.

[4] California Department of Conservation California Important Farmland Finder. Website: https://maps.conservation.ca.gov/DLRP/CIFF/ (accessed December, 2022)

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

Summary of Impacts Identified in the Approved Project FEIR

The Approved Project FEIR concluded that implementation of the SWIP Specific Plan would result in significant and unavoidable impacts relative to air quality for both short and long-term air quality as well as consistency with the applicable Air Quality Management Plan (AQMP). The Approved Project FEIR describes that development would be implemented under the SWIP that could individually exceed the SCAQMD thresholds, that implementation of Mitigation Measures 4.2-1a through 4.2-1l would lessen emissions, and that construction and operational-related air quality impacts would be addressed on a project-by-project basis. The Approved Project FEIR described that future site-specific development (such as the proposed Project) would require separate CEQA and City discretionary review, including imposition of additional project-specific mitigation if needed.

Impacts Related to the Proposed Project

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

Potentially Significant New Impact.

The City of Fontana is located within the South Coast Air Basin (Basin). The Basin includes all of Orange County and portions of Los Angeles, Riverside, and San Bernardino Counties. Air quality within the Basin is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD) and the California Air Resources Board (CARB). Standards for air quality within the

Basin are documented in the SCAQMD's Air Quality Management Plan (AQMP).[5] The main purpose of an AQMP is to describe air pollution control strategies to be taken by a city, county, or region classified as a nonattainment area in order to bring the area into compliance with federal and State air quality standards. SCAQMD's 2016 AQMP is based on regional growth forecasts for the Southern California Association of Governments region. Whether the project would exceed the growth assumptions in the AQMP is, in part, based on projections from local general plans.

The Project site has a General Plan Land Use designation of General Industrial (I-G) and within the SWIP SCD that provides for light and heavy manufacturing activities at a maximum FAR of 0.80. The proposed building includes approximately 882,000 SF on the 40.01-acre site, which is a FAR of 0.543; and therefore, within the anticipated buildout of the Project site and SWIP area. Thus, the growth related to the Project is consistent with regional forecasts.

However, as described by the Approved Project FEIR construction and operational-related air quality emissions are to be addressed on a project-by-project basis to identify if Project activities would exceed SCAQMD thresholds, and if mitigation measures would be able to reduce impacts to a less than significant level. Project emissions that exceed thresholds would result in conflict with SCAQMD's AQMP and may result in new impacts that were not previously identified in the Approved Project FEIR. Thus, the potential for implementation of the proposed Project to conflict with or obstruct implementation of the AQMP will be evaluated in the Subsequent EIR.

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

Potentially Significant New Impact.

As discussed in Response 3(a), the proposed Project would develop an approximately 882,000 SF warehouse building, which could result in an increase in criteria pollutants in comparison to those identified in the Approved Project FEIR and may result in new or increased significant impacts. Therefore, an air quality analysis will be prepared to model the emissions generated by the proposed Project with inclusion of the Approved Project FEIR mitigation measures to determine if new or increased air quality impacts would occur. This impact will be analyzed in the Subsequent EIR, and additional mitigation measures will be provided as needed.

c) Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant New Impact.

Sensitive receptors are locations where uses or activities result in increased exposure of persons more sensitive to the unhealthful effects of emissions (such as children and the elderly). Examples of land uses that can be classified as sensitive receptors include residences, schools, daycare centers, parks, recreational areas, medical facilities, rest homes, and convalescent care facilities. The Subsequent EIR will evaluate the potential for construction and operation of the proposed Project to expose sensitive receptors to substantial pollutant concentrations, and additional mitigation measures will be recommended as needed.

[5] South Coast Air Quality Management District (SCAQMD). 2016. Air Quality Management Plan (March 2017), Website: https://www.aqmd.gov/home/air-quality/clean-air-plans/air-quality-mgt-plan/final-2016-aqmp.

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

Less Than Significant New Impact.

The proposed warehouse development would not emit other emissions, such as those generating objectionable odors, that would affect a substantial number of people. The threshold for odor is identified by SCAQMD Rule 402, Nuisance, which states:

> *A person shall not discharge from any source whatsoever 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. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.*

The type of facilities that are considered to result in other emissions, such as objectionable odors, include wastewater treatments plants, compost facilities, landfills, solid waste transfer stations, fiberglass manufacturing facilities, paint/coating operations (e.g., auto body shops), dairy farms, petroleum refineries, asphalt batch plants, chemical manufacturing, and food manufacturing facilities. Odors generated by the operation of warehousing uses are not expected to be significant or highly objectionable and would be required to be in compliance with SCAQMD Rule 402, which would prevent nuisances to sensitive land uses.

During construction, emissions from construction equipment, such as diesel exhaust, and volatile organic compounds from architectural coatings and paving activities may generate odors. However, these odors would be temporary and are not expected to affect a substantial number of people.

During operations of the proposed warehouse, all Project-generated solid waste would be stored in covered containers and removed at regular intervals in compliance with solid waste regulations and would not generate objectionable odors. Therefore, impacts relating to both operational and construction activity odors would be less than significant, and odors will not be evaluated in the Subsequent EIR.

Approved Project FEIR Mitigation Measures

4.2-1a All construction equipment shall be maintained in good operation condition so as to reduce emissions. The construction contractor shall ensure that all construction equipment is being properly serviced and maintained as per the manufacturer's specification. Maintenance records shall be available at the construction site for City verification.

Proposed Project Applicability: Mitigation Measure 4.2-1a is applicable to the proposed Project and would be included in the Project MMRP.

4.2-1b Prior to the issuance of any grading permits, all applicants shall submit construction plans to the City of Fontana denoting the proposed schedule and projected equipment use. Construction contractors shall provide evidence that low emission mobile construction equipment will be utilized, or that their use was investigated and found to be infeasible

for the project. Contractors shall also conform to any construction measures imposed by the SCAQMD as well as City Planning staff.

Proposed Project Applicability: Mitigation Measure 4.2-1b is applicable to the proposed Project and would be included in the Project MMRP.

4.2-1c All paints and coatings shall meet or exceed performance standards noted in SCAQMD Rule 1113.

Proposed Project Applicability: Mitigation Measure 4.2-1c is applicable to the proposed Project and would be included in the Project MMRP.

4.2-1d Projects that result in the construction of more than 19 single-family residential units, 40 multifamily residential units, or 45,000 square feet of retail/commercial/industrial space shall be required to apply paints either by hand or high-volume low pressure (HVLP) spray. These measures may reduce volatile organic compounds (VOC) associated with the application of paints and coatings by an estimated 60 to 75 percent. Alternatively, the contractor may specify the use of low volatility paints and coatings. Several of currently available primers have VOC contents of less than 0.85 pounds per gallon (e.g., dulux professional exterior primer 100 percent acrylic). Top coats can be less than 0.07 pounds per gallon (8 grams per liter) (e.g., Lifemaster 2000-series). This latter measure would reduce these VOC emissions by more than 70 percent. Larger projects should incorporate both the use of HVLP or hand application and the requirement for low volatility coatings.

Proposed Project Applicability: Mitigation Measure 4.2-1d is applicable to the proposed Project and would be included in the Project MMRP.

4.2-1e All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108.

Proposed Project Applicability: Mitigation Measure 4.2-1e is applicable to the proposed Project and would be included in the Project MMRP.

4.2-1f Prior to the issuance of grading permits or approval of grading plans for future development projects within the project area, future developments shall include a dust control plan as part of the construction contract standard specifications. The dust control plan shall include measures to meet the requirements of SCAQMD Rules 402 and 403. Such measures may include, but are not limited to, the following:

- Phase and schedule activities to avoid high-ozone days and first-stage smog alerts.
- Discontinue operation during second-stage smog alerts.
- All haul trucks shall be covered prior to leaving the site to prevent dust from impacting the surrounding areas.
- Comply with AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas.
- Moisten soil each day prior to commencing grading to depth of soil cut.
- Water exposed surfaces at least twice a day under calm conditions, and as often as needed on windy days or during very dry weather in order to maintain a surface crust and minimize the release of visible emissions from the construction site.

- Treat any area that will be exposed for extended periods with a soil conditioner to stabilize soil or temporarily plant with vegetation.
- Wash mud-covered tires and under carriages of trucks leaving construction sites.
- Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud, which would otherwise be carried off by trucks departing project sites.
- Securely cover all loads of fill coming to the site with a tight-fitting tarp.
- Cease grading during periods when winds exceed 25 miles per hour.
- Provide for permanent sealing of all graded areas, as applicable, at the earliest practicable time after soil disturbance.
- Use low-sulfur diesel fuel in all equipment.
- Use electric equipment whenever practicable.
- Shut off engines when not in use.

Proposed Project Applicability: Mitigation Measure 4.2-1f is applicable to the proposed Project and would be included in the Project MMRP.

4.2-2a All "large-scale" (e.g., over 10 acres per day) project Applicants shall provide incentives to use mass transit including the placement of bus stop shelters along major thoroughfares if not so equipped. (City Staff shall determine what denotes a "large-scale" project.)

Proposed Project Applicability: Mitigation Measure 4.2-2a is applicable to the proposed Project and would be included in the Project MMRP.

4.2-2b All "large-scale" (e.g., over 10 acres per day) project Applicants shall incorporate a bike/walking path between these shelters, the proposed residential areas, and the proposed commercial areas. These paths shall be lit and configured so as to avoid potential conflict with roadways and railroad activities.

Proposed Project Applicability: Mitigation Measure 4.2-2b is applicable to the proposed Project and would be included in the Project MMRP.

4.2-2c All industrial and commercial facilities shall post signs requiring that trucks shall not be left idling for prolonged periods pursuant to Title 13 of the California Code of Regulations, Section 2485, which limits idle times to not more than five minutes.

Proposed Project Applicability: Mitigation Measure 4.2-2c is applicable to the proposed Project and would be included in the Project MMRP.

4.2-2d The City shall require that both industrial and commercial uses designate preferential parking for vanpools.

Proposed Project Applicability: Mitigation Measure 4.2-2d is applicable to the proposed Project and would be included in the Project MMRP.

4.2-2e The proposed commercial and industrial areas shall incorporate food service.

Proposed Project Applicability: Mitigation Measure 4.2-2e is applicable to the proposed Project and would be included in the Project MMRP.

4.2-2f All industrial and commercial site tenants with 50 or more employees shall be required to post both bus and MetroLink schedules in conspicuous areas.

Proposed Project Applicability: Mitigation Measure 4.2-2f is applicable to the proposed Project and would be included in the Project MMRP.

4.2-2g All industrial and commercial site tenants with 50 or more employees shall be requested to configure their operating schedules around the MetroLink schedule to the extent reasonably feasible.

Proposed Project Applicability: Mitigation Measure 4.2-2g is applicable to the proposed Project and would be included in the Project MMRP.

4.2-2h All residential and commercial structures shall be required to incorporate high efficiency/low polluting heating, air conditioning, appliances, and water heaters.

Proposed Project Applicability: Mitigation Measure 4.2-2h is not applicable to the proposed Project because the Project does not include residential and commercial structures.

4.2-2i All residential and commercial structures shall be required to incorporate thermal pane windows and weather-stripping.

Proposed Project Applicability: Mitigation Measure 4.2-2i is not applicable to the proposed Project because the Project does not include residential and commercial structures.

4.2-2j All residential, commercial, and industrial structures shall be required to incorporate light colored roofing materials.

Proposed Project Applicability: Mitigation Measure 4.2-2j is applicable to the proposed Project and would be included in the Project MMRP.

4.2-2k Prior to approval of future development projects within the project area, the City of Fontana shall conduct project-level environmental review to determine potential vehicle emission impacts associated with the project(s). Mitigation measures shall be developed for each project as it is considered to mitigate potentially significant impacts to the extent feasible. Potential mitigation measures may require that facilities with over 250 employees (full or part-time employees at a worksite for a consecutive six-month period calculated as a monthly average), as required by the Air Quality Management Plan, implement Transportation Demand Management (TDM) programs.

Proposed Project Applicability: Mitigation Measure 4.2-2k is applicable to the proposed Project and would be included in the Project MMRP.

4.2-2l New warehouse facilities or distribution centers that generate a minimum of 100 truck trips per day, or 40 truck trips with transport refrigeration units (TRUs) per day, or TRU operations exceeding 300 hours per week shall not be located closer than 1,000 feet from any existing or proposed sensitive land use such as residential, a hospital, medical offices, day care facilities, and/or fire stations (pursuant to the recommendations set forth in the CARB *Air Quality and Land Use Handbook*).

Proposed Project Applicability: Mitigation Measure 4.2-2l is applicable to the proposed Project and would be included in the Project MMRP.

Conclusion for Air Quality

As detailed previously, it is possible that new or substantially more severe air quality related impacts could result from the proposed Project than were identified in the Approved Project FEIR. Thus, conditions identified in CEQA Guidelines Section 15162 related to changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects could occur and would trigger the need to evaluate potential air quality impacts in the Subsequent EIR. Thus, air quality will be analyzed in the Subsequent EIR.

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

Summary of Impacts Identified in the Approved Project FEIR

The Approved Project FEIR concluded that future development occurring within the SWIP Specific Plan Update area would not adversely affect, either directly or through habitat modification, any species identified as a candidate, sensitive, or special status species, any riparian habitat or other sensitive natural community upon the implementation of the following mitigation measures: 4.3-1a through 4.3-1h. Similarly, the Approved Project FEIR determined that future development would not affect any wetlands and drainages with implementation of mitigation measure 4.3-3a, or habitat conservation plans upon the implementation of the following mitigation measures: 4.3-1a through

4.3-1f.

Impacts Related to the Proposed Project

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

No New Impact.

The Project site is completely disturbed and paved with asphalt or gravel covered with limited areas of ornamental landscaping. The site is used for light industrial uses that include leasing, storage, and refurbishing of modular trailers, offices, and storage bins. The site does not include any natural areas for sensitive species. No State- and/or federally listed threatened or endangered species are documented and no USFWS-designated Critical Habitat occurs on-site due to lack of suitable habitat and ongoing site disturbances related to existing urban uses on and adjacent to the Project site. No impacts to candidate, sensitive, or special status species would occur from implementation of the proposed Project. Therefore, this topic will not be analyzed in the Subsequent EIR.

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

No New Impact.

Riparian habitats are those occurring along the banks of rivers and streams. Sensitive natural communities are natural communities that are considered rare in the region by regulatory agencies, known to provide habitat for sensitive animal or plant species, or known to be important wildlife corridors.

As described above, the Project site is disturbed, paved, or gravel covered and does not include any natural areas. No riparian habitat or other sensitive natural communities occur within the Project site. The Project site is also not included in any local or regional plans, policies, and regulations that identify the area as riparian habitat or other sensitive natural community. Therefore, no impact would occur, and this topic will not be analyzed in the Subsequent 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 New Impact.

Wetlands are defined under the federal Clean Water Act as land that is flooded or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that normally does support, a prevalence of vegetation adapted to life in saturated soils. Wetlands include areas such as swamps, marshes, and bogs. The Project site is disturbed, paved, or gravel covered and does not contain wetlands. Therefore, no impacts to wetlands would occur, and this topic will not be analyzed in the Subsequent 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?

Less Than Significant New Impact with Mitigation Incorporated.

Wildlife movement corridors can be local or regional in scale; their functions may vary temporally and spatially based on conditions and species present. Wildlife corridors represent areas where wildlife movement is concentrated due to natural or anthropogenic constraints. Local corridors provide access to resources such as food, water, and shelter. Animals use these corridors, which are often hillsides or riparian areas, to move between different habitats. Regional corridors provide these functions and link two or more large habitat areas. They provide avenues for wildlife dispersal, migration, and contact between otherwise distinct populations.

The Project site is not located within a designated wildlife corridor or linkage. The site is flat land surrounded by industrial uses to the north and south and roadways followed by industrial uses to the east and west. Further, the site is surrounded by walls and fences, and does not have the capability to function as a wildlife movement corridor. Thus, impacts related to wildlife corridors would not occur.

However, the site contains a limited number of trees that could be utilized by nesting birds during the nesting bird season and roosting bats. Thus, consistent with the direction of the Approved Project FEIR, Mitigation Measures 4.3-1b and 4.3-1c would be implemented to require nesting bird surveys occur prior to vegetation removal during nesting season. Consistent with the findings of the Approved Project FEIR, with implementation of these mitigation measures, potential impacts related to native wildlife nursery sites would be less than significant. Therefore, no new or increased impacts would occur from implementation of the proposed warehouse development, and this topic will not be analyzed further in the Subsequent EIR.

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

No New Impact.

The Project site contains a limited number of ornamental trees that are located along or near the perimeter of the site. These trees would be removed and replaced with implementation of the proposed Project. Although the Project site does not contain any heritage, significant, or specimen trees, the Project would be required to comply with Municipal Code Section 28-64, *Permit Required for Removal of Heritage, Significant and Specimen Trees,* which specifies that no person shall remove or cause the removal of any heritage, significant, or specimen tree unless a Tree Removal Permit is first obtained. Impacts in this regard are considered less than significant following compliance with the provisions of the Municipal Code. The compliance with the municipal code requirements would be verified as part of the City's construction permitting process, which would ensure that the Project does not conflict with local policies or ordinances protecting trees. As a result, there would be no impact and this topic will not be analyzed in the Subsequent EIR.

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

No New Impact.

The Project site is not within the study area of an adopted Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, implementation of the proposed Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. This topic will not be analyzed in the Subsequent EIR.

Approved Project FEIR Mitigation Measures

4.3-1a The City of Fontana Planning Division shall require that all future project applicants prepare a Biological Assessment prior to the issuance of grading permits. The Biological Assessment shall include a vegetation map of the proposed project area, analysis of the impacts associated with plant and animal species and habitats, and conduct habitat evaluations for burrowing owl, Delhi Sands flower-loving fly, San Diego pocket mouse, western mastiff bat, western yellow bat, and San Diego desert woodrat. If any of these species are determined to be present, then coordination with the U.S. Fish and Wildlife Service and/or California Department of Fish and Game shall be conducted to determine what, if any, permits or clearances are required prior to development.

Proposed Project Applicability: Mitigation Measure 4.3-1a is applicable to the proposed Project and would be included in the Project MMRP.

4.3-1b Any future land disturbance for site-specific developments within the Project site shall be conducted outside of the State-identified bird nesting season (February 15 through September 1). If construction during the nesting season must occur, the site shall be evaluated by a City-approved biologist prior to ground disturbance to determine if nesting birds exist on site. If any nests are discovered, the biologist shall delineate an appropriate buffer zone around the nest, depending on the species and type of construction activity. Only construction activities approved by the biologist shall take place within the buffer zone until the nest is vacated.

Proposed Project Applicability: Mitigation Measure 4.3-1b is applicable to the proposed Project and would be included in the Project MMRP.

4.3-1c: Prior to any ground disturbance, trees scheduled for removal shall be evaluated by a City-approved biologist for roosting bats. If a roost is present the biologist will develop a plan to minimize impacts to the bats to the greatest extent feasible.

Proposed Project Applicability: Mitigation Measure 4.3-1c is applicable to the proposed Project and would be included in the Project MMRP.

4.3-1d The City shall encourage the preservation of natural habitat in conjunction with private or public development projects.

Proposed Project Applicability: Mitigation Measure 4.3-1d is not applicable to the proposed Project because no natural habitat exists on or adjacent to site.

4.3-1e Mitigation shall be provided for removal of any natural habitat, including restoration of degraded habitat of the same type, creation of new or extension of existing habitat of the same type, financial contribution to a habitat conservation fund administered by a Federal, State, or local government agency, or by a non-profit agency conservancy.

Proposed Project Applicability: Mitigation Measure 4.3-1e is not applicable to the proposed Project because no natural habitat exists on or adjacent to site.

4.3-1f Local CEQA procedures shall be applied to identify potential impacts to rare, threatened, and endangered species.

Proposed Project Applicability: Mitigation Measure 4.3-1f has been accomplished through preparation of this Initial Study, which determined that no natural habitat for rare, threatened, or endangered species exists on or adjacent to site.

4.3-1g Evidence of satisfactory compliance shall be provided by Project Applicant with any required State and/or Federal permits, prior to issuance of grading permits for individual projects.

Proposed Project Applicability: Mitigation Measure 4.3-1g is not applicable to the proposed Project because no State or Federal permits related to biological resources are required for the proposed Project.

4.3-1h Any development that results in the potential take or substantial loss of occupied habitat for any threatened or endangered species shall conduct formal consultation with the appropriate regulatory agency and shall implement required mitigation pursuant to applicable protocols. Consultation shall be on a project-by-project basis and measures shall be negotiated independently for each development project.

Proposed Project Applicability: Mitigation Measure 4.3-1h is not applicable to the proposed Project because no natural habitat for rare, threatened, or endangered species exists on or adjacent to site.

4.3-3a For future development proposals that could potentially affect jurisdictional drainages or wetlands (to be determined by the City of Fontana Planning Division), the project applicant shall prepare a jurisdictional delineation to determine the extent of jurisdictional area, if any, as part of the regulatory permitting process.

Proposed Project Applicability: Mitigation Measure 4.3-3a is not applicable to the proposed Project because no jurisdictional wetlands or drainages exist on or adjacent to site.

Conclusion for Biological Resources

No new impacts nor substantially more severe biological resources related impacts would result from the proposed Project. Consistent with the determination of the Approved Project FEIR, impacts related to biological resources from implementation of the proposed Project would be less than significant with the applicable mitigation measures that were prescribed in the Approved Project FEIR. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in the Approved Project FEIR.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to evaluate biological resources in the Subsequent EIR. Thus, biological resources will not be analyzed in the Subsequent EIR. However, Approved Project FEIR Mitigation Measures 4.3-1a, 4.3-1b, and 4.3-1c, would be included in the Project MMRP.

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

Summary of Impacts Identified in the Approved Project FEIR

The Approved Project FEIR determined that although the likelihood for adverse impacts to historical and archaeological resources within the SWIP Specific Plan Update area are not likely to occur, in order to maintain any potential unforeseeable impacts to a less than significant level, the following Mitigation Measures were provided for implementation with development projects in the SWIP area: Mitigation Measures 4.4-1a, 4.4-1b, 4.4-2a through 4.4-2c, and 4.4-3a and 4.4-3b.

Impacts Related to the Proposed Project

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

No New Impact.

Section 15064.5 defines historic resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or the lead agency. Generally, a resource is considered "historically significant" if it meets one of the following criteria:

i. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
ii. Is associated with the lives of persons important in our past;
iii. Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values;
iv. Has yielded, or may be likely to yield, information important in prehistory or history.

The Cultural Resources Study (Appendix A) describes that all structures on the site postdate year 2000 and, therefore, do not meet the age threshold (50 years) for consideration as historic resources under CEQA criteria. The site is developed with one modern industrial office building and

three modular buildings, which total 11,590 SF. In addition, the site contains stored modular units, scrap metal and recycling collection bins, parking lots, and storage containers that are used for the modular business operations and are not historic. The Phase I Environmental Site Assessment and Limited Subsurface Investigation (Appendix B) describes that the Project site was first developed with residential and agricultural uses from the 1920s through the 1940s, undeveloped or used for agriculture between the 1940s and 1980s; developed with a truck/transport and construction company on the northwest corner in the early 1990s; and developed with the current structures and modular unit storage yard in 2000.
There are no historic resources on the Project site, and impacts would not occur. This topic will not be further evaluated in the Subsequent EIR.

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

Less Than Significant New Impact with Mitigation Incorporated.

The potential impacts related to archaeological resources that would result from the proposed Project would be similar to those that were identified by the Approved Project FEIR because the areas of development would be the same as those evaluated in the Approved Project FEIR. Thus, the same potential for impacting an archeological resource would occur from implementation of the proposed Project.

The Cultural Resources Study that was completed for the Project conducted a records search, which identified 24 previously recorded resources within one mile of the Project site, none of which are within the Project site boundaries. The most common resource types are associated with the built environment. The Cultural Resources Study describes that the Project site has been cleared and graded since the 1950s, and that based upon the documentation of past ground disturbance, there is little potential for cultural resources to be present/disturbed by the proposed Project. The Cultural Resources Study further states that should any cultural resources be present within the site, they would most likely be historic material associated with the garbage dumps from Los Angeles fed to the hogs that were previously on the site. However, if such material does exist, it would have no provenience and would not be archaeologically significant. Thus, impacts related to archaeological resources would be less than significant. Also, the City's Cultural and Tribal Standard Conditions of Approval and the Approved Project FEIR Mitigation Measures 4.4-1b, 4.4-2a, and 4.4-2b would be included in the Project MMRP and implemented with the Project to further ensure the impacts would be less than significant. This topic will not be further evaluated in the Subsequent EIR.

c) Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant New Impact with Mitigation Incorporated.

There are no known human remains on the Project site. The site is not part of a formal cemetery and is not known to have been used for disposal of human remains. In addition, the ground has been previously disturbed by historic agricultural uses and recent industrial development. Thus, human remains are not expected to be encountered during construction of the proposed Project. In addition, existing state regulations (California Health and Safety Code Section 7050.5) requires that in the unanticipated event of discovery or recognition of any human remains, there shall be no further excavation until the coroner has made recommendations concerning the treatment and disposition of the human remains to the person responsible. If the coroner determines that the remains are not subject to his or her authority and has reason to believe that they are those of a Native American,

he or she shall contact the Native American Heritage Commission within 24 hours. These requirements were included in the Approved Project FEIR as Mitigation Measures 4.4-1b and 4.4-2a. Implementation of the proposed Project would comply with provisions of state law and Mitigation Measures 4.4-1b and 4.4-2a regarding discovery of human remains, and impacts relating to the disturbance of human remains would be less than significant with implementation of the Approved Project FEIR mitigation measures. This topic will not be further evaluated in the Subsequent EIR. However, Mitigation Measures 4.4-1b and 4.4-2a will be included in the Project's MMRP.

City Standard Conditions of Approval

The proposed Project would be subject to the City's Cultural and Tribal Standard Conditions of Approval that are listed below.

- Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological and tribal monitor/consultant. If the resources are Native American in origin, interested Tribes (as a result of correspondence with area Tribes) shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the project while evaluation takes place.
- Preservation in place shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavation to remove the resource along the subsequent laboratory processing and analysis. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe or a local school or historical society in the area for educational purposes.
- Archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel shall meet the Secretary of the Interior standards for archaeology and have a minimum of 10 years' experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologists shall ensure that all other personnel are appropriately trained and qualified.

Approved Project FEIR Mitigation Measures

4.4-1a A qualified archaeologist shall perform the following tasks, prior to construction activities within project boundaries:

- Subsequent to a preliminary City review, if evidence suggests the potential for historic resources, a field survey for historical resources within portions of the project site not previously surveyed for cultural resources shall be conducted.
- Subsequent to a preliminary City review, if evidence suggests the potential for historic resources, the San Bernardino County Archives shall be contacted for information on historical property records.
- Subsequent to a preliminary City review, if evidence suggests the potential for sacred land resources, the Native American Heritage Commission shall be contacted for information regarding sacred lands.
- All historical resources within the project site, including archaeological and historic resources older than 50 years, shall be inventoried using appropriate State record forms and guidelines followed according to the California Office of Historic Preservation's handbook "Instructions for Recording Historical Resources." The archaeologist shall then submit two (2) copies of the completed forms to the San Bernardino County Archaeological Information Center for the assignment of trinomials.
- The significance and integrity of all historical resources within the project site shall be evaluated, using criteria established in the CEQA Guidelines for important archaeological resources and/or 36 CFR 60.4 for eligibility for listing on the National Register of Historic Places.
- Mitigation measures shall be proposed, and conditions of approval (if a local government action) recommended to eliminate adverse project effects on significant, important, and unique historical resources, following appropriate CEQA and/or National Historic Preservation Act's Section 106 guidelines.
- A technical resources management report shall be prepared, documenting the inventory, evaluation, and proposed mitigation of resources within the project site, following guidelines for Archaeological Resource Management Reports prepared by the California Office of Historic Preservation, Preservation Planning Bulletin 4(a), December 1989. One copy of the completed report, with original illustrations, shall be submitted to the San Bernardino County Archaeological Information Center for permanent archiving.

Proposed Project Applicability: Mitigation Measure 4.4-1a was completed through preparation of the Cultural Study for the Project, which is included as Appendix A.

4.4-1b If any historical resources and/or human resources are encountered before or during grading, the developer shall retain a qualified archaeologist to monitor construction activities and to take appropriate measures to protect or preserve them for study.

Proposed Project Applicability: Mitigation Measure 4.4-1b is applicable to the proposed Project and will be included the Project MMRP.

4.4-2a A qualified archaeologist shall perform the following tasks, prior to construction activities within project boundaries:

- Subsequent to a preliminary City review, if evidence suggests the potential for prehistoric resources, a field survey for prehistoric resources within portions of the project site not previously surveyed for cultural resources shall be conducted.
- Subsequent to a preliminary City review, if evidence suggests the potential for sacred land resources, the Native American Heritage Commission shall be contacted for information regarding sacred lands.
- All prehistoric resources shall be inventoried using appropriate State record forms and two (2) copies of the completed forms shall be submitted to the San Bernardino County Archaeological Information Center.
- The significance and integrity of all prehistoric resources within the project site shall be evaluated using criteria established in the CEQA Guidelines for important archaeological resources.
- If human remains are encountered on the project site, the San Bernardino County Coroner's Office shall be contacted within 24 hours of the find, and all work shall be halted until a clearance is given by that office and any other involved agencies.
- All resources and data collected within the project site shall be permanently curated at an appropriate repository within the County.

Proposed Project Applicability: Mitigation Measure 4.4-2a is applicable to the proposed Project and will be included the Project MMRP. Several of the requirements of Mitigation Measure 4.4-2a have been completed through preparation of the Cultural Study for the Project, which is included as Appendix A.

4.4-2b If any prehistoric archaeological resources are encountered before or during grading, the developer shall retain a qualified archaeologist to monitor construction activities and to take appropriate measures to protect or preserve them for study. With the assistance of the archaeologist, the City of Fontana shall:

- Enact interim measures to protect undesignated sites from demolition or significant modification without an opportunity for the City to establish its archaeological value.
- Consider establishing provisions to require incorporation of archaeological sites within new developments, using their special qualities as a theme or focal point.
- Pursue educating the public about the area's archaeological heritage.
- Propose mitigation measures and recommend conditions of approval (if a local government action) to eliminate adverse Project effects on significant, important, and unique prehistoric resources, following appropriate CEQA guidelines.
- Prepare a technical resources management report, documenting the inventory, evaluation, and proposed mitigation of resources within the Project area.

Submit one copy of the completed report, with original illustrations, to the San Bernardino County Archaeological Information Center for permanent archiving.

Proposed Project Applicability: Mitigation Measure 4.4-2b is applicable to the proposed Project and will be included the Project MMRP.

Conclusion for Cultural Resources

No historic resources exist, and the area is not sensitive for archaeological resources; therefore, impacts are less than significant. Cultural resources will not be analyzed in the Subsequent EIR. However, the applicable mitigation measures from the Approved Project FEIR will be included in the Project MMRP.

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

Summary of Impacts Identified in the Approved Project FEIR

Although not addressed as a separate threshold in the Approved Project FEIR, the Approved Project FEIR analyzed energy conservation as part of the Other CEQA Considerations Section of the EIR and concluded that implementation of the SWIP Specific Plan Update would result in a less than significant impact on energy resources. This included development of the Project site with industrial/warehousing uses at a FAR of 0.80.

Impacts Related to the Proposed Project

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

Less than Significant New Impact.

The proposed development and operation of the approximately 882,000 SF warehouse on the Project site may result in an increase in energy usage. However, the proposed Project would be required to comply with Title 24 Energy Efficiency Standards, the California Green Building Standards, and the City's Municipal Code Chapter 9 regarding sustainability standards for warehouse projects. The City's Municipal Code standards include drought tolerant landscaping for buffering and shade, anti-idling signage, electric vehicle charging stations, zero emission onsite operational equipment, rooftop solar panels to supply 100% of the power needed to operate all non-refrigerated portions of the facility, and electric plug-in units be installed at every loading dock servicing the refrigerated space and require that the transport refrigeration units (TRUs) plug in. The Municipal Code Chapter 9 standards also include requirements for construction activities, such as use of electric powered tools, vehicles, and equipment; provision of a charging location and facilities; and use of highest rated CARB Tier technologies. The City's development review and permitting process would ensure that these requirements are implemented through inclusion in plans, permitting, and compliance screening. Thus, the proposed Project would not result in wasteful, inefficient, and unnecessary energy consumption, and will not be evaluated in the Subsequent EIR.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

No New Impact.

The State of California has established a comprehensive framework for the use of efficient energy. This occurs through the implementation of the Clean Energy and Pollution Reduction Act of 2015 (SB 350), Assembly Bill (AB) 1007 (Pavley 2007), Title 24 Energy Efficiency Standards, and the California Green Building Standards. As described previously, the proposed Project would be designed and implemented pursuant to the Title 24 Energy Efficiency Standards, the California Green Building Standards, and the City's Municipal Code Chapter 9 regarding sustainability standards for warehouse projects that would be ensured through the City's development review and permitting process. This includes electric vehicle charging stations, rooftop solar panels to supply 100% of the power needed to operate all non-refrigerated portions of the facility, and electric plug-in units for loading docks servicing the refrigerated space and require that the TRUs plug in. Thus, the proposed project would not conflict with or obstruct a plan for renewable energy or energy efficiency, and this topic will not be evaluated in the Subsequent EIR.

Approved Project FEIR Mitigation Measures

None.

Conclusion for Energy

As detailed previously, the proposed Project would not result in wasteful, inefficient, or unnecessary consumption of energy or conflict/obstruct with renewable energy or energy efficiency. No new impacts or substantially more severe impacts related to energy would result from the proposed Project. Consistent with the determination of the Approved Project FEIR, impacts related to energy from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in the Approved Project FEIR.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to evaluate energy in the Subsequent EIR. Thus, energy will not be analyzed in the Subsequent EIR.

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

Summary of Impacts Identified in the Approved Project FEIR

The Approved Project FEIR describes that although several earthquake faults exist within and in proximity to the City, none exist beneath the SWIP area. The nearest fault to the SWIP area is the

Cucamonga Fault, which traverses through the northern portion of the City, approximately seven miles north of the SWIP area. Since no known earthquake faults are known to exist beneath the site, impacts related to fault rupture were determined to be less than significant.

The Approved Project FEIR also describes that the site is subject to strong seismic shaking, but that the effects of seismic shaking on structures can be reduced through conformance with site-specific and design-specific geotechnical and geologic reports pursuant to the California Building Code, and/or other local governing requirements that would reduce the impacts of ground shaking, liquefaction, landslides, and other seismic hazards to a less than significant level.

The Approved Project FEIR describes that the site is relatively flat and does not include or adjacent to land features that could be capable of landslides; thus, no impact would occur. Regarding soil erosion and the loss of topsoil, the Approved Project FEIR describes that construction would create the potential for erosion to occur. However, a Storm Water Pollution Prevention Program (SWPPP) incorporating Best Management Practices (BMPs) for erosion control would be required to be prepared prior to the start of grading activities for each development in accordance with the Santa Ana Regional Water Quality Control Board (RWQCB) that would reduce impacts to a less than significant level.

The Approved Project FEIR describes that the SWIP area may include expansive soils, but that compliance with the CBC would reduce impacts to a less than significant level. The Approved Project FEIR also describes that the SWIP area is capable of being served by wastewater infrastructure, and that no septic tanks or alternative wastewater disposal systems would be required.

Regarding paleontology, the Approved Project FEIR describes that the southern portions of the SWIP area may be underlain with older Pleistocene fan deposits that have moderate potential to produce Pleistocene vertebrate fossils. Therefore, excavations that extend into the Pleistocene Alluvium have a potential of containing substantial fossil vertebrate specimens. Therefore, the Approved Project FEIR included Mitigation Measures 4.4-3a and 4.4-3b to reduce potential impacts to a less than significant level.

Impacts Related to the Proposed Project

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

No New Impact.

In 1972, the Alquist-Priolo Special Studies Zones Act was signed into law and renamed the Alquist-Priolo Earthquake Fault Zoning Act (A-P Act) in 1994. The primary purpose of the Act is to mitigate the hazard of fault rupture by prohibiting the location of structures for human occupancy access the trace of an active fault. The A-P Act requires the State Geologist (Chief of the California Geology Survey) to delineate "Earthquake Fault Zones" along with faults that are "sufficiently active" and "well-defined." The boundary of an "Earthquake Fault Zone" is generally about 500 feet from major active faults and 200 to 300 feet from well-defined minor faults. The A-P Act dictates that cities and counties withhold development permits for sites within an Alquist-Priolo Earthquake Zone until geologic investigations demonstrate that the site zones are not threatened by surface displacements from future faulting.

As described in the Approved Project FEIR, the closest fault is the Cucamonga Fault, which traverses through the northern portion of the City, approximately seven miles from the Project site. Due to the distance to the fault, potential impacts related to fault rupture would not occur. This topic will not be analyzed in the Subsequent EIR.

ii. Strong seismic ground shaking?

Less than Significant New Impact.

As described in the Approved Project FEIR, the Project site is subject to strong seismic shaking, but that the effects of seismic shaking on structures can be reduced through conformance with the structural and seismic requirements of the California Building Code. The Project site, like most of southern California, could be subject to seismically related strong ground shaking. Ground shaking is a major cause of structural damage from earthquakes. The amount of motion expected at a building site can vary from none to forceful depending upon the distance to the fault, the magnitude of the earthquake, and the local geology.

A major earthquake along the Cucamonga Fault or another regional fault could cause substantial seismic ground shaking at the site. However, structures built in the City are required to be built in compliance with the CBC (California Code of Regulations, Title 24, Part 2) that provides provisions for earthquake safety based on factors including building occupancy type, the types of soils onsite, and the probable strength of ground motion. Compliance with the CBC would require the incorporation of: 1) seismic safety features to minimize the potential for significant effects as a result of earthquakes; 2) proper building footings and foundations; and 3) construction of the building structure so that it would withstand the effects of strong ground shaking.

The City's permitting process would ensure that all required CBC seismic safety measures are incorporated into the building. Compliance with the CBC as verified by the City's review process, would reduce impacts related to strong seismic ground shaking to a less than significant level, which is consistent with the findings of the Approved Project FEIR. Thus, no new impact would result, and this topic will not be analyzed in the Subsequent EIR.

iii. Seismic-related ground failure, including liquefaction?

Less than Significant New Impact.

Soil liquefaction is a phenomenon in which saturated, cohesionless soils layers, located within approximately 50 feet of the ground surface, lose strength due to cyclic pore water pressure generation from seismic shaking or other large cyclic loading. During the loss of stress, the soil acquires "mobility" sufficient to permit both horizontal and vertical movements. Soil properties and soil conditions such as type, age, texture, color, and consistency, along with historical depths to ground water are used to identify, characterize, and correlate liquefaction susceptible soils.

Soils that are most susceptible to liquefaction are clean, loose, saturated, and uniformly graded fine-grained sands that lie below the groundwater table within approximately 50 feet below ground surface. Lateral spreading is a form of seismic ground failure due to liquefaction in a subsurface layer.

The Geotechnical Investigation (Appendix C) for the proposed Project did not identify ground water within the 30-foot-deep borings and describes that water levels, soils identified on the site, and geologic hazard mapping shows that liquefaction on or near the Project site would not occur. Therefore, consistent with the findings of the Approved Project FEIR, impacts related to liquefaction would be less than significant and this topic will not be analyzed in the Subsequent EIR.

iv. Landslides?

No New Impact.

Landslides and other slope failures are secondary seismic effects that are common during or soon after earthquakes. Areas that are most susceptible to earthquake induced landslides are steep slopes underlain by loose, weak soils, and areas on or adjacent to existing landslide deposits.

The Geotechnical Investigation (Appendix C)) for the proposed Project describes that there are no hills or substantial changes to topography on or adjacent to the site. The site generally slopes downward to the southwest at a gradient of 1 to 2± percent. Due to the lack of substantial slopes on or adjacent to the Project site, impacts related to landslides would not occur. This topic will not be analyzed in the Subsequent EIR.

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

Less Than Significant New Impact.

Construction of the proposed Project has the potential to contribute to soil erosion and the loss of topsoil. Grading and excavation activities that would be required that would expose and loosen topsoil, which could be eroded by wind or water. However, to reduce the potential for soil erosion and the loss of topsoil, a Stormwater Pollution Prevention Plan (SWPPP) is required by the Regional Water Quality Control Board (RWQCB) regulations to be developed by a QSD (Qualified SWPPP Developer). The SWPPP is required to address site-specific conditions related to specific grading and construction activities. The SWPPP is required to identify potential sources of erosion and sedimentation loss of topsoil during construction, identify erosion control BMPs to reduce or eliminate the erosion and loss of topsoil, such as use of silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding. With implementation of the SWPPP, construction impacts related to erosion and loss of topsoil would be less than significant, which is consistent with the findings of the Approved Project FEIR.

In addition, the proposed Project includes installation of landscaping, such that during operation of the proposed warehouse large areas of loose topsoil that could erode would not exist. As described in Section 10, *Hydrology and Water Quality*, the onsite drainage features that would be installed by the proposed Project have been designed to slow, filter, and infiltrate stormwater, which would also reduce the potential for stormwater to erode topsoil during operations. Furthermore, implementation of the proposed warehouse development requires City approval of a site- specific Water Quality Management Plan (WQMP), which would ensure that appropriate operational BMPs would be implemented to minimize or eliminate the potential for soil erosion or loss of topsoil to occur. As a result, potential impacts related to substantial soil erosion or loss of topsoil would be less than significant, which is consistent with the findings of the Approved Project FEIR. Thus, no new or increased impacts would result from the proposed Project, and this topic will not be further evaluated in the Subsequent EIR.

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 offsite landslide, lateral spreading, subsidence, liquefaction or collapse?

Less than Significant New Impact.

As described previously, the Project site has no potential for landslides and the Geotechnical Investigation (Appendix C) describes that the site does not have potential for liquefaction; thus, the related lateral spreading and collapse potential would also not occur. In addition, the Geotechnical Investigation provides CBC design criteria to limit the potential for soils movement or collapse. Thus, consistent with the findings of the Approved Project FEIR implementation of existing regulations would reduce potential impacts related to landslide, collapse, liquefaction, subsidence, and lateral spreading to a less than significant level. This topic will not be further be analyzed in the Subsequent EIR.

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?

No New Impact.

Expansive soils contain certain types of clay minerals that shrink or swell as the moisture content changes; the shrinking or swelling can shift, crack, or break structures built on such soils. Arid or semiarid areas with seasonal changes of soil moisture experience, such as southern California, have a higher potential of expansive soils than areas with higher rainfall and more constant soil moisture.

The Geotechnical Investigation (Appendix C) described that the soils within the Project site consist of fine to medium sands and silty sands, with varying gravel content that have been classified as very low to non-expansive. Therefore, no impacts related to expansive soils would occur, and this topic will not be further be analyzed in the Subsequent EIR.

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 New Impact.

The development of the Project site would not involve use of septic tanks or alternative methods for disposal of wastewater into subsurface soils. The proposed Project would connect to existing public wastewater infrastructure that is adjacent to the site, which includes an 8-inch sewer line in Hemlock Avenue and a 12-inch line sewer line in Beech Avenue. Therefore, the proposed Project would not result in any impacts related to septic tanks or alternative wastewater disposal methods and this topic will not be analyzed in the Subsequent EIR.

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

Less Than Significant New Impact with Mitigation Incorporated.

Pursuant to the Approved Project FEIR Mitigation Measure 4.4-3a, a Paleontological Assessment for the Project site was prepared (Appendix D), which determined that the sediments that underlie the Project site contain late to middle Pleistocene (approximately 11,700 to 780,000 years ago) old

alluvial fan deposits (Qof3) that are sensitive for paleontological resources and occur as slightly raised areas protruding through the surrounding young alluvial fan sediments. At the western and eastern edges of the Project site, the old alluvial fan deposits are buried by Holocene and late Pleistocene (present day to approximately 120,000 years ago) young alluvial fan sediments (lQyfl) of the Lytle Creek fan. These findings are consistent with the sensitivity of the area as detailed in the Approved Project FEIR, which describe that implementation of ground disturbing construction would have the potential to impact unknown paleontological resources. Therefore, the Approved Project FEIR mitigation measures and the monitoring recommendations from the Paleontological Assessment are included as Mitigation Measure GEO-1 (per the Approved Project FEIR Mitigation Measure 4.4-3b) to reduce potential impacts to a less than significant level. Thus, consistent with the determinations of the Approved Project FEIR, impacts related to paleontological resources would be less than significant with implementation of mitigation. No new or increased impacts would result from the proposed Project, and this topic will not be further evaluated in the Subsequent EIR.

Approved Project FEIR Mitigation Measures

4.4-3a: A qualified paleontologist shall conduct a pre-construction field survey of any Project site within the Specific Plan Update area that is underlain by older alluvium. The paleontologist shall submit a report of findings that provides specific recommendations regarding further mitigation measures (i.e., paleontological monitoring) that may be appropriate.

Proposed Project Applicability: Mitigation Measure 4.4-3a has been completed with preparation of the Paleontological Assessment included as Appendix D.

4.4-3b Should mitigation monitoring be recommended for a specific project within the Project site (Specific Plan Update), the Mitigation Program shall include, but not be limited to, the following measures:

- Assign a paleontological monitor, trained and equipped to allow the rapid removal of fossils with minimal construction delay, to the site full-time during the interval of earth-disturbing activities.
- Should fossils be found within an area being cleared or graded, earth-disturbing activities shall be diverted elsewhere until the monitor has completed salvage. If construction personnel make the discovery, the grading contractor shall immediately divert construction and notify the monitor of the find.
- All recovered fossils shall be prepared, identified, and curated for documentation in the summary report and transferred to an appropriate depository (i.e., San Bernardino County Museum).
- A summary report shall be submitted to City of Fontana. Collected specimens shall be transferred with copy of report to San Bernardino County Museum.

Proposed Project Applicability: Mitigation Measure 4.4-3b is applicable to the proposed Project and would be included in the Project MMRP.

Proposed Project Mitigation Measures

Mitigation Measure GEO-1 Paleontological Resources Management Program (PRMP). A paleontological resource management program (PRMP) is required prior to the issuance of a grading permit. The PRMP shall, at a minimum, implement the following standard procedures:

1. The applicant shall retain a qualified paleontologist (Project Paleontologist) approved by the City to create and implement a Project-specific plan for monitoring site grading/earthmoving activities.
2. The Project paleontologist retained shall monitor mass grading and excavation activities in areas identified as likely to contain paleontological resources shall be performed by a qualified paleontologist or paleontological monitor. Starting at the surface, monitoring should be conducted fulltime in areas of grading or excavation in undisturbed sediments of alluvial fan deposits.
3. Paleontological monitors will be equipped to salvage fossils as they are unearthed to avoid construction delays. The monitor must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or, if present, are determined on exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources. The monitor shall notify the Project paleontologist, who will then notify the concerned parties of the discovery.
4. Paleontological salvage during trenching and boring activities is typically from the generated spoils and does not delay the trenching or drilling activities. Fossils are collected and placed in cardboard flats or plastic buckets and identified by field number, collector, and date collected. Notes are taken on the map location and stratigraphy of the site, which is photographed before it is vacated, and the fossils are removed to a safe place. On mass grading projects, discovered fossil sites are protected by flagging to prevent them from being overrun by earthmovers (scrapers) before salvage begins. Fossils are collected in a similar manner, with notes and photographs being taken before removing the fossils. Precise location of the site is determined with the use of handheld GPS units. If the site involves remains from a large terrestrial vertebrate, such as large bone(s) or a mammoth tusk, that is/are too large to be easily removed by a single monitor, a fossil recovery crew shall excavate around the find, encase the find within a plaster and burlap jacket, and remove it after the plaster is set. For large fossils, use of the contractor's construction equipment may be solicited to help remove the jacket to a safe location.
5. Isolated fossils are collected by hand, wrapped in paper, and placed in temporary collecting flats or five-gallon buckets. Notes are taken on the map location and stratigraphy of the site, which is photographed before it is vacated, and the fossils are removed to a safe place.
6. In accordance with the "Microfossil Salvage" section of the Society of Vertebrate Paleontology guidelines (2010:7), bulk sampling and screening of fine-grained sedimentary deposits (including carbonate-rich paleosols) must be performed if the deposits are identified to possess indications of producing fossil "microvertebrates" to test the feasibility of the deposit to yield fossil bones and teeth.

7. In the laboratory, individual fossils are cleaned of extraneous matrix, any breaks are repaired, and the specimen, if needed, is stabilized by soaking in an archivally approved acrylic hardener (e.g., a solution of acetone and Paraloid B-72).
8. Recovered specimens are prepared to a point of identification and permanent preservation (not display), including screen-washing sediments to recover small invertebrates and vertebrates. Preparation of individual vertebrate fossils is often more time-consuming than for accumulations of invertebrate fossils.
9. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage (e.g., SBCM) shall be conducted. The paleontological program should include a written repository agreement prior to the initiation of mitigation activities. Prior to curation, the lead agency (e.g., the City of Fontana) will be consulted on the repository/museum to receive the fossil material.
10. A final report of findings and significance will be prepared, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location(s). The report, when submitted to and accepted by the appropriate lead agency, will signify satisfactory completion of the Project program to mitigate impacts to any potential nonrenewable paleontological resources (i.e., fossils) that might have been lost or otherwise adversely affected without such a program in place.

Conclusion for Geology and Soils

No new impacts nor substantially more severe geology and soils related impacts would result from the proposed Project. Consistent with the determination of the Approved Project FEIR, impacts related to geology and soils would be less than significant with implementation of mitigation measures. The new mitigation measure (Mitigation Measure GEO-1) provides the mitigation program that is required pursuant to the Approved Project FEIR Mitigation Measure 4.4-3b. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in the Approved Project FEIR.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to evaluate biological resources in the Subsequent EIR. Thus, geology and soils will not be analyzed in the Subsequent EIR. However, the mitigation measures listed above would be included in the Project MMRP.

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

Summary of Impacts Identified in the Approved Project FEIR

The EIR described that based on the greenhouse gas (GHG) reduction measures in Table 4.2-8, GHG emissions from the SWIP Specific Plan Update would be 32.5 percent below the business-as-usual scenario, which is consistent with AB 32 requirement to reduce GHG emissions to 1990 levels (a 28 percent reduction in "business as usual" GHG emissions Statewide). The EIR also described that the future evaluation of discretionary projects within the SWIP area (such as the proposed Project) would include modeling of GHG emissions, implementation of Mitigation Measures 4.2-2a through 4.2-2k and 4.2-5a, and an evaluation of consistency with applicable GHG regulations and policies.

Impacts Related to the Proposed Project

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

Potentially Significant New Impact.

The proposed Project would develop an approximately 882,000 SF warehouse building, which could result in an increase in GHG emissions in comparison to those identified in the Approved Project FEIR and may result in new or increased significant impacts. Therefore, a GHG modeling analysis will be prepared to model the emissions generated by the proposed Project and compare emissions to applicable thresholds and result in new or increased impacts that were not identified in the Approved Project FEIR. This impact will be analyzed in the Subsequent EIR, and mitigation measures will be identified if necessary.

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

Potentially Significant Impact.

The State of California, through its Governors and Legislature, has established a comprehensive framework for the substantial reduction of GHG emissions over the next 40-plus years. This will

occur primarily through the implementation of Assembly Bill (AB) 32 (2006), Senate Bill (SB) 375 (2008), Executive Order S-3-05 (2005), Executive Order B-30-15 (2015), and SB 32 (2016), which address GHG emissions on a statewide, cumulative basis.

As described previously, it is possible that the proposed Project would result in an increase in GHG emissions. Therefore, the Subsequent EIR will further evaluate the level of GHG emissions produced by the proposed Project and evaluate its consistency with the applicable plans and policies. Mitigation measures will be identified if necessary.

Approved Project FEIR Mitigation Measures

4.2-5a Prior to the issuance of building permits, future development projects shall demonstrate the incorporation of project design features that achieve a minimum of 28.5 percent reduction in GHG emissions from business-as-usual conditions. Future project shall include:

Energy Efficiency

- Design buildings to be energy efficient and exceed Title 24 requirements by at least 5 percent.
- Install efficient lighting and lighting control systems. Site and design building to take advantage of daylight.
- Use trees, landscaping and sun screens on west and south exterior building walls to reduce energy use.
- Install light colored "cool" roofs and cool pavements.
- Provide information on energy management services for large energy users.
- Install energy efficient heating and cooling systems, appliances and equipment, and control systems (e.g., minimum of Energy Star rated equipment).
- Implement design features to increase the efficiency of the building envelope (i.e., the barrier between conditioned and unconditioned spaces).
- Install light emitting diodes (LEDs) for traffic, street, and other outdoor lighting.
- Limit the hours of operation of outdoor lighting.

Renewable Energy

- Install solar panels on carports and over parking areas. Ensure buildings are designed to have "solar ready" roofs.
- Use combined heat and power in appropriate applications.

Water Conservation and Efficiency

- Create water-efficient landscapes with a preference for a xeriscape landscape palette.
- Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls.
- Design buildings to be water efficient. Install water-efficient fixtures and appliances (e.g., EPA WaterSense labeled products).
- Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff.

- Restrict the use of water for cleaning outdoor surfaces and vehicles.
- Implement low-impact development practices that maintain the existing hydrologic character of the site to manage storm water and protect the environment. (Retaining storm water runoff on-site can drastically reduce the need for energy-intensive imported water at the site).
- Devise a comprehensive water conservation strategy appropriate for the project and location. The strategy may include many of the specific items listed above, plus other innovative measures that are appropriate to the specific project.
- Provide education about water conservation and available programs and incentives.

Solid Waste Measures

- Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard).
- Provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas.
- Provide education and publicity about reducing waste and available recycling services.

Transportation and Motor Vehicles

- Limit idling time for commercial vehicles, including delivery and construction vehicles.
- Promote ride sharing programs (e.g., by designating a certain percentage of parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading and waiting areas for ride sharing vehicles, and providing a website or message board for coordinating rides).
- Create local "light vehicle" networks, such as neighborhood electric vehicle (NEV) systems.
- Provide the necessary facilities and infrastructure to encourage the use of low or zero-emission vehicles (e.g., electric vehicle charging facilities and conveniently located alternative fueling stations).
- Promote "least polluting" ways to connect people and goods to their destinations.
- Incorporate bicycle lanes and routes into street systems, new subdivisions, and large developments.
- Incorporate bicycle-friendly intersections into street design.
- For commercial projects, provide adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. For large employers, provide facilities that encourage bicycle commuting (e.g., locked bicycle storage or covered or indoor bicycle parking).
- Create bicycle lanes and walking paths directed to the location of schools, parks and other destination points.

Proposed Project Applicability: Mitigation Measure 4.2-5a is applicable to the proposed Project and would be included in the Project MMRP.

Conclusion for Greenhouse Gas Emissions

As detailed previously, it is possible that new or substantially more GHG related impacts could result from the proposed Project than were identified in the Approved Project FEIR. Thus, conditions identified in CEQA Guidelines Section 15162 related to changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects could occur and would trigger the need to evaluate potential GHG impacts in the Subsequent EIR. Thus, GHG will be analyzed in the Subsequent EIR.

	Potentially Significant New Impact	Less Than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/ No New Impact
9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☒	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

Summary of Impacts Identified in the Approved Project FEIR

The Approved Project FEIR describes that hazardous materials used for construction and operation of land uses in the SWIP would be used in concentrations that would not pose significant threats during the transport, use and storage of such materials. Also, hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations, including California Occupational Safety and Health Administration requirements, and Title 8 and 22 of the Code of California Regulations. Accordingly, risks associated with hazards to the public or environment posed by the transport, use, disposal, or accident conditions related to hazardous materials were determined to be less than

significant with implementation of mitigation.

The Approved Project FEIR determined that the SWIP area may contain sites on a hazardous materials list or database. Therefore, the Approved Project FEIR provided mitigation to identify potential onsite contaminants and any needed remediation activities, that would reduce potential impacts related to a hazardous materials to a less than significant level.

Regarding emergency access, the Approved Project FEIR describes that the SWIP area is located in an area where adequate circulation and access is provided to facilitate emergency response. Future developments would comply with applicable fire access and code requirements for emergency evacuation that would be verified as part of mitigation included in the Approved Project FEIR.

Impacts Related to the Proposed Project

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

Less than Significant New Impact.

A hazardous material is defined as any material that, due to its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous wastes, and any material that regulatory agencies believe would be injurious to the health and safety of persons or harmful to the environment if released into the home, workplace, or environment. Hazardous wastes require special handling and disposal because of their potential to damage public health and the environment.

Construction
The construction activities that would occur by the proposed Project would involve transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and caulking. In addition, hazardous materials would be needed for fueling and servicing construction equipment on the site. These types of materials are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by county, state, and federal regulations, which construction activities are required to strictly adhere to. As a result, the routine transport, use or disposal of hazardous materials during construction activities for the proposed Project would be less than significant, which is consistent with the findings of the Approved Project FEIR. Therefore, this topic will not be further evaluated in the Subsequent EIR.

Operation
The proposed Project includes operation of warehousing uses, which generally use and store limited hazardous materials, such as: cleaning agents, paints, pesticides, batteries, and aerosol cans. Normal routine use of these products would not result in a significant hazard to residents or workers in the vicinity of the Project site.

Also, should any future business that occupies the proposed warehouse building or handle acutely hazardous materials (as defined in Section 25500 of California Health and Safety Code, Division 20, Chapter 6.95) the business would require a hazardous materials permit from the Fire Department, as part of City operational permitting procedures. Such businesses are also required to comply with California's Hazardous Materials Release Response Plans and Inventory Law, which requires immediate reporting to the Fire Department regarding any release or threatened release

of a hazardous material, regardless of the amount handled by the business. In addition, any business handling at any one time, greater than 500 pounds of solid, 55 gallons of liquid, or 200 cubic feet of gaseous hazardous material, is required, under Assembly Bill 2185 (AB 2185), to file a Hazardous Materials Business Emergency Plan. A Hazardous Materials Business Emergency Plan is a written set of procedures and information created to help minimize the effects and extent of a release or threatened release of a hazardous material. The intent of the Hazardous Materials Business Emergency Plan is to satisfy federal and state right-to-know laws and to provide detailed information for use by emergency responders.

Therefore, if future businesses that use or store hazardous materials occupy the proposed building, the business owners and operators would be required to comply with all applicable federal, state, and local regulations, as verified by City operational permitting. Therefore, operational impacts associated with the disposal of hazardous materials and/or the potential release of hazardous materials would be less than significant. No new or increased impacts would occur, and this topic will not be analyzed further in the Subsequent 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 New Impact with Incorporation of Mitigation.

Construction
A Phase I Environmental Site Assessment and Limited Subsurface Investigation (Appendix B) was prepared for the Project site, which found no evidence of any releases of hazardous materials at the Project site. The investigation included soil borings for the analysis of representative onsite soils, which did not identify any contamination within onsite soils. Therefore, impacts related to soils containing hazardous substances are not anticipated to be uncovered during construction of the proposed Project. Should potential contamination be identified, application of existing remediation regulations, through construction permitting measures, would remove and dispose of contaminated materials, consistent with the requirements of Mitigation Measure 4.5-2b. Adherence to existing regulations would ensure that impacts would be less than significant.

Also, as described previously, construction of the proposed Project would involve the limited use and disposal of hazardous materials. Equipment that would be used in construction has the potential to release gas, oils, greases, solvents; and spills of paint and other finishing substances. However, the amount of hazardous materials onsite would be limited, and construction activities would be required to adhere to all applicable regulations regarding hazardous materials storage and handling, as well as to implement construction BMPs (through implementation of a required SWPPP implemented by City permitting) to prevent a hazardous materials release and to promptly contain and clean up any spills, which would minimize the potential for harmful exposures. With compliance to existing laws and regulations, which is mandated by the City through construction permitting, the potential construction-related impacts would be less than significant, which is consistent with the findings of the Approved Project FEIR. Therefore, this topic will not be further evaluated in the Subsequent EIR.

Operation
As described previously, operation of the proposed warehouse building includes use of limited hazardous materials, such as: cleaning agents, paints, pesticides, batteries, and aerosol cans. These types of hazardous materials are not acutely hazardous and regulated by existing laws that have

been implemented to reduce risks related to the use of these substances. Similarly, should any future business that occupies the building handle acutely hazardous materials, it would be required to file a Hazardous Materials Business Plan to ensure proper use, storage, and disposal of hazardous substances. As a result, operation of the proposed Project would not create a reasonably foreseeable upset and accident condition involving the release of hazardous materials into the environment, and impacts would be less than significant. This topic will not be analyzed further in the Subsequent EIR.

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

Less than Significant New Impact.

The proposed warehouse development would not produce hazardous emissions or handle acutely hazardous materials, substances, or wastes. The nearest schools to the Project site are:

- Southridge Middle School, 14500 Live Oak Ave, Fontana, CA 92337, approximately 1.4 miles southwest of the Project site.
- Michael D'Arcy Elementary School, 11645 Elm Avenue, approximately 1.5 miles south of the Project site.
- Henry J. Kaiser High School, 11155 Almond Avenue, approximately 1.5 miles east of the Project site.
- Jurupa Hills High School, 10700 Oleander Avenue, approximately 2.0 miles east of the Project site.
- Canyon Crest Elementary School, 11851 Cherry Avenue, approximately 2.1 miles south of the Project site.

As noted in Response 9(a), the allowable uses by the SWIP in the proposed building do not include release of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or wastes in significant quantities. Construction activities associated with the Project would use a limited amount of hazardous and flammable substances/oils during heavy equipment operation for site excavation, grading, and construction. The amount of hazardous chemicals present during construction is limited and would be contained in compliance with existing government regulations. Therefore, impacts related to hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or wastes within 0.25 mi of an existing or proposed school would be less than significant. No new or increased impact would occur and this topic will not be analyzed further in the Subsequent EIR.

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

No New Impact.

According to the California Department of Toxic Substances Control (DTSC) EnviroStor database and the Phase I Environmental Site Assessment and Limited Subsurface Investigation (Appendix B) that was prepared for the Project site, the area is not located on a federal Superfund site, State response site, voluntary cleanup site, school cleanup site, corrective action site, or tiered permit site. Therefore, the proposed Project would not be located on a hazardous materials site pursuant to Government Code Section 65965.5. Thus, impacts related to being located on a known hazardous

materials site pursuant to Government Code Section 65965.5 will not be analyzed in the Subsequent EIR.

e) For a project 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 New Impact.

The Project site is not within an airport land use plan and is located over 6 miles to the west of the closest operating public airport or public use airport, which is the Ontario International Airport (ONT). Additionally, the proposed building would be a maximum of 60-feet high and would not be of a sufficient height to require modifications to the existing air traffic patterns at the airport and, therefore, would not affect aviation traffic levels or otherwise result in substantial aviation-related safety risks. Hence, the proposed Project would not result in impacts to an airport land use plan, or where such a plan has not been adopted, and would not result in a safety hazard or excessive noise for people residing or working in the Project area. This topic will not be further analyzed in the Subsequent EIR.

f) Impair implementation of an adopted emergency response plan or emergency evacuation plan?

Less than Significant New Impact.

The proposed Project would not physically interfere with an adopted emergency response plan or emergency evacuation plan. Direct access to the proposed development would be provided by two driveway locations along Hemlock Avenue, and two driveway locations along Beech Avenue which are directly adjacent to the east and west sides of the site. Construction activities would occur within the Project site and would not restrict access of emergency vehicles to the site or adjacent areas. In addition, travel along Hemlock Avenue and Beech Avenue would remain open and would not interfere with emergency access in the site vicinity. The proposed Project and all other development projects within the City are required to design and construct internal access, and size and location of fire suppression facilities (e.g., hydrants and sprinklers) to conform to the San Bernardino County Fire Department standards. The City Public Works and/or San Bernardino County Fire Department would review the development plans prior to approval to ensure adequate emergency access pursuant to the requirements in Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9). As such, the proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant, and topic will not be analyzed further in the Subsequent EIR.

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

No New Impact.

The Project site does not contain and is not adjacent to any wildland areas. According to the CalFire Fire Hazard Severity Zone map, the Project site is not within an area identified as a Fire Hazard Area. As a result, the proposed Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. Therefore, this topic will not be analyzed in the Subsequent EIR.

Approved Project FEIR Mitigation Measures

4.5-1a The City shall require that new proposed facilities involved in the production, use, storage, transport, or disposal of hazardous materials be located a safe distance from land uses that may be adversely impacted by such activities. Conversely, new sensitive facilities, such as schools, child-care centers, and senior enters, shall not to be located near existing sites that use, store, or generate hazardous materials.

Proposed Project Applicability: Mitigation Measure 4.5-1a is not applicable to the proposed Project because the proposed warehouse does not involve production, use, storage, transport, or disposal of substantial or acute hazardous materials; and the Project site is not near any sensitive land uses. However, the measure would be included in the Project MMRP to ensure that an inconsistency does not occur as the Project is implemented.

4.5-1b The City shall assure the continued response and capability of the San Bernardino County Fire Department/Fontana Fire Protection District to handle hazardous materials incidents in the City and along the sections of freeways that extend across the City.

Proposed Project Applicability: Mitigation Measure 4.5-1b is not applicable to the proposed Project because the Project does not involve transport or handling substantial volumes of hazardous materials; that would require such a response. However, the measure would be included in the Project MMRP to ensure capability of handling hazardous materials, such permits for such uses occur in the future.

4.5-1c The City shall require all businesses that handle hazardous materials above the reportable quantity to submit an inventory of the hazardous materials that they manage to the San Bernardino County Fire Department – Hazardous Materials Division in coordination with the Fontana Fire Protection District.

Proposed Project Applicability: Mitigation Measure 4.5-1c is not applicable to the proposed Project because the proposed warehouse does not involve handling hazardous materials above the reportable quantity. However, the measure would be included in the Project MMRP to ensure that this regulation is implemented, if needed.

4.5-1d The City shall identify roadways along which hazardous materials are routinely transported. If essential facilities, such as schools, hospitals, childcare centers, or other facilities with special evacuation needs are located along these routes, identify emergency response plans that these facilities can implement in the event of an unauthorized release of hazardous materials in their area.

Proposed Project Applicability: Mitigation Measure 4.5-1d is not applicable to the proposed Project because the proposed warehouse does not involve transport of substantial volumes of hazardous materials; that would be routinely transported. However, the measure would be included in the Project MMRP to ensure future truck route planning, should permitting related to hazardous materials transport and the Project site be requested in the future.

4.5-2a A Phase I Environmental Site Assessment shall be prepared in accordance with American Society of Testing and Materials (ASTM) Standards and Standards and Practices for All Appropriate Inquiries prior to issuance of a Grading Permit for future development within the Project site. The Phase I Environmental Site Assessment shall investigate the potential for site contamination, and will identify Specific Recognized Environmental Conditions (i.e., asbestos-containing materials [ACMs], lead-based paints [LBPs], polychlorinated biphenyls [PCBs], etc.) that may require remedial activities prior to land acquisition or construction.

Proposed Project Applicability: Mitigation Measure 4.5-2a was completed through preparation of the Phase I Environmental Site Assessment and Limited Subsurface Investigation (Appendix B).

4.5-2b Prior to potential remedial excavation and grading activities within the site (if remediation is required), impacted areas shall be cleared of all maintenance equipment and materials (e.g., solvents, grease, waste oil), construction materials, miscellaneous stockpiled debris (e.g., scrap metal, pallets, storage bins, construction parts), above-ground storage tanks, surface trash, piping, excess vegetation, and other deleterious materials. These materials shall be removed off-site and properly disposed of at an approved disposal facility. Once removed, a visual inspection of the areas beneath the removed materials shall be performed. Any stained soils observed underneath the removed materials shall be sampled. In the event concentrations of materials are detected above regulatory cleanup levels during demolition or construction activities, the Project Applicant shall comply with the following measures in accordance with Federal, State, and local requirements:

- Excavation and disposal at a permitted, off-site facility;
- On-site remediation, if necessary; or
- Other measures as deemed appropriate by the County.

Proposed Project Applicability: Mitigation Measure 4.5-2b is not applicable to the proposed Project because the site does not contain impacted areas and no remediation is required.

4.5-2c Prior to the issuance of a grading or building permit, a Certified Environmental Professional shall confirm the presence or absence of ACMs and LBPs prior to structural demolition/renovation activities. Should ACMs or LBPs be present, demolition materials containing ACMs and/or LBPs shall be removed and disposed of at an appropriate permitted facility.

Proposed Project Applicability: Mitigation Measure 4.5-2c is not applicable to the proposed Project because the onsite buildings and trailers are from after the year 2000, when ACMs and LBPs were no longer used in construction and building materials, as detailed in the Phase I Environmental Site Assessment and Limited Subsurface Investigation (Appendix B).

4.5-2d In the event any electrical transformers require relocation as a result of future development associated with the project, the relocation shall be conducted under the purview of the local electricity purveyor to identify property-handling procedures regarding potential polychlorinated biphenyls (PCBs).

Proposed Project Applicability: Mitigation Measure 4.5-2d is not applicable to the proposed Project because relocation of electric transformers would not be required.

4.5-2e Due to the railroad alignment within project boundaries, any construction in which the soil around the railroad is to be disturbed shall be conducted under the purview of the Fontana Fire Protection District to identify proper handling procedures. Once the soil around the railroad has been removed, a visual inspection of the areas beneath and around the removed area shall be performed. Any stained soils observed underneath the area shall be sampled. Results of the sampling (if necessary) shall indicate the level of remediation efforts that may be required (if necessary).

Proposed Project Applicability: Mitigation Measure 4.5-2e is not applicable to the proposed Project because a railroad alignment is not located on or adjacent to the Project site.

4.5-2f Areas of exposed soils within Caltrans right-of-way that would be disturbed during excavation/grading activities shall be sampled and tested for lead prior to ground disturbance activities on a project-by-project basis, so that any special handling, treatment, or disposal provisions associated with aerially deposited lead may be included in construction documents (if aerially deposited lead is above regulatory criteria).

Proposed Project Applicability: Mitigation Measure 4.5-2f is not applicable to the proposed Project because the site is not located within or adjacent to the Caltrans right-of-way.

4.5-6a Prior to the issuance of grading permits, future developers shall prepare a Traffic Control Plan for implementation during the construction phase. The Plan may include the following provisions, among others:

- At least one unobstructed lane shall be maintained in both directions on surrounding roadways.
- At any time that only a single lane is available, the developer shall provide a temporary traffic signal, signal carriers (i.e., flagpersons), or other appropriate traffic controls to allow travel in both directions.
- If construction activities require the complete closure of a roadway segment, the developer shall provide appropriate signage indicating detours/alternative routes.

Proposed Project Applicability: Mitigation Measure 4.5-6a is applicable to the proposed Project and would be included in the Project MMRP.

4.5-6b Prior to construction, the City of Fontana Engineering Department shall consult with the City of Fontana Police Department to disclose temporary closures and alternative travel routes, in order to ensure adequate access for emergency vehicles when construction of future projects would result in temporary lane or roadway closures.

Proposed Project Applicability: Mitigation Measure 4.5-6b is applicable to the proposed Project and would be included in the Project MMRP.

Conclusion for Hazards and Hazardous Materials

No new impacts nor substantially more severe hazards and hazardous materials related impacts would result from the proposed Project. Consistent with the determination of the Approved Project FEIR, impacts related to hazards and hazardous materials from implementation of the proposed Project would be less than significant with compliance with existing regulations related to hazardous materials and mitigation measures from the Approved Project FEIR. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in the Approved Project FEIR.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to evaluate hazards and hazardous materials in the Subsequent EIR. Thus, hazards and hazardous materials will not be analyzed in the Subsequent EIR.

	Potentially Significant New Impact	Less Than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact / No New Impact
10. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
i) result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
iv) impede or redirect flood flows?	☐	☐	☐	☒
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Summary of Impacts Identified in the Approved Project FEIR

The Approved Project FEIR describes that development in the SWIP area would be subject to NPDES requirements during both construction and operations that would require implementation of BMPs based on site-specific conditions during preparation of a SWPPP and WQMP and that developments would include water quality features to ensure that runoff is treated prior to

discharge and drainage improvements to serve future development and minimize impacts related to erosion or siltation.

The Approved Project FEIR also describes that construction and operation of the Project would not substantially deplete groundwater supplies and that the SWIP area is not subject to tsunami hazards given the distance from the Pacific Ocean. No open reservoirs or other large water bodies are located within or adjacent to the SWIP area. Therefore, the Approved Project FEIR determined that the SWIP area is not subject to flooding hazards associated with seiches or tsunamis.

Impacts Related to the Proposed Project

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant New Impact.

The Project site is under the jurisdiction of the Santa Ana Regional Water Quality Control Board (RWQCB), which sets water quality standards for all ground and surface waters within its region. Water quality standards are defined under the Clean Water Act (CWA) to include both the beneficial uses of specific water bodies and the levels of water quality that must be met and maintained to protect those uses (water quality objectives). Water quality standards for all ground and surface waters overseen by the Santa Ana RWQCB are documented in its Basin Plan, and the regulatory program of the Santa Ana RWQCB is designed to minimize and control discharges to surface and groundwater, largely through permitting, such that water quality standards are effectively attained.

Construction
Construction of the proposed Project would be required through City permitting to implement of a grading and erosion control plan that is compliant with the Construction Activities General Permit (State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002), which requires preparation of a SWPPP by a Qualified SWPPP Developer. The SWPPP is necessary for plan check and approval by the City's Building and Safety Division, prior to provision of permits for the construction, and would include construction BMPs such as:

- Silt fencing, fiber rolls, or gravel bags
- Street sweeping and vacuuming
- Storm drain inlet protection
- Stabilized construction entrance/exit
- Vehicle and equipment maintenance, cleaning, and fueling
- Hydroseeding
- Material delivery and storage
- Stockpile management
- Spill prevention and control
- Solid waste management
- Concrete waste management

Adherence to the existing requirements and implementation of the appropriate BMPs per the permitting process would ensure that activities associated with construction would not violate any water quality standards. The proposed Project would be required to have an approved grading and erosion control plan and approval of a SWPPP, which would include construction BMPs to

minimize the potential for construction related sources of pollution, which would be implemented during construction to protect water quality. As a result, impacts related to the degradation of water quality during construction activities would be less than significant, which is consistent with the findings of the Approved Project FEIR. This topic will not be further evaluated in the Subsequent EIR.

Operation

The proposed Project would operate a warehouse facility, which would introduce the potential for pollutants such as, chemicals from cleaners, pesticides and sediment from landscaping, trash and debris, and oil and grease from vehicles. These pollutants could potentially discharge into surface waters and result in degradation of water quality. However, in accordance with State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002 each development would be required to incorporate a WQMP with post-construction (or permanent) Low Impact Development (LID) site design, source control, and treatment control BMPs. The LID site design would minimize impervious surfaces and provide infiltration of runoff into landscaped areas.

The source control BMPs would minimize the introduction of pollutants that may result in water quality impacts; and treatment control BMPs that would treat stormwater runoff. The proposed warehouse development would install two underground infiltration basins that would treat stormwater, which would remove coarse sediment, trash, and pollutants (i.e., sediments, nutrients, heavy metals, oxygen demanding substances, oil and grease, bacteria, and pesticides). The additional types of BMPs that would be implemented as part of the proposed Project are listed in Table HWQ-1.

Table HWQ-1: Types of BMPs Incorporated into the Project Design

Type of BMP	Description of BMPs
LID Site Design	Optimize the site layout: The site has been designed so that runoff from impervious surfaces would flow over pervious surfaces or to the detention basin. Runoff would be directed to the onsite detention basin that would slow and retain runoff.
	Use pervious surfaces: Landscaping and an onsite detention basin is incorporated into the Project design to increase the amount of pervious area and onsite retention of stormflows.
Source Control	Storm Drain Stenciling: All inlets/catch basins would be stenciled with the words "Only Rain Down the Storm Drain," or equivalent message.
	Need for future indoor & structural pest control: The building would be designed to avoid openings that would encourage entry of pests.
	Landscape/outdoor pesticide use: Final landscape plans would accomplish all of the following: • Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to storm water pollution. • Consider using pest-resistant plants, especially adjacent to hardscape. • To ensure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions
	Roofing, gutters and trim: The architectural design would avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff.

Type of BMP	Description of BMPs
	Sidewalks and parking lots: Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. Debris from pressure washing would be collected to prevent entry into the storm drain system. Wash water containing any cleaning agent or degreaser would be collected and discharged to the sanitary sewer and not discharged to a storm drain.
Treatment Control	Infiltration Systems: The two underground infiltration basins proposed for the Project would detain runoff, filter it prior to discharge.

With implementation of the operational source and treatment control BMPs that would be reviewed and approved by the City during the Project permitting and approval process, potential pollutants would be reduced to the maximum extent feasible, and implementation of the proposed warehouse development would not substantially degrade water quality. Therefore, impacts would be less than significant, which is consistent with the findings of the Approved Project FEIR, and this topic will not be further evaluated in the Subsequent EIR.

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

Less Than Significant New Impact.

The Project site is largely covered with cement, asphalt, and other impervious surfaces. The Preliminary Hydrology Report (Appendix E) describes that stormwater currently sheet flows across the site to the catch basins in either Hemlock Avenue or Beech Avenue. Consistent with the Approved Project FEIR and pursuant to existing regulations, a Water Quality Management Plan (WQMP) is required to be completed for the Project to demonstrate that runoff would be retained and infiltrated to the 85th percentile, 24-hour rain event. Thus, the potential for groundwater recharge onsite would not be substantially affected.

In addition, groundwater within the Project area is adjudicated, which manages groundwater pumping such that substantial depletion of groundwater supplies would not occur. The Fontana Water Company Division 2020 Urban Water Management Plan (UWMP) describes that the Fontana Water Company draws the majority of its water supply from its wells that extract groundwater from the Chino Basin, Rialto-Colton Basin, and Lytle Basin. All three basins have been adjudicated and are managed for long term sustainability. Groundwater extractions and conditions are monitored and tracked annually by the Western-San Bernardino Watermaster. The proposed Project would not conflict with the groundwater basing adjudications. Also, a Water Supply Assessment is required for the Project to confirm that the water supplies needed for the Project are within those available pursuant to the UWMP; and therefore, groundwater would not be impacted. Impacts related to the groundwater recharge would be less than significant, which is consistent with the Approved Project FEIR, and this topic will not be further evaluated in the Subsequent 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:

i. result in substantial erosion or siltation on- or off-site;

Less Than Significant New Impact.

Construction of the proposed Project has the potential to contribute to soil erosion and siltation. Grading and excavation activities that would be required that would expose and loosen topsoil, which could be eroded by wind or water. However, the NDPES Storm Water Permit that all projects in the City are required to conform to. To reduce the potential for soil erosion and the loss of topsoil, a SWPPP is required by the RWQCB regulations to be developed by a QSD (Qualified SWPPP Developer). The SWPPP is required to address site-specific conditions related to specific grading and construction activities. The SWPPP is required to identify potential sources of erosion and siltation during construction, identify erosion control BMPs to reduce or eliminate the erosion and siltation, such as use of silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding. With implementation of the SWPPP, construction impacts related to erosion and siltation would be less than significant, which is consistent with the findings of the Approved Project FEIR.

In addition, the proposed Project includes installation of landscaping, such that during operation of the proposed warehouse development large areas of loose topsoil that could erode would not exist. The onsite drainage features that would be installed by the proposed Project have been designed to slow, filter, and infiltrate stormwater, which would also reduce the potential for stormwater to erode soil during operations. Furthermore, implementation of the proposed Project requires City approval of a site-specific WQMP, which would ensure that appropriate operational BMPs would be implemented to minimize or eliminate the potential for soil erosion and sedimentation to occur. As a result, potential impacts related to substantial soil erosion or sedimentation would be less than significant, which is consistent with the findings of the Approved Project FEIR. Thus, no new or increased impacts would result from the proposed Project, and this topic will not be further evaluated in the Subsequent EIR.

ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

Less Than Significant New Impact.

As detailed previously, runoff generated by the proposed Project would be conveyed to two underground infiltration basins that would be installed on site to filter and infiltrate into site soils. In addition, the proposed Project includes installation of landscaping that provide for infiltration of stormwater runoff. As described previously, the site is currently impervious. The proposed onsite drainage features that would be installed by the proposed Project have been designed to slow, filter, and infiltrate stormwater, such that a substantial increase in stormwater runoff would not occur. Furthermore, implementation of the proposed Project requires City approval of a site-specific WQMP, which would manage stormwater runoff. As a result, potential impacts related an increase in stormwater runoff that could result in flooding would be less than significant, which is consistent with the findings of the Approved Project FEIR. Thus, no new or increased impacts would result from the proposed Project, and this topic will not be further evaluated in the Subsequent EIR.

iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff;

Less Than Significant New Impact.

As detailed previously, runoff generated by the proposed Project would be conveyed to two underground infiltration basins that would be installed on site to filter and infiltrate into site soils. In addition, the proposed Project includes installation of landscaping that provide for infiltration of stormwater runoff. As described previously, the onsite drainage features that would be installed by the proposed Project have been designed to meet the 85th percentile storm water capture requirements that would be verified by a WQMP, required for development permitting. As a result, potential impacts related an increase in stormwater runoff that could exceed the capacity of drainage systems or result in polluted runoff would be less than significant, which is consistent with the findings of the Approved Project FEIR. Thus, no new or increased impacts would result from the proposed Project, and this topic will not be further evaluated in the Subsequent EIR.

iv. impede or redirect flood flows?

No New Impact.

According to the Flood Insurance Rate Map (FIRM), published by the Federal Emergency Management Agency (FEMA) (06071C8665H), the Project site is not located within a flood hazard zone. Therefore, the proposed Project would not impede or redirect flood flows and impacts will not be analyzed further in the Subsequent EIR.

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

No New Impact.

As discussed in Response 10(c)(iv), the Specific Plan area is not within a flood hazard area. As such, the Project is not at risk of inundation during a storm event. Therefore, the proposed Project would not risk release of pollutants within a flood hazard area. No new impacts would occur.

Tsunamis are generated ocean wave trains generally caused by tectonic displacement of the sea floor associated with shallow earthquakes, sea floor landslides, rock falls, and exploding volcanic islands. The Project site is over 39 miles from the nearest ocean shoreline. Based on the inland location of the site, the Project site is not at risk of inundation from tsunami. Therefore, consistent with the findings of the Approved Project FEIR, the proposed Project would not risk release of pollutants from inundation from a tsunami.

Seiching is a phenomenon that occurs when seismic ground shaking induces standing waves (seiches) inside water retention facilities (e.g., reservoirs and lakes). Such waves can cause retention structures to fail and flood downstream properties. The Project site is not located adjacent to any water retention facilities. For this reason, the Project is not at risk of inundation from seiche waves. Therefore, the proposed Project would not risk release of pollutants from inundation from seiche

and impacts. No new impacts would occur, and this topic will not be analyzed further in the Subsequent EIR.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant New Impact.

As described previously, development projects are required to have an approved SWPPP, which would include construction BMPs to minimize the potential for construction related sources of pollution. Also, WQMPs with source control BMPs are required to minimize the introduction of pollutants and treatment control BMPs are included to treat runoff. With implementation of the WQMPs that are required by the City during the Project permitting and approval process, potential pollutants would be reduced to the maximum extent feasible, and implementation of the proposed Project would not obstruct implementation of a water quality control plan.

Also as described previously, the SWIP area receives water from groundwater basins that are adjudicated. Thus, the allowable withdrawal of water from the basin by water purveyors is limited. Additionally, the proposed Project would not pump water and water supplies would be provided by the Fontana Water Company. Thus, the proposed Project would not conflict with or obstruct a groundwater management plan. No new impacts would occur, and this topic will not be further evaluated in the Subsequent EIR.

Approved Project FEIR Mitigation Measures

None.

Conclusion for Hydrology and Water Quality

No new impacts nor substantially more severe hydrology and water quality related impacts would result from the proposed Project. Consistent with the determination of the Approved Project FEIR, impacts related to hydrology and water quality from implementation of the proposed Project would be less than significant with implementation of existing regulations. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in the Approved Project FEIR. Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to evaluate biological resources in the Subsequent EIR.

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

Summary of Impacts Identified in the Approved Project FEIR

The Approved Project FEIR determined that the SWIP would not physically divide the established community as the Project would implement land uses that are similar to those that exist within the SWIP area. The Approved Project FEIR also determined that implementation of the SWIP would not conflict with applicable land use plans, policies, or regulations of an agency with jurisdiction over the planning area, including the City of Fontana General Plan, and the City's Zoning and Development Code. Rather, the SWIP Update was to act as a complimentary document to guide and regulate development facilitated by the Redevelopment Plan. Therefore, impacts were determined to be less than significant.

Impacts Related to the Proposed Project

a) Physically divide an established community?

No New Impact.

The Project site is a parcel of land that has been most recently used for light industrial uses and is adjacent to similar industrial uses to the north and south, and roadways followed by industrial uses to the east and west. Implementation of the proposed Project would develop site with a warehouse that would be consistent with the existing adjacent light industrial uses. The Project would utilize the existing street system.

These development of the site with a warehouse would not physically divide an established community. The new use would be similar to the existing industrial uses surrounding the site. In addition, the Project would not include new infrastructure (such as roadways) that would physically divide an established community. Therefore, consistent with the findings of the Approved Project FEIR, no impact would occur. This topic will not be evaluated in the Subsequent EIR.

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

Less Than Significant New Impact.

The Project site has a General Plan Land Use designation of General Industrial (I-G) and is within the SWIP Slover Central Manufacturing/Industrial District (SCD). The SCD provides for light and heavy manufacturing activities that are supported by trucking routes. The SCD allows for manufacturing, fabrication, assembly, processing, trucking, warehousing and distribution, equipment, automobile and truck sales and services uses.

Consistent with the General Plan and SWIP SCD, the Project includes development and operation of a warehouse facility. The use is consistent with the vicinity, which is highly industrialized in nature, primarily supporting heavy industrial and trucking/distribution-related uses. The SWIP provides development regulations that set specific requirements for development intensity, lot dimensions, setbacks, structure heights, and accessory buildings that the proposed Project would adhere to. For example, the Project's FAR of 0.543 is within the allowable FAR of 0.80, and the Project's building height of 60 feet maximum is within the 100-foot allowable building height.

The proposed Project would be implemented in compliance with the SWIP and the City of Fontana Municipal Code. The SWIP is the main development implementation tool, and the Municipal Code applies in absence of a SWIP specification. The City's development permitting process would ensure that the proposed Project would be implemented in compliance with these existing regulations. As such, the proposed Project would not result in conflicts with the City General Plan land use, SWIP, or Municipal Code, and impacts would be less than significant, and this topic will not be analyzed in the Subsequent EIR.

Approved Project FEIR Mitigation Measures

None.

Conclusion for Land Use and Planning

No new impacts nor substantially more severe land use and planning related impacts would result from the proposed Project. Consistent with the determination of the Approved Project FEIR, impacts related to land use and planning from implementation of the proposed Project would be less than significant. No new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in the Approved Project FEIR.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to evaluate land use and planning in the Subsequent EIR. Thus, land use and planning will not be analyzed in the Subsequent EIR.

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

Summary of Impacts Identified in the Approved Project FEIR

The Approved Project FEIR describes that no known deposits of mineral resources are located in the SWIP area, and no mineral resources are delineated in the General Plan or other land use plan. Therefore, the EIR determined that no impacts regarding mineral resources would occur.

Impacts Related to the Proposed Project

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

No New Impact.

There are no known mineral resources within or adjacent to the Project site. The City's General Plan Conservation, Open Space, Parks and Trails does not identify any mineral resources within the City. The Project site has not historically been used for mining. Therefore, implementation of the proposed Project would not result in the loss of availability of a valuable known mineral resource. This topic will not be analyzed in the Subsequent EIR.

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

No New Impact.

As discussed in the previous response, no known valuable mineral resources exist on or near the Project site. The Project site is not designated for mineral recovery uses but is designated for urban uses. Therefore, no impacts related to the loss of availability of a locally important mineral resource recovery site, as delineated on a local general plan, specific plan, or other land use plan, would occur as a result of Project implementation. This topic will not be further analyzed in the Subsequent EIR.

Approved Project FEIR Mitigation Measures

None.

Conclusion for Mineral Resources

No new impacts nor substantially more severe mineral resource related impacts would result from the proposed Project. Consistent with the determination of the Approved Project FEIR, impacts related to mineral resources from implementation of the proposed Project would not occur. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in the Approved Project FEIR.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to evaluate mineral resources in the Subsequent EIR. Thus, mineral resources will not be analyzed in the Subsequent EIR.

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

Summary of Impacts Identified in the Approved Project FEIR

The Approved Project FEIR describes that construction activities associated with implementation of the SWIP would be conducted within the allowable hours specified in the City's Municipal Code, and that implementation of Mitigation Measures 4.7-1a and 4.7-1b would reduce construction noise associated with future development to less than significant levels by limiting the hours of construction and establishing a method to address complaints.

The Approved Project FEIR also describes that any new stationary noise source (i.e., generators, air compressors, loading bays, pumps, etc.) would be required to provide adequate sound attenuation such that City noise standards are achieved. Compliance with the City's standards and implementation of Mitigation Measure 4.7-2a would reduce potential stationary source noise impacts to less than significant levels.

Regarding roadway noise, the proposed Project would increase noise levels on the surrounding roadways. Therefore, Mitigation Measure 4.7-3a and 4.3-7b would ensure that new potential development would not exceed the goals of the City General Plan Noise Element and reduce vibration from railroad sources to a less than significant level. However, the Approved Project FEIR determined that future noise impacts from mobile sources cannot be determined, and therefore, future mobile noise source impacts and related cumulative impacts would be significant and unavoidable.

The Approved Project FEIR also describes that the Ontario International Airport is approximately 11 miles to the west and is not located within the 60 Ldn contour line of the airport, and the Project would not expose people residing or working in the SWIP area to excessive aircraft noise levels.

Impacts Related to the Proposed Project

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

Potentially Significant New Impact.

Construction of the proposed Project would include operation of heavy equipment for demolition of existing buildings and pavement on the site, excavation and grading, building construction, paving, and potentially early morning concrete pouring activities. Operation of the proposed warehouse building could have different noise levels and timing of operational activities than were evaluated in the Approved Project FEIR. The proposed warehouse would involve use of machinery, onsite truck movement, and loading dock activities. In addition, the truck traffic that would occur with operation of the proposed approximately 882,000 SF warehouse building, could result in a substantial increase in noise that was not identified in the Approved Project FEIR. Therefore, a noise study will be prepared, potential noise impacts will be evaluated in the Subsequent EIR, and mitigation measures will be included as necessary.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant New Impact.

The volume of vibration that would occur from buildout of the proposed Project is likely to be similar to that identified in the Approved Project FEIR. However, to ensure that construction activities, would not impact sensitive noise receptors with excessive groundborne vibration from the operation of heavy equipment, potential impacts will be evaluated in the Subsequent EIR. Additionally, the truck movements related to proposed warehouse uses could have the potential to effect sensitive receptors. Therefore, this topic will be evaluated in the Subsequent EIR.

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

No New Impact.

The Project site is not located within an airport land use plan and is not located within two miles of a private or public use airport. The Project site is located over 6 miles west of the Ontario International Airport. Therefore, implementation of the proposed Project would not expose people residing or working in the Project area to excessive noise levels related to airports, and no impacts would occur. Thus, further analysis of this issue will not be included in the Subsequent EIR.

Approved Project FEIR Mitigation Measures

4.7-1a The following measures shall be implemented when construction is to be conducted within 500 feet of any sensitive structures or has the potential to disrupt classroom activities or religious functions.

- The City shall restrict noise intensive construction activities to the days and hours specified under Section 18-63 of the City of Fontana Municipal Code. These days

and hours shall also apply any servicing of equipment and to the delivery of materials to or from the site.

- All construction equipment shall be equipped with mufflers and sound control devices (e.g., intake silencers and noise shrouds) no less effective than those provided on the original equipment and no equipment shall have an unmuffled exhaust.
- The City shall require that the contractor maintain and tune-up all construction equipment to minimize noise emissions.
- Stationary equipment shall be placed so as to maintain the greatest possible distance to the sensitive use structures.
- All equipment servicing shall be performed so as to maintain the greatest possible distance to the sensitive use structures.
- If construction noise does prove to be detrimental to the learning environment, the City shall allow for a temporary waiver thereby allowing construction on Weekends and/or holidays in those areas where this construction is to be performed in excess of 500 feet from any residential structures.
- The construction contractor shall provide an on-site name and telephone number of a contact person. Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party. In the event that construction noise is intrusive to an educational process, the construction liaison will revise the construction schedule to preserve the learning environment.

Proposed Project Applicability: Mitigation Measure 4.7-1a is not applicable to the proposed Project because the Project site is not located within 500 feet of any sensitive structures, classroom activities, or religious functions.

4.7-1b Should potential future development facilitated by the proposed project require off-site import/export of fill material during construction, trucks shall utilize a route that is least disruptive to sensitive receptors, preferably major roadways (Interstate 10, Interstate 15, State Route 60, Sierra Avenue, Beech Avenue, Jurupa Avenue, and Slover Avenue). Construction trucks should, to the extent practical, avoid the weekday and Saturday a.m. and p.m. peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.).

Proposed Project Applicability: Mitigation Measure 4.7-1b could be applicable to the proposed Project and would be included in the Project MMRP.

4.7-2a No new industrial facilities shall be constructed within 160 feet of any existing sensitive land use property line without the preparation of a dedicated noise analysis. This analysis shall document the nature of the industrial facility as well as "noise producing"

operations associated with that facility. Furthermore, the analysis shall document the placement of any existing or proposed noise-sensitive land uses situated within the 160-foot distance. The analysis shall determine the potential noise levels that could be received at these sensitive land uses and specify very specific measures to be employed by the industrial facility to ensure that these levels do not exceed those City noise requirements of 65 dBA CNEL. Such measures could include, but are not limited to, the use of enclosures for noisy pieces of equipment, the use of noise walls and/or berms for exterior equipment and/or on-site truck operations, and/or restrictions on hours of operations. No development permits or approval of land use applications shall be issued until the noted acoustic analysis is received and approved by the City Staff.

Proposed Project Applicability: Mitigation Measure 4.7-2a is not applicable to the proposed Project because the Project site is not located within 160 feet of any existing sensitive land use property line.

4.7-3b Prior to issuance of a grading permit, a developer shall contract for a site-specific noise study for the parcel. The noise study shall be performed by an acoustic consultant experienced in such studies and the consultant's qualifications and methodology to be used in the study must be presented to City staff for consideration. The site-specific acoustic study shall specifically identify potential noise impacts upon any proposed sensitive uses (addressing General Plan buildout conditions), as well as potential project impacts upon off-site sensitive uses due to construction, stationary and mobile noise sources. Mitigation for mobile noise impacts, where identified as significant, shall consider facility siting and truck routes such that project-related truck traffic utilizes existing established truck routes. Mitigation shall be required if noise levels exceed 65 dBA, as identified in Section 30-182 of the City's Municipal Code.

Proposed Project Applicability: Mitigation Measure 4.7-3b is applicable to the proposed Project and would be satisfied through the preparation of a noise impact analysis that will be included in the Subsequent EIR.

Conclusion for Noise

As detailed previously, it is possible that new or substantially more severe noise and/or vibration related impacts could result from the proposed Project than were identified in the Approved Project FEIR. Thus, conditions identified in CEQA Guidelines Section 15162 related to changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects could occur and would trigger the need to evaluate potential noise and vibration impacts in the Subsequent EIR. Thus, noise and vibration will be analyzed in the Subsequent EIR.

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

Summary of Impacts Identified in the Approved Project FEIR

The Approved Project FEIR describes that the new employees generated by buildout of the SWIP would not result in a substantial increase in the local population; and the increase in population would be within the SCAG and City of Fontana General Plan estimates for the City. Also, the Approved Project FEIR determined that implementation of the Specific Plan would not displace existing housing or people. Therefore, no construction of replacement housing would be necessary.

Impacts Related to the Proposed Project

a) Induce substantial unplanned population growth in an area, either directly or indirectly?

Less Than Significant New Impact.

The Project site has a General Plan Land Use designation of General Industrial (I-G) and within the SWIP SCD that provides for light and heavy manufacturing activities at a maximum FAR of 0.80. The proposed building includes 882,000 SF on the 40.01-acre site, which is a FAR of 0.543; and therefore, within the anticipated buildout of the Project site and SWIP area. Thus, the growth related to the Project is consistent with regional forecasts.

The Approved Project FEIR describes that buildout of the SWIP would result in 39,416 new employment positions. SCAG's Employment Density Study estimates that warehousing uses generate approximately of one employee per 1,195 SF. Based on this estimate, the proposed Project would result in 738 employees, which is 1.9 percent of the number of employees at buildout.

The 2019 SCAG Local Profile for the City of Fontana identified that the City had 55,448 jobs in 2017 and the SCAG's Growth Forecast by Jurisdiction estimates that employment within the City of Fontana would grow to 75,100 by 2045. The increase of 738 employees that would result from the proposed Project would equate to 3.8 percent of the projected growth. Therefore, the growth that would result from the Project is within existing projections, and the additional jobs provided by the proposed Project would not result in substantial unplanned growth in the area.

Also, the Project site is in an urbanized area and the Project does not propose to expand surrounding utility infrastructure (e.g., water, electricity, cell tower, gas, sanitary sewer, and stormwater drains). Thus, the proposed Project would result in a less than significant impact related to inducement of substantial unplanned population growth, which is consistent with the findings of the Approved Project FEIR, and this topic will not be analyzed further in the Subsequent EIR.

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

No New Impact.

The Project site is developed for industrial uses and is surrounded by industrial and trucking uses and roads followed by industrial uses. The area does not contain any housing and has not been historically used for housing. The proposed Project would not displace any housing and would not necessitate the construction of replacement housing. As a result, no new impact would occur, and this topic will not be analyzed in the Subsequent EIR.

Approved Project FEIR Mitigation Measures

None.

Conclusion for Population and Housing

No new impacts nor substantially more severe population and housing related impacts would result from the proposed Project. Consistent with the determination of the Approved Project FEIR, impacts related to population and housing from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in the Approved Project FEIR.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to evaluate population and housing in the Subsequent EIR. Thus, population and housing will not be analyzed in the Subsequent EIR.

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

Summary of Impacts Identified in the Approved Project FEIR

Fire Services. The Approved Project FEIR describes that two fire stations are located within the SWIP vicinity. Fire Station 72 is located at 15380 San Bernardino Avenue, approximately one-quarter mile north of the SWIP area, and Fire Station 74 is located at 11500 Live Oak Avenue, approximately one-quarter mile south of the SWIP area. The Approved Project FEIR states that development fees would be utilized to fund additional services and improvements that may be required to provide adequate fire protection to the SWIP area, and that impacts would be less than significant.

Police Services. The Approved Project FEIR describes that the City of Fontana Police Department's nearest staffed facility to the SWIP area is the Contact Station at the Palm Court Shopping Center located on the northeast corner of Slover Avenue and Sierra Avenue, approximately one mile east; and that police also currently respond to the area from the police headquarters adjacent to City Hall, approximately 2.75 miles northeast of the SWIP area. The Approved Project FEIR states that the SWIP would not result in the need to construct new police facilities and that project would be required to pay developer fees that would ensure that adequate law enforcement services exist in the area.

Schools. The Approved Project FEIR determined that the Specific Plan area is served by the Fontana Unified School District (FUSD). Pursuant to Senate Bill (SB) 50 (Section 65995 of the Government Code) payment of fees to the FUSD is considered full mitigation for development impacts. Requirements for fee payments were included in the Approved Project FEIR mitigation measures.

Parks. The Approved Project FEIR determined that the City currently collects a Park Development fees for residential uses. However, no Park Development fees are collected for commercial, office, or industrial development and that the increased population from the SWIP could result in the need for new and improved park and recreational facilities. The Approved Project FEIR included mitigation measures from the General Plan EIR to offset the SWIP's related demand for capital improvements to maintain adequate park facilities and equipment.

Impacts Related to the Proposed Project

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

Fire protection?
Police protection?
Schools?
Parks?
Other public facilities?

***Fire Protection* – Less Than Significant New Impact.**

As described by the Approved Project FEIR, the City of Fontana Fire Department provides fire protection services to the SWIP area, in addition to the rest of the City. The Fire Department has 7 fire stations, the closest of which is 0.9 mile from the Project site. The location of the stations within 4 miles of the Project site are listed below.

- Fire Station 74 located at 11500 Live Oak Avenue, 0.9 mile from the Project site.
- Fire Station 72 located at 15380 San Bernardino Avenue, 3.6 miles from the Project site.
- Fire Station 77 located at 17459 Slover Avenue, 3.7 miles from the Project site.
- Fire Station 73 located at 14360 Arrow, 4.0 miles from the Project site.

Implementation of the proposed Project would be required to adhere to the California Fire Code, as included in the City of Fontana Municipal Code Section 5-425. As part of project permitting, plans are reviewed City's Building and Safety Division to ensure that the project plans meet the fire protection requirements.

As detailed in Section 14, *Population and Housing*, the proposed Project would result in 738 employees. The additional employees would result in an incremental increase in demand for fire protection and emergency medical services. However, the existing fire station is 0.9 miles from the Project site and the increase in fire service demands from the proposed warehouse building would not require construction of a new or physically altered fire station that could cause environmental impacts. Therefore, impacts related to fire protection services would be less than significant, and this topic will not be analyzed in the Subsequent EIR.

***Police Protection* – Less Than Significant New Impact.**

The City of Fontana Police Department provides police protection to the City. The nearest Police Department facility is the Contact Station at the Palm Court Shopping Center located 3.0 miles from the Project site at 16920 Slover Avenue. The Police Department headquarters is located at 17005

Upland Avenue, approximately 5.8 miles from the site. The Project site is within an urban area that is currently being served by the Police Department. As described previously, proposed Project would result in an increase of increase of 738 employees. These additional employees and the additional goods that would be accommodated by the Project could create the need for additional police services. Operation of warehousing uses generate a typical range of sheriff service calls, such as burglaries, thefts, and employee disturbances. However, to reduce the need for law enforcement services, security concerns are addressed by inclusion of low-intensity security lighting and security cameras. Pursuant to the City's existing permitting process, site plans are reviewed to ensure that crime prevention and emergency access measures are incorporated appropriately to provide a safe environment. Although an incremental increase could occur from implementation of the Project, the increased need for law enforcement services would not result in the need for new or physically altered police facilities. Thus, impacts related to police services would be less than significant, and this topic will not be analyzed in the Subsequent EIR.

***Schools* – Less Than Significant New Impact.**

As described previously, proposed Project would result in an increase of increase of 738 employees at buildout. The addition of employees would not directly generate new students. Thus, potential impacts related to school facilities would be less than significant. In addition, existing regulations, which were included in the Approved Project FEIR as mitigation, requires fee payments to provide funding for school facilities necessary to address direct and cumulative service needs generated by new development. Because impacts related to schools would be less than significant, this topic will not be analyzed in the Subsequent EIR.

***Parks* – Less Than Significant New Impact.**

As described previously, proposed Project would result in an increase of increase of 738 employees. The addition of employees would not directly generate new residents that would use parks. Thus, potential impacts related to parks would be less than significant. This topic will not be analyzed in the Subsequent EIR.

***Other Services* – Less Than Significant New Impact.**

As described previously, proposed Project would result in an increase of increase of 738 employees. The addition of employees would not directly generate new residents that would need other services, such as libraries. Thus, potential impacts related to other services would be less than significant, and this topic will not be analyzed in the Subsequent EIR.

Approved Project FEIR Mitigation Measures

4.8-1a The City shall continue to work towards a ratio of 1.4 sworn officers per 1,000 residents.

Proposed Project Applicability: Mitigation Measure 4.8-1a remains the obligation of the City.

4.8-1b The Fontana Police Department shall continue to expand its Area Commander Program to more effectively serve specific areas of the City.

Proposed Project Applicability: Mitigation Measure 4.8-1b remains the obligation of the City.

4.8-1c The Fontana Police Department shall expand its Contact Stations to more effectively serve outlying areas.

Proposed Project Applicability: Mitigation Measure 4.8-1c remains the obligation of the City.

4.8-1d The Fontana Police Department shall continue its School Resource Officer Program on all current and future middle school campuses.

Proposed Project Applicability: Mitigation Measure 4.8-1d remains the obligation of the City.

4.8-1e The Fontana Police Department shall continue its extensive volunteer crime prevention programs, including Citizen Volunteers, Explorers, Citizens on Patrol, Neighborhood Watch, Police Reserves, and Community Emergency.

Proposed Project Applicability: Mitigation Measure 4.8-1e remains the obligation of the City.

4.8-1f The Fontana Police Department shall continue its bilingual incentive program to more effectively serve the Latino community.

Proposed Project Applicability: Mitigation Measure 4.8-1f remains the obligation of the City.

4.8-1g The City shall maintain an average police and fire response time of four to five minutes.

Proposed Project Applicability: Mitigation Measure 4.8-1g remains the obligation of the City.

4.8-1h The City shall continue to promote the establishment of Neighborhood Watch programs in residential neighborhoods, aimed at encouraging neighborhoods to form associations to patrol or watch for any suspicious activity.

Proposed Project Applicability: Mitigation Measure 4.8-1h remains the obligation of the City.

4.8-1i The City shall incorporate appropriate staffing levels in the annual budget process keyed to City growth in population and employment.

Proposed Project Applicability: Mitigation Measure 4.8-1i remains the obligation of the City.

4.8-2a The City shall maintain an average fire response time of four to five minutes.

Proposed Project Applicability: Mitigation Measure 4.8-1i remains the obligation of the City.

4.8-2b The City shall continue to maintain an Insurance Service office (ISO) fire rating of Class 3.

Proposed Project Applicability: Mitigation Measure 4.8-2b remains the obligation of the City.

4.8-2c The City shall ensure that new fire stations are built in areas of new development so that response times are not eroded.

Proposed Project Applicability: Mitigation Measure 4.8-2c remains the obligation of the City.

4.8-3a Planning and development in the City shall continue to be integrated with the needs of school districts for new facilities.

Proposed Project Applicability: Mitigation Measure 4.8-3a remains the obligation of the City.

4.8-3b The City shall continue to support local school districts in their efforts to obtain additional funding sources, including special assessment districts and supplementary state and federal funding.

Proposed Project Applicability: Mitigation Measure 4.8-3b remains the obligation of the City.

4.8-3c The City shall establish and maintain effective joint use agreements with school districts serving the community to achieve optimum, cost-effective use of school facilities.

Proposed Project Applicability: Mitigation Measure 4.8-3c remains the obligation of the City.

4.8-3d The City shall continue to withhold building permits until verification that applicable school fees have been collected by the appropriate school district.

Proposed Project Applicability: Mitigation Measure 4.8-3d remains the obligation of the City.

4.8-3e The City shall collaborate with school districts in designing adjacent school/recreation facilities to achieve maximum usability and cost-effectiveness for both the City and the school districts.

Proposed Project Applicability: Mitigation Measure 4.8-4e remains the obligation of the City.

4.8-3f The City shall collaborate with school districts in expanding educational opportunities and programs that benefit from City facilities.

Proposed Project Applicability: Mitigation Measure 4.8-3f remains the obligation of the City.

4.8-4a As part of future development and infrastructure projects within the Specific Plan Update area, the City shall continue to explore options to provide additional library service, through the Fontana Unified School district (FUSD) joint use agreements and/or City-sponsored facilities using General Fund or other revenue sources.

Proposed Project Applicability: Mitigation Measure 4.8-4a remains the obligation of the City.

Conclusion for Public Services

No new impacts nor substantially more severe public service related impacts would result from the proposed Project. Consistent with the determination of the Approved Project FEIR, impacts related to public services from implementation of the proposed Project would be less than significant with implementation of mitigation measures that were included in the Approved Project FEIR. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in the Approved Project FEIR.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to evaluate public services in the Subsequent EIR. Thus, public services will not be analyzed in the Subsequent EIR. However, the Approved Project FEIR mitigation measures that are applicable to the proposed Project will be included in the Project MMRP.

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

Summary of Impacts Identified in the Approved Project FEIR

The Approved Project FEIR determined that the City currently collects a Park Development fees for residential uses. However, no Park Development fees are collected for commercial, office, or industrial development and that the increased population from the SWIP could result in the need for new and improved recreational facilities. The Approved Project FEIR included mitigation measures from the General Plan EIR to offset the SWIP's related demand for capital improvements to maintain adequate recreation facilities and equipment.

Impacts Related to the Proposed Project

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would be accelerated?

Less Than Significant New Impact.

As described previously, the proposed Project would result in 738 employees. The addition of employees would not directly generate new residents that would use park and recreation facilities. Thus, potential impacts related to recreation would be less than significant, and this topic will not be analyzed in the Subsequent EIR.

b) Require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less Than Significant New Impact.

The proposed Project does not include or require the construction or expansion of recreational facilities. No new recreation facilities are included in the proposed Project that, the construction of which could have an adverse physical effect on the environment. Therefore, impacts related to recreation would be less than significant, and this topic will not be analyzed in the Subsequent EIR.

Approved Project FEIR Mitigation Measures

4.8-5a A wide variety of parks and recreation facilities, including regional, community, neighborhood and sub-neighborhood parks, shall be provided throughout the City.

Proposed Project Applicability: Mitigation Measure 4.8-5a remains the obligation of the City.

4.8-5b The design of all parks shall meet the particular needs of the specialized populations they serve, such as seniors, young adults, families, and children.

Proposed Project Applicability: Mitigation Measure 4.8-5b iremains the obligation of the City.

4.8-5c Barrier-free access to all parks shall be provided.

Proposed Project Applicability: Mitigation Measure 4.8-5c remains the obligation of the City.

4.8-5d The park standards for the City shall be two-acres per thousand residents for community parks and three-acres per thousand for neighborhood parks.

Proposed Project Applicability: Mitigation Measure 4.8-5d remains the obligation of the City.

4.8-5e Each park within the City shall provide a variety of activity options for users, including active and passive uses.

Proposed Project Applicability: Mitigation Measure 4.8-5e remains the obligation of the City.

4.8-5f The City shall reevaluate the design of each of its parks as part of the periodic update of its Parks, Recreation, and Trails Master Plan. [GPEIR MM PR-6] 4.8-5g Each park within the City shall be evaluated for safety on a periodic basis.

Proposed Project Applicability: Mitigation Measure 4.8-5f remains the obligation of the City.

Conclusion for Recreation

No new impacts nor substantially more severe recreation related impacts would result from the proposed Project. Consistent with the determination of the Approved Project FEIR, impacts related to recreation from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in the Approved Project FEIR.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to evaluate recreation in the Subsequent EIR. Thus, recreation will not be analyzed in the Subsequent EIR.

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

Summary of Impacts Identified in the Approved Project FEIR

The Approved Project FEIR determined that with buildout of the SWIP, a total of 10 deficient roadway segments and 19 deficient intersections would occur. The Approved Project FEIR also determined that upon implementation of Mitigation Measures 4.9-1dd through 4.9-1ll, which include a range of new roadway construction, roadway widenings, signalizations, and intersection improvements, identified facilities would operate at a satisfactory LOS based on agency criteria. However, since the majority of the recommended improvements not funded or outside of the City of Fontana's jurisdiction, implementation of these improvements cannot be assured. As such, impacts were determined to be significant and unavoidable. The Approved Project FEIR also determined that due to compliance with existing safety design standards, as verified through development permitting, the SWIP would not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or result in impacts related to emergency access.

Impacts Related to the Proposed Project

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

Potentially Significant New Impact.

The proposed Project would increase the development on the site and increase the vehicular trips in the Project vicinity from construction and operation of the proposed approximately 882,000 SF warehouse facility. The vehicle and truck traffic related to the proposed Project could result in a potentially significant impact new impact on area roadways, including the potential for conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. A traffic impact analysis will be prepared to assess existing traffic

conditions, forecast project-generated traffic volumes and distribution, and forecast traffic conditions in the Project opening year with and without the proposed Project and with and without cumulative development. Also, description of the existing and planned bicycle, pedestrian, and transit in the Project area will be provided and potential effects will be evaluated. Therefore, potential impacts related to conflicts with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities will be evaluated in the Subsequent EIR. The transportation related mitigation measures from the Approved Project FEIR will be included in the traffic impact analysis and the Subsequent EIR MMRP, as applicable.

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

Potentially Significant New Impact.

The CEQA Guidelines § 15064.3(b) provides criteria for analyzing transportation impacts. For land use projects, such as the proposed project, CEQA Guidelines § 15064.3(b) states that vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. In addition, it states that the analysis includes evaluation of factors such as the availability of transit, proximity to other destinations, etc. This section also provides guidance on setting thresholds for VMT and methodology for evaluating VMT. Per CEQA Guidelines Section 15064.3(c), the provisions of Section 15064.3 became applicable statewide beginning on July 1, 2020. Thus, at the time the Approved Project FEIR was prepared, in 2012, the requirements related to VMT analysis in EIRs did not exist. Due to the current VMT analysis requirements, the traffic impact analysis will include a VMT analysis that will be summarized in the Subsequent EIR, and mitigation measures will be included as necessary.

c) 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 New Impact.

The proposed Project does not include circulation features involving sharp curves, dangerous intersections, or other potentially hazardous geometric design features. The proposed Project includes only a warehouse facility. There are no proposed uses that would be incompatible. The development would also not increase any hazards related to a design feature. Operation of the proposed warehouse would involve trucks entering and exiting the site from Hemlock Avenue and Beech Avenue for access to the loading bays and trailer parking via two 50-foot-wide driveways that are designed to accommodate trucks. Passenger vehicles would enter and exit the site using two separate driveways from Hemlock Avenue and Beech Avenue. The onsite circulation design provides fire truck accessibility and turning ability throughout the site. Thus, no impacts related to vehicular circulation design features would occur from the proposed Project, and this topic will not be analyzed further in the Subsequent EIR.

d) Result in inadequate emergency access?

Less than Significant New Impact.

The proposed Project would not result in inadequate emergency access. Direct access to the proposed warehouse development would be provided by two driveway locations along Hemlock Avenue, and two driveway locations along Beech Avenue which are directly adjacent to the east

and west sides of the site. Construction activities would occur within the Project site and would not restrict access of emergency vehicles to the site or adjacent areas. In addition, travel along Hemlock Avenue and Beech Avenue would remain open and would not interfere with emergency access in the site vicinity. The proposed Project is required to design and construct internal access, and size and location of fire suppression facilities (e.g., hydrants and sprinklers) to conform to San Bernardino County Fire Department standards. The San Bernardino County Fire Department would review the development plans prior to approval to ensure adequate emergency access pursuant to the requirements in Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9). As such, the proposed Project would not result in inadequate access, and impacts would be less than significant, and this topic will not be analyzed further in the Subsequent EIR.

Approved Project FEIR Mitigation Measures

4.9-1a Mulberry Avenue – Consistent with City of Fontana Circulation Master Plan, construct Mulberry Avenue connection from Slover Avenue to Valley Boulevard over I-10 freeway. This improvement is identified to provide additional north-south capacity, reducing forecast traffic on Etiwanda Avenue and Cherry Avenue.

Proposed Project Applicability: The applicability of Mitigation Measure 4.9-1a will be determined as part of the traffic study that will be prepared and included in the Subsequent EIR.

4.9-1b Beech Avenue – Consistent with City of Fontana Circulation Master Plan, construct Beech Avenue from Slover Avenue to Valley Boulevard including an interchange with I-10. This improvement is consistent with City of Fontana Circulation Master Plan. This improvement is identified to provide additional north-south capacity and freeway access, reducing forecast traffic on Cherry Avenue and Citrus Avenue.

Proposed Project Applicability: The applicability of Mitigation Measure 4.9-1b will be determined as part of the traffic study that will be prepared and included in the Subsequent EIR.

4.9-1c Jurupa Street between Etiwanda Avenue and Mulberry Avenue – Consistent with the City of Fontana Circulation Master Plan, widen the study roadway segment from a 4-lane divided roadway segment to a 6-lane divided roadway segment. This improvement is included in the City of Fontana 7-Year Capital Improvement Program but is not yet fully funded.

Proposed Project Applicability: The applicability of Mitigation Measure 4.9-1c will be determined as part of the traffic study that will be prepared and included in the Subsequent EIR.

4.9-1d Mulberry Avenue between Slover Avenue and Jurupa Avenue – Consistent with the City of Fontana Circulation Master Plan, widen the study roadway segment from a 2-lane undivided roadway segment to a 4-lane undivided roadway segment.

Proposed Project Applicability: The applicability of Mitigation Measure 4.9-1d will be determined as part of the traffic study that will be prepared and included in the Subsequent EIR.

4.9-1e Jurupa Street between Mulberry Avenue and Cherry Avenue – Consistent with the City of Fontana Circulation Master Plan, widen the study roadway segment from a 4-lane

divided roadway to a 6-lane divided roadway. This improvement is included in the City of Fontana 7-Year Capital Improvement Program but is not yet fully funded.

Proposed Project Applicability: The applicability of Mitigation Measure 4.9-1e will be determined as part of the traffic study that will be prepared and included in the Subsequent EIR.

4.9-1f Beech Avenue between Slover Avenue and Jurupa Street – Consistent with the City of Fontana Circulation Master Plan, widen the study roadway segment from a 2-lane divided roadway to a 4-lane divided roadway.

Proposed Project Applicability: The applicability of Mitigation Measure 4.9-1f will be determined as part of the traffic study that will be prepared and included in the Subsequent EIR.

4.9-1g Citrus Avenue between I-10 Eastbound Ramps and Santa Ana Avenue – Consistent with the City of Fontana Circulation Master Plan, widen the study roadway segment from a 2-lane undivided roadway segment to a 4-lane undivided roadway segment.

Proposed Project Applicability: The applicability of Mitigation Measure 4.9-1g will be determined as part of the traffic study that will be prepared and included in the Subsequent EIR.

4.9-1h Citrus Avenue between Santa Ana Avenue and Jurupa Street – Consistent with the City of Fontana Circulation Master Plan, widen the study roadway segment from a 2-lane undivided roadway segment to a 4-lane undivided roadway segment.

Proposed Project Applicability: The applicability of Mitigation Measure 4.9-1h will be determined as part of the traffic study that will be prepared and included in the Subsequent EIR.

4.9-1i Etiwanda Avenue/San Bernardino Avenue – Widen the northbound Etiwanda Avenue approach from two left-turn lanes, two through lanes, and one right-turn lane to consist of two left-turn lanes, three through lanes, and one right-turn lane. Widen the westbound San Bernardino Avenue approach from two left-turn lanes, one through lane, and one shared through/right-turn lane to consist of two left-turn lanes, two through lanes, and one right-turn lane. Additionally, modify the westbound San Bernardino Avenue signal phasing to include a westbound right-turn overlap, which will preclude U-turn movement from southbound to northbound Etiwanda Avenue.

Proposed Project Applicability: The applicability of Mitigation Measure 4.9-1i will be determined as part of the traffic study that will be prepared and included in the Subsequent EIR.

4.9-1j Etiwanda Avenue/East Airport Drive-Slover Avenue – Widen the northbound Etiwanda Avenue approach from one left-turn lane, one through lane, and one shared through/right-turn lane to consist of two left-turn lanes, one through lane, and one shared through/right-turn lane. Widen the southbound Etiwanda Avenue approach from one left-turn lane, one through lane, and one shared through/right-turn lane to consist of two left-turn lanes, one through lane, and one shared through/right-turn lane. Widen the westbound Slover Avenue approach from one left-turn lane, one through lane, and one shared through/right-turn lane to consist of one left-turn lane, two through lanes, and two right-turn lanes.

Proposed Project Applicability: The applicability of Mitigation Measure 4.9-1j will be determined as part of the traffic study that will be prepared and included in the Subsequent EIR.

4.9-1k Etiwanda Avenue/Jurupa Street – Widen the eastbound Jurupa Street approach from two left-turn lanes, two through lanes, and one right-turn lane to consist of two left-turn lanes, three through lanes, and one right-turn lane. Widen the westbound Jurupa Street approach from two left-turn lanes, two through lanes, and one right-turn lane to consist of two left-turn lanes, three through lanes, and one right-turn lane.

Proposed Project Applicability: The applicability of Mitigation Measure 4.9-1k will be determined as part of the traffic study that will be prepared and included in the Subsequent EIR.

4.9-1l Mulberry Avenue/Slover Avenue – In concert with construction of the extension of Mulberry Avenue north of Slover Avenue, widen the northbound Mulberry Avenue approach from one left-turn lane and one right-turn lane to consist of one left-turn lane, two through lanes, and one right-turn lane. Construct and stripe the southbound Mulberry Avenue approach to consist of one left-turn lane, two through lanes, and one right-turn lane. Widen the eastbound Slover Avenue approach from two through lanes and one shared through/right-turn lane to consist of one left-turn lane, two through lanes, and one shared through/right-turn lane. Widen the westbound Slover Avenue approach from one left-turn lane and two through lanes to consist of one left-turn lane, two through lanes, and one right-turn lane. Additionally, modify the signal phasing to consist of protected left-turn phasing.

Proposed Project Applicability: The applicability of Mitigation Measure 4.9-1l will be determined as part of the traffic study that will be prepared and included in the Subsequent EIR.

4.9-1m Mulberry Avenue/Santa Ana Avenue – Widen the northbound Mulberry Avenue approach from one left-turn lane, one through lane, and one right-turn lane to consist of one left-turn lane, two through lanes, and one right-turn lane. Re-stripe the eastbound Santa Ana Avenue approach from one shared left-turn/through lane and one right-turn lane to consist of one left-turn lane and one shared through/right-turn lane. Widen the westbound Santa Ana Avenue approach from one shared left-turn/ through/right-turn lane to consist of one left-turn lane, one through lane, and one shared through/right-turn lane. Additionally, modify the east-west signal phasing from permitted left-turns to protected left-turns.

Proposed Project Applicability: The applicability of Mitigation Measure 4.9-1m will be determined as part of the traffic study that will be prepared and included in the Subsequent EIR.

4.9-1n Mulberry Avenue/Jurupa Street – Modify the northbound Mulberry Avenue signal phasing to include a northbound right-turn overlap, which will preclude U-turn movement from westbound to eastbound Jurupa Street. Widen the southbound Mulberry Avenue approach from one left-turn lane, two through lanes, and one right-turn lane to consist of two left-turn lanes, two through lanes, and one right-turn lane. Additionally, modify the southbound Mulberry Avenue signal phasing to include a southbound right-turn overlap, which will preclude U-turn movement from eastbound to westbound Jurupa Avenue. Widen the eastbound Jurupa Street approach from one left-turn lane, two

through lanes, and one right-turn lane to consist of two left-turn lanes, three through lanes, and one right-turn lane. Widen the westbound Jurupa Avenue approach from one left-turn lane, two through lanes, and one right-turn lane to consist of two left-turn lanes, three through lanes, and one right-turn lane.

Proposed Project Applicability: The applicability of Mitigation Measure 4.9-1n will be determined as part of the traffic study that will be prepared and included in the Subsequent EIR.

4.9-1o Banana Avenue/Valley Boulevard – Signalize the Banana Avenue/Valley Boulevard intersection. According to the City of Fontana, the Banana Avenue/Valley Boulevard satisfies traffic signal warrants and is in the pre-construction phase.

Proposed Project Applicability: The applicability of Mitigation Measure 4.9-1o will be determined as part of the traffic study that will be prepared and included in the Subsequent EIR.

4.9-1p Cherry Avenue/Valley Boulevard – Widen the northbound Cherry Avenue approach from one left-turn lane, two through lanes, and one defacto right-turn lane to consist of one left-turn lane, three through lanes, and one right-turn lane. Widen the southbound Cherry Avenue approach from one left-turn lane, two through lanes, and one right-turn lane to consist of one left-turn lane, three through lanes, and one right-turn lane. Widen the westbound Valley Boulevard approach from one left-turn lane, two through lanes, and one right-turn lane to consist of two left-turn lanes, two through lanes, and one right-turn lane.

Proposed Project Applicability: The applicability of Mitigation Measure 4.9-1p will be determined as part of the traffic study that will be prepared and included in the Subsequent EIR.

4.9-1q Cherry Avenue/Slover Avenue – Widen the northbound Cherry Avenue approach from one left-turn lane, two through lanes, and one right-turn lane to consist of one left-turn lane, four through lanes and one right-turn lane. Widen the southbound Cherry Avenue approach from one left-turn lane, one through lane, and one shared through/right-turn lane to consist of two left-turn lanes, four through lanes, and two right-turn lanes. Widen the eastbound Slover Avenue approach from one left-turn lane, two through lanes, and one defacto right-turn lane to consist of two left-turn lanes, three through lanes, and one right-turn lane. Widen the westbound Slover Avenue approach from one left-turn lane, two through lanes, and one right-turn lane to consist of two left-turn lanes, three through lanes, and two right-turn lanes.

Proposed Project Applicability: The applicability of Mitigation Measure 4.9-1q will be determined as part of the traffic study that will be prepared and included in the Subsequent EIR.

4.9-1r Cherry Avenue/Jurupa Street – Widen the northbound Cherry Avenue approach from two left-turn lanes, two through lanes, and one right-turn lane to consist of two left-turn lanes, three through lanes, and one right-turn lane. Widen the southbound Cherry Avenue approach from two left-turn lanes, two through lanes, and one right-turn lane to consist of two left-turn lanes, three through lanes, and two right-turn lanes. Widen the eastbound Jurupa Avenue approach from two left-turn lanes, two through lanes, and one shared through/right-turn lane to consist of two left-turn lanes, three through lanes, and one right-turn lane. Widen the westbound Jurupa Street approach from two left-

turn lanes, two through lanes, and one right-turn lane to consist of two left-turn lanes, three through lanes, and one right-turn lane.

Proposed Project Applicability: The applicability of Mitigation Measure 4.9-1r will be determined as part of the traffic study that will be prepared and included in the Subsequent EIR.

4.9-1s Beech Avenue/Valley Boulevard – Signalize the Beech Avenue/Valley Boulevard intersection. Widen the northbound Beech Avenue approach from one shared left-turn/ through lane and one right-turn lane to consist of one left-turn lane, one through lane, and one shared through/right-turn lane. Widen the southbound Beech Avenue approach from one shared left-turn/through lane and one right-turn lane to consist of one left-turn lane, two through lanes, and one right-turn lane.

Proposed Project Applicability: The applicability of Mitigation Measure 4.9-1s will be determined as part of the traffic study that will be prepared and included in the Subsequent EIR.

4.9-1t Beech Avenue/Slover Avenue – Signalize the Beech Avenue/Slover Avenue intersection. Widen the northbound Beech Avenue approach from one shared left-turn/through/right-turn lane to consist of one left-turn lane, two through lanes, and one right-turn lane. Widen the southbound Beech Avenue approach from one shared left-turn/through/right-turn lane to consist of one left-turn lane, two through lanes, and one right-turn lane. Widen the eastbound Slover Avenue approach from one left-turn lane, one through lane, and one shared through/right-turn lane to consist of two left-turn lanes, three through lanes, and one right-turn lane. Widen the westbound Slover Avenue approach from one left-turn lane, one through lane, and one shared through/right-turn lane to consist of one left-turn lane, three through lanes, and one right-turn lane.

Proposed Project Applicability: The applicability of Mitigation Measure 4.9-1t will be determined as part of the traffic study that will be prepared and included in the Subsequent EIR.

4.9-1u Beech Avenue/Santa Ana Avenue – Signalize the Beech Avenue/Santa Ana Avenue intersection.

Proposed Project Applicability: The applicability of Mitigation Measure 4.9-1u will be determined as part of the traffic study that will be prepared and included in the Subsequent EIR.

4.9-1v Beech Avenue/Jurupa Street – Signalize the Beech Avenue/Jurupa Street intersection. Widen the eastbound Jurupa Street approach from one shared left-turn/through lane and one shared through/right-turn lane to consist of one left-turn lane, two through lanes, and one right-turn lane. Widen the westbound Jurupa Street approach from one shared left-turn/through/right-turn lane to consist of one left-turn lane, two through lanes, and one right-turn lane.

Proposed Project Applicability: The applicability of Mitigation Measure 4.9-1v will be determined as part of the traffic study that will be prepared and included in the Subsequent EIR.

4.9-1w Citrus Avenue/Valley Boulevard – Widen the northbound Citrus Avenue approach from one left-turn lane, one through lane, and one shared through/right-turn lane to consist

of two left-turn lanes, one through lane, and one shared through/right-turn lane. Widen the southbound Citrus Avenue approach from one left-turn lane, one through lane, and one shared through/right-turn lane to consist of one left-turn lane, two through lanes, and one right-turn lane. Widen the eastbound Valley Boulevard approach from two left-turn lanes, one through lane, and one shared through/right-turn lane to consist of two left-turn lanes, two through lanes, and two right-turn lanes.

Proposed Project Applicability: The applicability of Mitigation Measure 4.9-1w will be determined as part of the traffic study that will be prepared and included in the Subsequent EIR.

4.9-1x Citrus Avenue/Slover Avenue – Widen the northbound Citrus Avenue approach from one left-turn lane and one shared through/right-turn lane to consist of one left-turn lane, two through lanes, and one right-turn lane. Widen the southbound Citrus Avenue approach from one left-turn lane, one through lane, and one right-turn lane to consist of one left-turn lane, two through lanes, and two right-turn lanes. Widen the eastbound Slover Avenue approach from one left-turn lane, two through lanes, and one defacto right-turn lane to consist of two left-turn lanes, three through lanes, and one right-turn lane. Widen the westbound Slover Avenue approach from one left-turn lane, one through lane, and one shared through/right-turn lane to consist of one left-turn lane, three through lanes, and one right-turn lane.

Proposed Project Applicability: The applicability of Mitigation Measure 4.9-1x will be determined as part of the traffic study that will be prepared and included in the Subsequent EIR.

4.9-1y Citrus Avenue/Santa Ana Avenue – Signalize the Citrus Avenue/Santa Ana Avenue intersection. Widen the northbound Citrus Avenue approach from one shared left-turn/through/right-turn lane to consist of one left-turn lane and one shared through/right-turn lane. Widen the southbound Citrus Avenue approach from one shared left-turn/through/right-turn lane to consist of one left-turn lane and one shared through/right-turn lane. Widen the eastbound Santa Ana Avenue approach from one shared left-turn/through/right-turn lane to consist of one left-turn lane and one shared through/right-turn lane. Re-stripe the westbound Santa Ana Avenue approach from one shared left-turn/through lane and one right-turn lane to consist of one left-turn lane and one shared through/right-turn lane.

Proposed Project Applicability: The applicability of Mitigation Measure 4.9-1y will be determined as part of the traffic study that will be prepared and included in the Subsequent EIR.

4.9-1z Citrus Avenue/Jurupa Street – Signalize the Citrus Avenue/Jurupa Street intersection. Widen the southbound Citrus Avenue approach from one left-turn lane and one shared through/right-turn lane to consist of one left-turn lane, one through lane, and one shared through/right-turn lane. Widen the eastbound Jurupa Street approach from one left-turn lane, two through lanes, and one shared through/right-turn lane to consist of one left-turn lane, three through lanes, and one right-turn lane. Widen the westbound Jurupa Street approach from one left-turn lane, one through lane, and one shared through/right-turn lane to consist of one left-turn lane, three through lanes, and one right-turn lane.

Proposed Project Applicability: The applicability of Mitigation Measure 4.9-1z will be determined as part of the traffic study that will be prepared and included in the Subsequent EIR.

4.9-1aa Sierra Avenue/Slover Avenue – Widen the eastbound Slover Avenue approach from two left-turn lanes, two through lanes, and one right-turn lane to consist of two left-turn lanes, three through lanes, and one right-turn lane.

Proposed Project Applicability: The applicability of Mitigation Measure 4.9-1aa will be determined as part of the traffic study that will be prepared and included in the Subsequent EIR.

4.9-1bb Sierra Avenue/Jurupa Street – Widen the southbound Sierra Avenue approach from two left-turn lanes, two through lanes, and one right-turn lane to consist of two left-turn lane, two through lanes, and two right-turn lanes. Widen the eastbound Jurupa Street approach from one left-turn lane, one shared left-turn/through lane, one through lane, and one right-turn lane to consist of two left-turn lanes, two through lanes, and one right-turn lane. Widen the westbound Jurupa Street approach from one left-turn lane, one through lane, and one right-turn lane to consist of one left-turn lane, three through lanes, and one right-turn lane. Improvements have recently been constructed at this intersection satisfying the lane configuration recommended.

Proposed Project Applicability: The applicability of Mitigation Measure 4.9-1bb will be determined as part of the traffic study that will be prepared and included in the Subsequent EIR.

4.9-1cc Armstrong Road/SR-60 Eastbound Ramps – Contribute towards preparation of a Project Study Report to improve operations, circulation, and access at the Armstrong Road/SR-60 interchange.

Proposed Project Applicability: The applicability of Mitigation Measure 4.9-1cc will be determined as part of the traffic study that will be prepared and included in the Subsequent EIR.

Forecast Year 2030 with Approved Project Conditions

4.9-1dd Cypress Avenue – Consistent with City of Fontana Circulation Master Plan, construct Cypress Avenue from Slover Avenue to Valley Boulevard over I-10 freeway. This improvement is consistent with City of Fontana Circulation Master Plan. This improvement is identified to provide additional north-south capacity, reducing forecast traffic on Cherry Avenue and Citrus Avenue.

Proposed Project Applicability: The applicability of Mitigation Measure 4.9-1dd will be determined as part of the traffic study that will be prepared and included in the Subsequent EIR.

4.9-1ee Country Village Road between Philadelphia Avenue and SR-60 Westbound Ramps – Consistent with the County of Riverside Circulation Master Plan, widen the study roadway segment from a 4-lane undivided roadway segment to a 6-lane divided roadway segment. Since this improvement is within the jurisdiction of the recently incorporated City of Jurupa Valley, implementation by the City of Fontana cannot be assured. Therefore, this improvement shall be included in the planning and collection of

fees and coordination with the appropriate lead agency shall occur to administer the improvement.

Proposed Project Applicability: The applicability of Mitigation Measure 4.9-1ee will be determined as part of the traffic study that will be prepared and included in the Subsequent EIR.

4.9-1ff San Bernardino Avenue between Cherry Avenue and Fontana Avenue – Consistent with the City of Fontana Circulation Master Plan, widen the study roadway segment from a 2-lane divided roadway to a 4-lane divided roadway. Since this improvement is within the jurisdiction of the County of San Bernardino, implementation by the City of Fontana cannot be assured. Therefore, this improvement shall be included in the planning and collection of fees and coordination with the appropriate lead agency shall occur to administer the improvement.

Proposed Project Applicability: The applicability of Mitigation Measure 4.9-1ff will be determined as part of the traffic study that will be prepared and included in the Subsequent EIR.

4.9-1gg Jurupa Street between Cherry Avenue and Citrus Avenue – Consistent with the City of Fontana Circulation Master Plan, widen the study roadway segment from a 5-lane divided roadway to a 6-lane divided roadway. A portion of this improvement has recently been implemented by the City of Fontana providing the capacity for a 6-lane roadway between Poplar Avenue and Citrus Avenue.

Proposed Project Applicability: The applicability of Mitigation Measure 4.9-1gg will be determined as part of the traffic study that will be prepared and included in the Subsequent EIR.

4.9-1hh Jurupa Street between Citrus Avenue and Sierra Avenue – Consistent with the City of Fontana Circulation Master Plan, widen the study roadway segment from a 5-lane divided roadway to a 6-lane divided roadway. This improvement has recently been implemented by the City of Fontana providing the capacity for a 6-lane roadway between Citrus Avenue and Sierra Avenue.

Proposed Project Applicability: The applicability of Mitigation Measure 4.9-1hh will be determined as part of the traffic study that will be prepared and included in the Subsequent EIR.

4.9-1ii I-15 Southbound Ramps/Jurupa Street – Widen the southbound I-15 Southbound Off-Ramp from one left-turn lane, one shared left-turn/through/right-turn lane, and one right-turn lane to consist of two left-turn lanes, one through lane, and one right-turn lane.

Proposed Project Applicability: The applicability of Mitigation Measure 4.9-1ii will be determined as part of the traffic study that will be prepared and included in the Subsequent EIR.

4.9-1jj Commerce Way/Ontario Mills Parkway – Widen the northbound Commerce Way approach from two left-turn lanes, one through lane, and one right-turn lane.

Proposed Project Applicability: The applicability of Mitigation Measure 4.9-1jj will be determined as part of the traffic study that will be prepared and included in the Subsequent EIR.

4.9-1kk Cherry Avenue/San Bernardino Avenue – Widen the eastbound San Bernardino Avenue approach from one left-turn lane, two through lanes, and one right-turn lane to consist of two left-turn lanes, two through lanes, and one right-turn lane.

Proposed Project Applicability: The applicability of Mitigation Measure 4.9-1kk will be determined as part of the traffic study that will be prepared and included in the Subsequent EIR.

4.9-1ll Cherry Avenue/Santa Ana Avenue – Widen the southbound Cherry Avenue approach from one left-turn lane, two through lanes, and one shared through/right-turn lane to consist of one left-turn lane, three through lanes, and one right-turn lane.

Proposed Project Applicability: The applicability of Mitigation Measure 4.9-1ll will be determined as part of the traffic study that will be prepared and included in the Subsequent EIR.

4.9-1mm Prior to issuance of a grading permit, applicants for future development associated with the proposed project shall prepare site-specific traffic studies, to the satisfaction of the City's Engineering Department. As determined by these subsequent traffic studies, traffic improvements identified as mitigation measures in this Program EIR shall be implemented as a condition of the approved future development project, either through direct construction by the project applicant and/or through development impact fees.

Proposed Project Applicability: Mitigation Measure 4.9-1mm is applicable to the proposed Project. A site-specific traffic study will be prepared as part of the Subsequent EIR, and any required improvements would be implemented as a Condition of Approval and included the Project MMRP.

4.9-1nn The City of Fontana shall perform monitoring of traffic generation and phasing of development within the project area to defer or eliminate identified improvements due to potential circulation impact changes or reduced land use intensities. This monitoring shall be achieved through project-specific traffic studies tied to future development within the Specific Plan Update area with land use in excess of 100,000 square feet of non-residential land use

Proposed Project Applicability: Mitigation Measure 4.9-1nn is applicable to the proposed Project. A site-specific traffic study will be prepared as part of the Subsequent EIR and will include traffic counts to monitor the trip generation at or near the Project site, as directed by the City Traffic Engineering Division.

Conclusion for Transportation

As detailed previously, it is possible that new or substantially more severe transportation related impacts could result from the proposed Project than were identified in the Approved Project FEIR. Thus, conditions identified in CEQA Guidelines Section 15162 related to changes to the Project that require major revisions of the Approved Project FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects could occur and would trigger the need to evaluate potential transportation related impacts in the Subsequent EIR. Thus, transportation will be analyzed in the Subsequent EIR.

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

Summary of Impacts Identified in the Approved Project FEIR

The Approved Project FEIR does not include a specific evaluation related to Tribal Cultural Resources; however, the EIR determined that ground disturbing construction activities within the SWIP area could have a significant impact on archaeological resources and protection related to tribal cultural resources was provided in the Approved Project FEIR mitigation measures that were included to reduce potential impacts to a less than significant level.

The EIR also describes that no known human remains, or Native American cultural resources have been identified within the SWIP area. However, mitigation was included to reduce potential impacts to a less than significant level that requires cessation of ground-disturbing activity and consultation with the County Coroner and Native American tribes in the event human remains are encountered during construction activities.

Impacts Related to the Proposed Project

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

No New Impact.

There are no historic resources within the Project site, and no impacts related to historic resources as defined in Public Resources Code section 5020.1(k) would occur from implementation of the Project.

The Phase I Environmental Site Assessment and Limited Subsurface Investigation (Appendix B) describes that the Project site was first developed with residential and agricultural uses from the 1920s through the 1940s, undeveloped or used for agriculture between the 1940s and 1980s; developed with a truck/transport and construction company on the northwest corner in the early 1990s; and developed with the current structures and modular unit storage yard in 2000. There are no historic resources on the Project site, and impacts would not occur. This topic will not be further evaluated in the Subsequent EIR.

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Potentially Significant New Impact.

Tribal cultural resources are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either eligible or listed in the California Register of Historical Resources or local register of historical resources (Public Resources Code § 21074).

In order to determine whether any tribal cultural resources could be impacted by the proposed Project, California Native American tribes that are traditionally and culturally affiliated to the SWIP area will be contacted (Public Resources Code § 21080.3.1), and consultation undertaken with those Native American tribes that express an interest in engaging in consultation pursuant to Assembly Bill 52. In addition to tribal consultation, the Project shall consider the requests by the Soboba Band of Luiseño Indians and Morongo Band of Mission Indians per Approved Project FEIR Mitigation Measure 4.4-2c, as listed below. The Subsequent EIR will evaluate potential impacts of the proposed Project on tribal cultural resources, and additional mitigation measures will be provided if needed.

Approved Project FEIR Mitigation Measures

Mitigation Measures 4.4-1b and 4.4-2b. As listed in Section 5, *Cultural Resources*.

4.4-2c Where consistent with applicable local, State and federal law and deemed appropriate by the City, future site-specific development projects shall consider the following requests by the Soboba Band of Luiseño Indians, Morongo Band of Mission Indians and/or other tribes as appropriate:

- In the event Native American cultural resources are discovered during construction for future development, all work in the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the overall Project may continue during this period;

- Initiate consultation between the appropriate Native American tribal entity (as determined by a qualified archaeologist meeting Secretary of Interior standards) and the City/Project Applicant;
- Transfer cultural resources investigations to the appropriate Native American entity (as determined by a qualified archaeologist meeting Secretary of Interior standards) as soon as possible;
- Utilize a Native American Monitor from the appropriate Native American entity (as determined by a qualified archaeologist meeting Secretary of Interior standards) where deemed appropriate or required by the City, during initial ground-disturbing activities, cultural resource surveys, and/or cultural resource excavations.

Proposed Project Applicability: Mitigation Measure 4.4-2c is applicable to the proposed Project and will be included the Project MMRP.

Conclusion for Tribal Cultural Resources

Pursuant to the requirements of AB 52, tribal consultation will be completed as part of the Subsequent EIR. Thus, tribal cultural resource related impacts will be analyzed in the Subsequent EIR. In addition, the applicable mitigation measures from the Approved Project FEIR would be included in the Project MMRP.

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

Summary of Impacts Identified in the Approved Project FEIR

Water Infrastructure. The Approved Project FEIR describes that existing distribution capacity may be sufficient for buildout of the SWIP and that several planned distribution improvements by either IEUA and/or City of Fontana would assist in accommodating increased conveyance demand within the area. In addition, each project would be reviewed to ensure that adequate water conveyance infrastructure exists, and impacts related to water distribution capacity were determined to be less than significant.

Wastewater Infrastructure. The Approved Project FEIR describes that existing wastewater conveyance capacity may be sufficient for buildout of the SWIP; however, new conveyance facilities would be needed in annexation areas, and would be determined per each development project. The Approved Project FEIR also describes that wastewater generated in the City of Fontana is handled at IEUA's Regional Plant 1 in Ontario that processes approximately 36 million GPD of sewage, has a capacity of 44 million gallons per day (MGD), leaving a surplus capacity of approximately 8 MGD.

Water Supplies. The Approved Project FEIR describes that a Water Supply Assessment was prepared to evaluate water supply with the demand for water that would be generated by the

Project, which determined that existing and future water entitlements from groundwater, surface, and imported sources in addition to recycling and conservation will be sufficient to meet the project's demand at buildout, in addition to forecast demand for the entire service area. The Approved Project FEIR included mitigation measures from the General Plan and determined that impact would be less than significant.

Solid Waste. The Approved Project FEIR describes that future development in the SWIP area would be served by a landfill with sufficient permitted capacity to accommodate the solid waste disposal needs. In addition, the proposed Project would be in compliance with all State and local requirements related to solid waste. Thus, impacts in this regard would be less than significant with mitigation incorporated.

Impacts Related to the Proposed Project

a) Require or result in the relocation or construction of new or expanded water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less Than Significant New Impact.

The proposed Project would install new water and sewer infrastructure on the site and connect to the existing 10-inch water line and 8-inch sewer line within Hemlock Avenue and the existing 12-inch water and sewer lines within Beech Avenue. New or expanded off-site water and wastewater infrastructure would not be required be constructed to serve the proposed Project. Thus, impacts would be less than significant, and this topic will not be further evaluated in the Subsequent EIR.

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

Less Than Significant New Impact.

The Fontana Water Company that supplies water to the SWIP area has prepared a 2020 Urban Water Management Plan (UWMP) that projects water demand based upon General Plan and SWIP land uses. The total demand was compared to available water supplies for normal, single-dry, and multiple-dry years, and the 2020 UWMP determined that adequate water supplies are available to meet the projected demand in all scenarios.

Because the site's proposed use is consistent with the existing land use designation, and the proposed 882,000 SF building (0.543 FAR) is below the allowable FAR of 0.80 that would provide for a 1,394,268.4 SF of building space, the Project's water demand projection is included in the UWMP, which determined that the Fontana Water Company would have sufficient water supplies to serve the service area during normal, dry and multiple dry years through 2045. Also, a Water Supply Assessment is required for the Project to confirm that the water supplies needed for the Project are within those available pursuant to the UWMP. Therefore, no new impacts related to water demand would result from the proposed Project. Impacts would be less than significant, and this topic will not be further evaluated in the Subsequent EIR.

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

Less than Significant New Impact.

As described in the previous response, the proposed 882,008 SF building (with a FAR of 0.543) is below the allowable FAR of 0.80 that would provide for a 1,394,268.4 SF of building space, the Project's wastewater demand is included in the wastewater facility planning and projections. The City's Sewer Master Plan (2000) identifies a sewage flow generation factor of 10.76 gallons per acre per day. Based on this, the proposed Project would result in 430.5 gallons per day.

The permitted capacity of the IEUA Regional Plant 1 in Ontario is 44 million gallons per day (mgd) with average sewage flows of 28 mgd. The increase of 430.5 gallons per day would be well within the available capacity of the Fontana WWTP. Thus, impacts would be less than significant, and this issue will not be evaluated further in the Subsequent EIR.

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

Less Than Significant New Impact.

In 2019, a majority (70 percent) of the solid waste from the City of Fontana that was disposed of in landfills, went to the Mid-Valley Sanitary Landfill. The Mid-Valley Sanitary Landfill is permitted to accept 7,500 tons per day of solid waste and is permitted to operate through March 2045. In September 2022, the facility received a peak tonnage of 4,253.49 tons and in October 2022, the facility received a peak tonnage of 4,380.60 tons. Thus, the facility had additional capacity of 3,119.4 tons per day. Therefore, the landfill would be able to accommodate the addition of solid waste from buildout of the proposed Project. Thus, impacts related to solid waste generation and landfill capacity would be less than significant, and this topic would not be further analyzed in the Subsequent EIR.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

No New Impact.

The proposed Project would result in new development that would generate an increased amount of solid waste as described in the previous response. All solid waste-generating activities within the City is subject to the requirements set forth in Section 5.408.1 of the California Green Building Standards Code that requires demolition and construction activities to recycle or reuse a minimum of 65 percent of the nonhazardous construction and demolition waste, and AB 341 that requires diversion of a minimum of 75 percent of operational solid waste. Implementation of the proposed Project would be consistent with all state regulations, as ensured through the City's development project permitting process. Therefore, the proposed Project would comply with all solid waste statute and regulations; and impacts would not occur. Impacts related to solid waste regulations will not be evaluated further in the Subsequent EIR.

Approved Project FEIR Mitigation Measure

4.8-8a The City shall maintain its current Master Plan of Sewers as the basis for development of a sewer system to serve the community.

Proposed Project Applicability: Mitigation Measure 4.8-8a remains an obligation of the City.

4.8-8b The City shall design and operate its local and trunk sewer system in close collaboration with the Inland Empire Utilities Agency (IEUA).

Proposed Project Applicability: Mitigation Measure 4.8-8b remains an obligation of the City.

4.8-8c The City shall establish and maintain an aggressive water recycling program.

Proposed Project Applicability: Mitigation Measure 4.8-8c remains an obligation of the City.

4.8-8d The City shall devote sufficient financial support for wastewater system maintenance so that current levels of service, health, and safety are sustained or improved.

Proposed Project Applicability: Mitigation Measure 4.8-8d remains an obligation of the City.

4.8-7a The City shall work closely with water supply agencies to assure the continued supply of water.

Proposed Project Applicability: Mitigation Measure 4.8-7a remains an obligation of the City.

4.8-7b The City shall act to conserve water in whatever cost-effective ways are reasonably available.

Proposed Project Applicability: Mitigation Measure 4.8-7b remains an obligation of the City.

4.8-7c The City shall manage urban runoff to minimize water supply contamination.

Proposed Project Applicability: Mitigation Measure 4.8-7c is applicable to the proposed Project. As detailed in Section 10, Hydrology and Water Quality, the Project would implement an SWPPP during construction and a WQMP during operations that would manage and minimize water contamination through BMPs that include two underground infiltration basins that would be installed on site to filter runoff and minimize water supply contamination.

4.8-7d The City shall collaborate with water management authorities to devise and implement creative and cost-effective water management strategies.

Proposed Project Applicability: Mitigation Measure 4.8-7d remains an obligation of the City. The Project would provide appropriate funding for water management via connection fees and service fees.

4.8-7e The City shall provide educational material to its residents and businesses regarding the critical necessity for careful use of water and management of water systems.

Proposed Project Applicability: Mitigation Measure 4.8-7e i remains an obligation of the City.

4.8-9a The City shall continue to maintain a contractual arrangement that achieves maximum recycling rates at a reasonable price.

Proposed Project Applicability: Mitigation Measure 4.8-9a is not applicable to the proposed Project because the Project does not involve provisions of, or contracting for, recycling services.

4.8-9b Where joint programs offer improvement efficiency or reduced cost, the City shall collaborate with other entities in recycling efforts.

Proposed Project Applicability: Mitigation Measure 4.8-9b remains an obligation of the City. The Project would have onsite recycling bins and solid waste services that would implement existing recycle and diversion requirements, consistent with other properties within the City.

4.8-9c The City shall continue to provide services to resident and business citizens that facilitate community cleanup, curbside collections and diversion of oil and other hazardous waste materials.

Proposed Project Applicability: Mitigation Measure 4.8-9c remains an obligation of the City . Any hazardous waste on the site would be disposed of consistent with existing regulations, as detailed in Section 9.0, *Hazards and Hazardous Materials*.

4.8-9d The City should maintain an aggressive public information program to stimulate waste reduction by its resident and business citizens.

Proposed Project Applicability: Mitigation Measure 4.8-9d remains an obligation of the City. The Project would have onsite recycling bins and the solid waste service provider would provide recycling services, consistent with other properties within the City.

Conclusion for Utilities and Service Systems

No new impacts nor substantially more severe utility and service systems related impacts would result from the proposed Project. Consistent with the determination of the Approved Project FEIR, impacts related to utility and service systems from implementation of the proposed Project would be less than significant with implementation of the mitigation measures that were included in the Approved Project FEIR. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in the Approved Project FEIR.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to evaluate utility and service systems in the Subsequent EIR. Thus, utility and service systems will not be analyzed in the Subsequent EIR. However, the Approved Project FEIR mitigation measures are applicable to the proposed Project will be included in the Project MMRP.

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

Summary of Impacts Identified in the Approved Project FEIR

The SWIP Specific Plan Update area is located within an urbanized area and is surrounded by development on all sides; it is not located adjacent to wildlands that may increase the risk of wildland fires. Furthermore, future development in the SWIP area would be subject to all applicable standards and regulations related to fire protection and prevention, and it was determined that impacts related to wildland fire hazards would be less than significant.

Impacts Related to the Proposed Project

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

No New Impact. According to the CalFire Fire Hazard Severity Zone map, the Project site is not within an area identified as a Fire Hazard Area. In addition, the proposed Project would not substantially impair an adopted emergency response plan or emergency evacuation plan. The Project site is adjacent to roadways, and the site is not adjacent to or in the vicinity of wildlands. Therefore, the proposed Project would not impair an adopted emergency response plan or emergency evacuation plan within or near a very high fire hazard severity zone. Wildfire risks will not be further evaluated in the Subsequent EIR.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No New Impact. As described in the previous response, the Project site is not within a High Fire Hazard Severity Zone. The Project site is flat and does not generally have prevailing winds or other factors that could exacerbate fire risks. The proposed Project would not result in exposure of persons to pollutant concentrations from a wildfire. Thus, impacts will not be further evaluated in the Subsequent EIR.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No New Impact. As described in the previous responses, the Project site is not within a High Fire Hazard Severity Zone, and the proposed Project does not include infrastructure that could exacerbate fire risks. The proposed warehouse development would connect to the existing utility infrastructure that is adjacent to the site. Thus, no new impacts would result, and wildfire risks will not be further evaluated in the Subsequent EIR.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No New Impact. As described in the previous responses, the Project site is not within a High Fire Hazard Severity Zone. In addition, the Project site is generally flat area and does not contain or is adjacent to large slopes, and the proposed Project would not generate large slopes. Furthermore, the proposed Project installation of drainage facilities. Thus, the Project would not result in risks related to wildfires or risks related to downslope or downstream flooding or landslides after wildfires. Thus, wildfire risks will not be further evaluated in the Subsequent EIR.

Approved Project FEIR Mitigation Measures

None.

Conclusion for Wildfires

No new impacts nor substantially more severe wildfire related impacts would result from the proposed Project. Consistent with the determination of the Approved Project FEIR, impacts related to wildfires from implementation of the proposed Project would not occur. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in the Approved Project FEIR.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to evaluate wildfires in the Subsequent EIR. Thus, wildfires will not be analyzed in the Subsequent EIR.

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

Summary of Impacts Identified in the Approved Project FEIR

As detailed in previous response, the Approved Project FEIR determined that buildout of the SWIP would have the potential to degrade the quality of habitat for sensitive species and eliminate example of California history or prehistory. The Approved Project FEIR also determined that the impacts have the potential to be cumulatively considerable and have adverse impacts on human beings. Therefore, the Approved Project FEIR included various mitigation measures as listed previously to reduce potential impacts to the extent feasible. However, the Approved Project FEIR determined that buildout of the SWIP would result the following significant and unavoidable impacts after implementation of feasible mitigation:

- Aesthetics (project-level and cumulative scenic vistas);
- Air Quality (project-level and cumulative construction and regional operational emissions, and air quality management plan consistency)
- Noise (Long-Term and cumulative mobile noise)
- Public Services and Utilities (parks/recreation)
- Traffic and Circulation (project-level and cumulative increased traffic volumes)

Impacts Related to the Proposed Project

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

plant or animal or eliminate important examples of the major periods of California history or prehistory?

Potentially Significant New Impact with Mitigation Incorporated.

As detailed in Section 4, *Biological Resources*, the Project site is completely disturbed and paved with asphalt or gravel covered with limited areas of ornamental landscaping. The site is used for light industrial uses that include leasing, storage, and refurbishing of modular trailers, offices, and storage bins. The site does not include any natural areas for sensitive species. No suitable habitat for any sensitive species occurs due to the developed nature of the site and ongoing site disturbances related to existing urban uses. Although a limited number of trees exist on the site, consistent with the direction of the Approved Project FEIR, Mitigation Measures 4.3-1b and 4.3-1c would be implemented to require nesting bird surveys occur prior to vegetation removal during nesting season, and impacts would be less than significant. No further evaluation in the Subsequent EIR is required.

Also as described in, Section 5, *Cultural Resources*, the Cultural Resources Study (Appendix A) describes that the Project site does not include any historical resources. It has been cleared and graded since the 1950s, and that based upon the documentation of past ground disturbance, there is little potential for cultural resources to be present/disturbed by the proposed Project. In addition, mitigation measures from the Approved Project FEIR would be applied to the Project to ensure that impacts related to archaeological resources would be less than significant. This topic will not be further evaluated in the Subsequent EIR.

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

Potentially Significant New Impact.

Cumulative impacts are defined as two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period. The CEQA Guidelines, Section 15130 (a) and (b), states:

a. Cumulative impacts shall be discussed when the project's incremental effect is cumulatively considerable.
b. The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

As described above, the proposed Project would develop the site consistent with the existing SWIP designation within the allowable floor area ratio. Although the Project is consistent with the planned uses on the site, the proposed Project could have the potential to result in cumulative impacts to air quality, energy, greenhouse gas, noise, transportation, and tribal cultural resources. The extent and

significance of potential cumulative impacts resulting from the combined effects of the proposed Project plus other past, present, and reasonably foreseeable future projects will be evaluated in the Subsequent EIR.

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

Potentially Significant New Impact.

As detailed in the previous responses, the proposed Project could cause substantial adverse effects on human beings if not properly mitigated. The proposed Project could result in impacts to air quality, greenhouse gas, land use, noise, and transportation that could result in adverse effects on human beings. Therefore, these impacts will be addressed in the Subsequent EIR, and additional mitigation measures will be provided as needed.

Approved Project FEIR Mitigation Measures

As listed in the previous responses.

Conclusion for Mandatory Findings of Significance

As detailed previously, it is possible that new or substantially more severe impacts related to these mandatory findings of significance could result from the proposed Project than were identified in the Approved Project FEIR. Thus, conditions identified in CEQA Guidelines Section 15162 related to changes to the Project that require major revisions of the previous Approved Project FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects could occur and would trigger the need to evaluate potential impacts in the Subsequent EIR. Thus, mandatory findings of significance will be analyzed in the Subsequent EIR.

5 REFERENCES

California Department of Conservation California Important Farmland Finder. Accessed: https://maps.conservation.ca.gov/DLRP/CIFF/

California Department of Toxic Substances Control EnviroStor Database. Accessed: https://www.envirostor.dtsc.ca.gov/public

California State Scenic Highway System Map. Accessed: https://www.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa

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