

## 1.0 EXECUTIVE SUMMARY

### 1.1 INTRODUCTION

This Draft Environmental Impact Report (Draft EIR) is an informational document intended to inform the public and decision-makers about the environmental consequences of the proposed Sierra Avenue at Casa Grande Avenue Warehouse Project (proposed Project). The proposed Project involves the development of a 322,996 square foot (sf) warehouse at the northeastern corner of Sierra Avenue and Casa Grande Avenue in the City. The warehouse would be built within three connected parcels Assessor Parcel Numbers (APNs): 0239-151-22 and 0239-151-34, and 0239-151-40. The warehouse component would include applications for a General Plan Amendment (GPA) No. 18-006, a Zone Change (ZC) No. 18-006, and a Zoning Text Amendment (ZCA) No 18-007. The GPA proposed the conversion of one parcel (APN 0239-151-22) from Multi-Family High-Density Residential Zone (R-MFH) to Light Industrial (I-L) and two parcels (APNs: 0239-151-34 and 40) from Medium-Density Residential (R-M) to Light Industrial (I-L). The warehouse component proposes to rezone all three parcels to Light Industrial (M-1).

The proposed Project also includes two residential unit replacement sites (RUR's) that also are referred to as the Malaga site and Palmetto sites in this Draft Environmental Impact Report (Draft EIR). The RUR sites are required because of the recent adoption of the Housing Crisis Act (HCA) of 2019 and provisions in Senate Bill (SB) 330. In summary, the HCA of 2019 and SB 330 requires replacement housing sites when land designated for housing development is changed to a non-housing use. This is applicable to the proposed Project because the proposed warehouse development would change the residential zoning classification to an industrial classification. Due to these land uses changes the warehouse site would not be used for the development of up to 219 residential units and replacement sites must be proposed. Accordingly, and in conformance with these new laws, the City has identified two replacement sites. This includes a 5.69-acre site located north of Malaga Street and west of Mango Street (Malaga Site), and a 3.58-acre site located east of Palmetto Avenue and south of Arrow Boulevard (Palmetto Site). A summarized description of the proposed Project and its elements is provided in *Section 1.3, Project Description*, below. A complete description of the proposed Project is provided in **Chapter 3.0, Project Description** of this Draft EIR.

Additionally, SB 330, which provides that the City shall not “chang[e] the general plan land use designation, specific plan land use designation, or zoning...to a less intensive use... below what was allowed under the land use designation and zoning ordinances in effect on January 1, 2018”. However, the Act includes an exception, and general plan and zoning designation changes to a “less intensive use” are permitted so long as the City concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction, such that there is no net loss in residential capacity. (Govt. Code §66300(i).)

This Draft EIR serves as both a “Project EIR” as defined in Section 15161 of the CEQA Guidelines related to the construction and operation of the Warehouse site and a “Program EIR” as defined in Section 15168 of the CEQA Guidelines related to the rezoning of the Malaga and Palmetto sites. The Draft EIR considers the environmental impacts of the proposed Project, including all three sites to the level of detail possible, as well as the additive effects of growth throughout the City of Fontana (City), neighboring areas of the City of Rialto, and the region. These latter impacts are referred to as cumulative impacts. The Draft EIR also evaluates a range of potential feasible alternatives anticipated to reduce significant impacts of the

Project, including different development densities for the Warehouse site, a different warehouse configuration, and different uses of the Warehouse site. This Draft EIR has been prepared for the City, pursuant to the requirements of the California Environmental Quality Act (CEQA).

Pursuant to CEQA Guidelines § 15082, the City circulated a Notice of Preparation (NOP) advising public agencies, special districts, and members of the public who had requested such notice that an EIR for the proposed Project was being prepared. The initial NOP was distributed on July 5, 2019 to solicit comments related to the proposed construction of the warehouse. This project did not include either the Malaga or Palmetto sites at that time.

Subsequent to the initial circulation of the first NOP, the proposed Project was amended to include the Malaga and Palmetto sites in response to the passage of SB 330 and thus the need for replacement housing sites to be added to the Project. To account for this need, the proposed Project was amended and the Malaga and Palmetto sites were added. As required, the amended NOP included an updated project description and a list of the environmental issues to be examined in the EIR. The revised NOP was circulated from February 24, 2020 with a 30-day public review period ending on March 25, 2020. This process and the comments submitted in response to the NOP and revised NOP is discussed in **Chapter 2.0, Introduction**, and Section 1.05 Areas of Controversy, below.

After receiving public comments on the NOP and revised NOP, the proposed Project was analyzed for its potential to result in environmental impacts. Impacts were evaluated in accordance with the significance criteria developed by the City that are based on criteria presented in Appendix G, “Environmental Checklist Form,” of the CEQA Guidelines. The criteria in the Environmental Checklist (checklist), was used to determine if the proposed Project would result in, “no impact,” “less than significant impact,” “less than significant impact with mitigation measures,” or potentially significant impact” to a particular environmental resource. In some instances, a project may use the checklist to provide an initial discussion of a project and to screen out certain topics from a full discussion in the Draft EIR. In the case of the proposed Project this was not done for Mineral Resources and Agricultural Resources due to these resources and feasibility for use associated with the Warehouse site and Malaga site and Palmetto site. A table listing the project impacts and any associated mitigation measures is included at the end of this summary in *Table 1-1: Project Impacts and Proposed Mitigation Measures*.

This Draft EIR describes the existing environmental resources on the Warehouse, Malaga, and Palmetto sites and in the vicinity of the Project sites, analyzes potential impacts on those resources that would or could occur upon initiation of the proposed Project, and identifies mitigation measures that could avoid or reduce the magnitude of those impacts determined to be significant. The environmental impacts evaluated in this Draft EIR concern several subject areas, including aesthetics/light and glare, air quality, biological resources, cultural and tribal resources, energy/energy conservation, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation, utilities and service systems, and wildfire. As noted in the preceding paragraph, public comment was received during the NOP process and included written letters provided to the City during public meetings. In addition to the list of the summary of comments below, a copy of the letters with the NOP and a copy of the letters with the revised NOP is provided in Appendix A to this Draft EIR. The comments were used, as intended, to help inform the discussion of this Draft EIR and help determine the scope and framework of certain topical discussions.

This EIR is being published as a Draft EIR. The Draft EIR will be subject to further review and comment by the public, as well as responsible agencies and other interested jurisdictions, agencies, and organizations for a period of 45 days. During the public review period, a hearing will be held before the City of Fontana Planning Commission at a date to be determined to receive additional comments on the Draft EIR. The public may comment on the Draft EIR by testifying at the public hearing or may submit written comments at any time during the 45-day public review period.

Following the public review period, written responses to all comments received on the Draft EIR will be prepared. Those written responses, and any other necessary changes to the Draft EIR, will constitute the Final EIR and will be submitted to the City of Fontana City Council for their consideration. If the City finds that the Final EIR is “adequate and complete” in accordance with the CEQA Guidelines, the City may certify the EIR. The City Council would also consider the adoption of Findings of Fact pertaining to the EIR, specific mitigation measures, a Statement of Overriding Considerations (if needed), and a Mitigation Monitoring and Reporting Plan (MMRP). Upon review and consideration of the Final EIR, the hearing body may take action concerning the proposed project.

Regarding the MMRP, CEQA Guidelines Section 15097 requires public agencies to set up monitoring and reporting programs to ensure compliance with mitigation measures, which are adopted or made as a condition of project approval and designed to mitigate or avoid the significant environmental effects identified in environmental impact reports. A MMRP incorporating the mitigation measures set forth in this EIR will be considered and acted upon by the City decision-makers concurrent with adoption of the findings of this EIR and prior to approval of the proposed project.

## 1.2 PROJECT LOCATION

The proposed Project includes three sites generally located and generally described as follows.

**Warehouse Site.** The proposed Warehouse site is located in the northeastern portion of the City approximately 330 feet west of the City border with the City of Rialto. See **Figure 3-1: Regional Vicinity**. The Warehouse site consists of three connected parcels on the northeast corner of the Sierra Avenue and Casa Grande Avenue intersection; refer to **Figure 3-2: Local Vicinity** and **Figure 3-3: Project Site**. Regional access to the Warehouse site is via major transportation routes including State Route 210 (SR-210 – Foothill Boulevard) and Interstate Highway I-15 (I-15). The SR-210 intersection with Sierra Avenue is located approximately 1.5 miles south of the proposed Warehouse site and the I-15 interchange is located approximately 1.6 miles north of the proposed Warehouse site.

**Malaga Site.** The Malaga RUR site is located approximately 0.5 miles north of the central Downtown area of the City. The Malaga site comprises approximately 5.69 acres and is located adjacent to the north side of Malaga Street and west side of Mango Street. Approximately two blocks north is Miller Avenue which provides two lanes in each direction for east/west travel across most of the City. Approximately 0.33 miles south is Foothill Boulevard which provides two lanes for in each direction for east/west travel across most of the City and has an existing bus route and stops proximate to the site.

**Palmetto Site.** The Palmetto RUR site is located approximately 0.5-mile east of the central Downtown area of the City. The Palmetto site comprises approximately 3.58-acres and is located adjacent to the eastern right-of-way of Palmetto Avenue and adjacent to the southern right-of-way of Valencia Avenue. Approximately 0.5-block north is Arrow Boulevard, which provides two lanes in each direction for east/west travel across most of the City and has an existing bus route and stops proximate to the site.

Approximately 0.3 miles south is Merrill Avenue, which provides two lanes in each direction for east west travel across most of the City.

### 1.3 PROJECT DESCRIPTION

The proposed Project consists of the development of a warehouse on the undeveloped lots adjacent to the northeast corner of Sierra Avenue and Casa Grande Avenue. Project plans for development of the Warehouse site are known and are described in additional detail below. As discussed above, construction of the warehouse would require the upzoning of another site(s) to account for the loss of housing that would occur under the existing general plan and zoning of the Warehouse site. Accordingly, the Malaga and Palmetto sites would be upzoned to comply with SB 330. Because it is unknown if these sites would ever be developed in accordance with the upzoning, and because there are no applications or proposals to development, there are no plans detailing potential development. Therefore, descriptions of the potential development of the Malaga and Palmetto sites define known elements such as existing conditions and surrounding uses and required densities; however, specific elements of the potential development are unknown and it would be speculative to include detailed descriptions. It should be noted that it is anticipated that future CEQA analysis would be needed prior to any approval of development on those sites. At that time, when complete plans are proposed they will be evaluated under CEQA as appropriate.

The proposed Project includes changes to the existing land uses and zoning designations. Only the Warehouse site is proposed to undergo any construction. The following discussions lists the applicable land use and zoning changes and further below, the individual project elements are discussed. A complete listing of all project components is provided in **Chapter 3.0 Project Description**.

The City's General Plan Update 2015 – 2035 (General Plan) Land Use Map was updated and adopted on November 13, 2018. The warehouse site's existing Land Use designation, as of the date previously stated, is Medium Density Residential (R-M) and Multi-Family High Residential (R-MFH); the zoning for the warehouse is (R-2) Medium Density Residential and (R-5) Multi-Family High Residential. The Project proposes to change the zoning of the site to (I-L) Light Industrial.

The RUR Malaga site is designated in the General Plan R-SF Single Family Residential (2.1-5 du/ac), and the Palmetto site is R-M Medium Density Residential (5.1-12 du/ac). Both sites are zoned as (R-1) Single Family Residential (2.1-5 du/ac). The GPLU for the Malaga Site would be changed to Walkable Mixed-Use (WMXU-1) and upzoned to Form-Based Code (FBC) – Transitional District. The GPLU for the Palmetto site would be changed to Medium Density (R-M) General Plan and would be upzoned to Medium-Density Residential (R-2). Neither site is proposed for development and there are no conceptual project designs, applications. It is unknown if the sites will be redeveloped. Refer to Figure 3-5(a) General Plan Land Use Designations for the Warehouse Site and Figure 3-5(b) General Plan Land Use Designations for the Warehouse Site and Figure 3-6(a) - Existing Zoning Designations for the Warehouse Site, and Figure 3-6 (b) - Existing Zoning Designations for the Malaga and Palmetto Sites, that show the respective designations of the three Project sites. *Table 3-2: Existing, Surrounding, and Proposed Land Use and Zoning Designations* which shows graphically the existing designations or the Project sites, surrounding areas, as well as the proposed changes applicable to the Warehouse, Malaga, and Palmetto sites. The changes are discussed in section 3.5 – Discretionary Action and Approvals, further below.

## WAREHOUSE SITE

### ***Development Overview***

Development of the proposed Warehouse site involves the construction of a 332,996-square feet (sf) distribution warehouse building within the approximate 16.09-gross acre (15.21-net acre) Warehouse site. Approximately 0.86 acres would be dedicated for street right-of-way. **Figure 3-7 – Warehouse Project Site Plan.**

The warehouse structure would consist of an approximate 332,996 sf structure with 10,000 sf of office space (5,000 sf for a first floor and 5,000 for a second floor). No refrigeration units are proposed for the warehouse building. The warehouse use itself would be 322,996 sf of the overall structure and overall coverage of the site would be 49.9% and the floor area ratio would be 50.42%. To accommodate employees and visitors based on the proposed uses, the required parking would be 87 stalls. The project would provide 134 parking spaces, which is a surplus of 47 spaces over the required number of spaces to account for anticipated demands of tenants seeking market rate Class A (highest quality) industrial space. Tenants seeking Class A industrial space typically desire more parking to support the office space uses proposed in the building. The additional number of parking spaces also accommodates future options for tenants to expand the office space area within the warehouse. In addition, the site would include 67 parking spaces for trailers and 11 loading spaces, which meets City requirements. Provision of parking and other circulation elements including driveway, interior parking lot areas, and pedestrian elements would result in a total of 239,148 sf of paving and hardscape. Lastly, the Warehouse site includes landscaping totaling approximately 95,573 sf (2.21 acres) of which, 50,203 sf (1.15 acres) would be required.

### ***Building Design***

The warehouse structure would be approximately 42'5" at its maximum height, but the roofline would vary and be articulated to as low as 41' in height. The exterior of the building also would be articulated and at varying depth with windows and a variable blue, grey, and white paint scheme to minimize the bulk and scale of the building. **Figure 3-8 - Building Design and Elevations**, shows the conceptual design, architecture, height and scale as seen from different directions.

### ***Landscaping Plan***

The Warehouse site would be surrounded by substantial landscaping and visual buffers that would soften the massing as seen by off-site viewers. **Figure 3-9, Preliminary Landscape Plan** shows these elements and includes the sidewalk that would be constructed along Sierra Avenue and Casa Grande Avenue. In addition, the plan shows the entire site is encircled by landscaping and includes a pallet with both trees, shrubs, and ground covers. The landscaping plan includes a total of a 187 trees including Chinese flame tree (*Koelreuteria bipinnata*), Desert Museum Palo Verde (*Parkinsonia x*), Afghan Pine (*Pinus eldarica*), Fern pine (*podocarpus gracillior*), Southern live oak (*Quercus virginiana*), African Sumac (*Rhus lancea*), and Brisbane box (*Tristiana conferta*). Other shrubs and ground covers would be incorporated as foundation plantings and used as visual screens and accents along the perimeter and adjacent to the exterior walls of the proposed structure. The majority of the proposed plants would be rated for low-water use with some requiring medium volume of water. The majority of non-vegetative ground cover would consist of gravel, with some river-rock cobble, or shredded mulch over weed barrier.

### ***Access and Roadway Improvements***

Regional access to the Warehouse site would be from I-15 and SR-210 via the officially designated local truck route<sup>1</sup> Sierra Avenue; refer to **Figure 3-10, Local Truck Routes**. The truck route includes Sierra Avenue, which provides direct access to the site and would intersect with Casa Grande Avenue which would be paved as part of the proposed Project.

Ingress and egress from these two roadways to the warehouse site would be via two full-movement driveways on Sierra Avenue, one right-in/right-out driveway and one full-movement driveway on Casa Grande Avenue. All four project driveways would be unsignalized and access would be via four driveways; two approximately thirty-foot driveways on Sierra Avenue and two approximately forty-foot driveways on Casa Grande Avenue. Passenger vehicles would access the project site via the two driveways on the Sierra Avenue and trucks would access the project site via the two driveways on Casa Grande Avenue. Improvements would extend a portion of Casa Grande Avenue to approximately eighteen feet beyond the southerly property line and both Sierra Avenue and Casa Grande Avenue would be improved with approved curb, gutter, and lighting.

The warehouse would be encircled by an internal roadway connecting all of the interior parking stalls. The northerly side of the Project site would have 27 trailer stalls, the easterly site would have 49 regular parking stalls, 4 handicapped parking stalls. The southern site of the structure would have 35 dock positions and a total of 40 trailer stalls separated by a 40' truck access off Casa Grande Avenue. On the easterly side of the dock positions, there would be an additional 16 parking stalls and on the westerly side there would be 22 parking spaces. These areas could be accessed via a 40' truck entrance on the easternmost portion of the site from Casa Grande. On the westerly side of the site there would be a total of 42 parking spaces with 20 spaces including 5 handicapped spaces on the southerly side of the 32' central access driveway from Sierra Avenue and 40 regular spaces on the northerly side between there and the 35' access driveway on Sierra Avenue.

### ***Other Improvements***

The warehouse would have other associated elements typical of similar projects. Within the structures there would be an approximate 5,000 sf mezzanine within the office area. This area would include guest seating and lobby. A small patio would be located outside the mezzanine and office area for use by associates and guests. Walkways accessing this area would be compliance with Americans with Disabilities Act (ADA) requirements. The interior roadway would be gated adjacent to this area to limit access to the adjacent docking and trailer stalls. Interior to this gated area would be the pump station needed to lift wastewater flows to the off-site sewer system. A trash enclosure for two bins would be located adjacent to the pump house. The central driveway from Casa Grande Avenue providing access to this area also would be gates as would the easterly portion of the interior driveway. A propose guard shack would be located adjacent to the easterly gate to help control access. A second employee ADA compliance access point would be located on the southeastern corner of the building. As discussed above, the easterly side of the site also would be accessed via the internal private drive and there would be four exit-only doors, that could be used for emergencies and evacuations on this side of the structure. Similarly, on the northerly side of the building adjacent to the 27 trailer stalls there would be three additional exit-only doors, and three more doors on the western portion of the northerly structure wall. Lastly, the western

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<sup>1</sup> City of Fontana. 2017. Local Truck Route – Ordinance No. 1273. Available at <https://www.fontana.org/DocumentCenter/View/3971/Local-Truck-Routes-2017-11x17?bidId=>, accessed July 2019.

side of the building also would have four exit-only doors. Refer to Figure 3-7 which shows the project site plan.

### ***Grading and Utilities***

The Warehouse site is relatively flat but would require grading to achieve the needed slopes and contour to facilitate building design and connections to existing utilities. The Warehouse site generally slopes from approximately 1,765 feet on the north to approximately 1,730 feet on the south. The Warehouse site would maintain the same general drainage pattern and would be graded to conduct runoff to the new drainage facilities that would be constructed on the southern portion of the Project site. It is anticipated that the site would be graded to balance on-site and the finished floor would be 1,754 feet on the northerly side of the structure and 1,752.5 feet on the southerly side.

The Warehouse site would tie into existing utility lines within the existing roadways and right-of-way's adjacent to the site. There are existing 12" and 6" water lines in Sierra Avenue and existing MWD 120" water line in a portion of Casa Grande Avenue. The applicant would work with the water supplier to access and tie into the line and extend services into the Project site. This would include conformance with the MWD Guidelines for Improvements and Construction Project Proposed in the Area of Metropolitan's Facilities and Rights-of-Way. Similarly, there is an existing 12" gas line in Sierra Avenue and two 6" gas lines in Casa Grande Avenue. Existing power poles and utility lines that would be relocated as part of the Project are along both Sierra Avenue and Casa Grande Avenue. The applicant would work with Southern California Edison (SCE) to tie into, relocate, and extend services into the site as required. Lastly, the project would utilize a lift station in the pump house on the southern project boundary transfer wastewater to the proposed and existing sewer lines that would be extended from the site to the existing lines. Similarly, stormwater runoff would be captured and controlled onsite and released to the existing stormwater drainage facilities.

### **PROJECT PHASING AND CONSTRUCTION**

The warehouse Project is anticipated to be developed in one phase with construction anticipated to occur over a duration of approximately 12 months, commencing in the first half of 2021; the facility would be operational in the first half of 2022.

There are no current development plans for either the Malaga or Palmetto sites and therefore, project phasing and construction timelines are unknown.

### ***Malaga and Palmetto sites***

As discussed above, there are no existing plans for development of the Malaga or Palmetto sites. It is anticipated, based on the upzoning of the site, that each would be redeveloped at a higher density than currently exists. Accounting for the proposed upzoned designations, and as shown in Table 3-1 in **Chapter 3.0**, the Malaga site would be redeveloped with approximately an additional 195 units. A total of approximately 209 units would be anticipated at the Malaga site, when taken in account with the 14 existing units on-site. The Palmetto site would be redeveloped with approximately 24 replacement units. A total of approximately 32 units would be anticipated at the Palmetto site, when taken in account with 8 existing units on-site.

Access to these sites is not anticipated to require major changes to the existing roadway alignments and primary access for the Malaga site would be from Malaga Street or Mango Avenue. Similarly, primary

access to the Palmetto site would be anticipated to be via Palmetto Avenue and/or Valencia Avenue. Existing utilities exist within the vicinity and within existing rights-of-way and within the sites and it is anticipated existing lines would be tied into and extended as needed. Both projects, should they occur, would comply with all applicable zoning and general plan requirements related to hours of construction, setbacks, design theme, lighting requirements, landscaping, building height, etc. In addition, each Project would be required to conform with area plans that currently exist or subsequent planning documents applicable to either area should they be adopted and include either site in the future.

The Malaga Site would be upzoned to Form-Based Code (FBC) – Transitional District and the Palmetto site would be upzoned to Medium-Density Residential (R-2). Parking for both sites would be provided in accordance with the requirements of Article XI – On-Site Street Parking and Loading Regulations of the Fontana Zoning and Development Code for the respective zones.

### ***Offsite Improvements***

Offsite improvements to the Malaga site and Palmetto sites, if constructed, would conform to the requirements of the Fontana Zoning and Development Code. Because there are no development plans for the site, it is unknown what, if any off-site improvements would be required.

## **1.4 DISCRETIONARY ACTIONS AND APPROVALS**

The City of Fontana is the Lead Agency under CEQA and is responsible for reviewing and certifying the adequacy of the EIR for the proposed project. Prior to development of the proposed project, discretionary permits and approvals must be obtained from local, State and federal agencies, as listed below. It is expected that these agencies, at a minimum, would consider the data and analyses contained in this EIR when making their permit determinations. To implement the proposed project, the Project Applicant would need to obtain discretionary permits/approvals including but not limited to the following:

### **CITY OF FONTANA**

- Certification by the City of Fontana that the Final EIR has been completed in compliance with CEQA and has been reviewed and considered by the decision-makers.
- Adoption by the City of Fontana of findings regarding significant impacts and appropriate mitigation.
- Adoption by the City of Fontana of a statement of overriding considerations for significant and unavoidable impacts, if applicable.
- Adoption by the City of Fontana of a mitigation monitoring and reporting program (MMRP).
- Approval by the City of Fontana of zone changes.
- Approval by the City of Fontana of a zoning text amendment.
- Approval by the City of Fontana of general plan amendments.
- Approval by the City of Fontana of a tentative parcel map.
- Approval by the City of Fontana of a conditional use permit.
- Approval by the City of Fontana of a design review.



- Issuance of encroachment permits by the City of Fontana for road work or other improvements that may be constructed in local road rights-of-way.
- Issuance of a grading permit by the City of Fontana.
- Issuance of building permits.

Future required approvals and possible permitting requirements from other public agencies may be required. Upon completion of the environmental review process and prior to construction, the proposed project would be reviewed through standard City plan check procedures to verify that the proposed project conforms to all applicable City design criteria.

**STATE OF CALIFORNIA**

- California Department of Fish and Wildlife (CDFW), Agreements/Permits/Authorizations pursuant to the California Fish and Game Code.
- California Air Resources Board – Riverside County Air Quality Management District – Fugitive Dust Control Plan, Authority to Construct, Permit to Operate, any other permits as necessary.
- Santa Ana Regional Water Quality Control Board (Santa Ana RWQCB):
  - General Construction Stormwater Permit [Preparation of a Storm Water Pollution Prevention Plan (SWPPP).
  - Section 401 Water Quality Certification.

**FEDERAL APPROVALS**

- There are no federal approvals applicable to the proposed Project.

**1.5 AREAS OF CONTROVERSY**

Pursuant to CEQA Guidelines Section 15123, this EIR acknowledges the areas of controversy and issues to be resolved that are known to the City of Fontana and/or were raised during the EIR scoping process. These issues were identified during the NOP review periods. A total of eighteen comment letters were received from agencies, organizations, and individuals in response to the original NOP and revised NOP comment periods (February 24, 2020 through March 25, 2020). These comments on the original NOP and revised NOP are included in Appendix A-1 and A-2, respectfully.

The following list, categorized by issue, summarizes the concerns brought forth in the comment letters:

<b>Issue Area:</b>	
<b>Procedural Comments</b>	○ Notifications of all public hearings, determinations, public meetings, etc., related to the proposed Project
<b>Aesthetics (EIR Chapter 4.1)</b>	○ Disruption to view and light and glare, ○ Would reduce the aesthetic value,
<b>Air Quality (EIR Chapter 4.2)</b>	○ Unsafe fumes; ○ Address baseline and buildout, Consideration for nearby uses and toxic diesel fumes, notes residents and three elementary schools with two miles; address cumulative air quality impacts, address AB 617 (reduce emissions in communities with high exposure burdens and disproportionately affected communities), address potentially disadvantaged communities, cold storage use and higher

<p><b>Issue Area:</b></p>	<p>associated emissions from trucks, HRA should include consideration of existing residences based on OEHHA and SCAQMD handbook., minimize NO<sub>x</sub>, Use Air Pollution Emission Reductions Measures for Warehouse and Distribution Centers.</p> <ul style="list-style-type: none"> <li>○ Recommended use of Air Quality Handbook 1993 and CalEEMod; quantify criteria pollutants and compare to AQMD CEQA regional thresholds and localized significance thresholds, include all phases of project in analysis of air quality, recommended performance of mobile source HRA, incompatible use evaluation and concern of location near residences and diesel particulate matter (DPM), use truck trip rates from ITE, project must meet requirements for mitigation for air quality impacts and recommendations of mitigation, obtain all required air quality permits.</li> <li>○ Cumulative effects of the numerous warehouse projects must be evaluated, and previous mitigation has been ineffective.</li> </ul>
<p><b>Biological Resources (EIR Chapter 4.3)</b></p>	<ul style="list-style-type: none"> <li>○ Recognition of CDFW as a Trustee Agency and associated authority and jurisdiction</li> <li>○ Habitat assessment, biological inventory including rare, threatened, endangered, and sensitive species following proper procedures and evaluation methodology; evaluation related to burrowing owl,</li> <li>○ Analysis of direct, indirect, and cumulative impacts to biological resources, lighting, noise, human activity impacts, drainage patterns, water quality, defensible space, nearby public lands, wildlife movement, connectivity, and seasonal use, alternatives to the project, mitigation measures for fully protected and sensitive plants/communities, habitat and revegetation/restoration plans, conformance with nesting bird and migratory bird treaty act, moving out of harm’s way, conformance with the California Endangered Species Act, conformance with Lake and Streambed Alteration Program, payment of filing fees, conformance with City’s 2004 North Fontana Conservation Program, and analysis of cumulative impacts, and water wise concepts to reduce water demand.</li> </ul>
<p><b>Cultural and Tribal Resources (EIR Chapter 4.4)</b></p>	<ul style="list-style-type: none"> <li>○ No comments received.</li> </ul>
<p><b>Hazards and Hazardous Materials (EIR Chapter 4.8)</b></p>	<ul style="list-style-type: none"> <li>○ Air Toxics evaluation and HRA evaluations due to proximity to schools and nearby residential.</li> </ul>
<p><b>Hydrology and Water Quality (EIR Chapter 4.9)</b></p>	<ul style="list-style-type: none"> <li>○ No specific comments received. Comments were received related to biological resources.</li> </ul>
<p><b>Land Use (EIR Chapter 4.10)</b></p>	<ul style="list-style-type: none"> <li>○ Reduced property values, also need to consider and coordinate with Rialto.</li> <li>○ Does not satisfy the intent of the Housing Crisis Act (HCA) 2019 and the Residential unit Replacement sites is not a valid solution and is a false equivalency. Suggests demolishing an existing warehouse and place housing there.</li> <li>○ Inconsistent with the original vision of northeastern Fontana</li> <li>○ Evaluate the jobs created and where employees will come from.</li> <li>○ Warehouses are less revenue-producing the residential and depress residential value.</li> </ul>
<p><b>Noise (EIR Chapter 4.11)</b></p>	<ul style="list-style-type: none"> <li>○ Increased noise levels.</li> </ul>
<p><b>Public Services (EIR Chapter 4.13)</b></p>	<ul style="list-style-type: none"> <li>○ Proximity of project to school(s) and encroachment.</li> </ul>
<p><b>Transportation and Traffic (EIR Chapter 4.14)</b></p>	<ul style="list-style-type: none"> <li>○ Road congestion, increased traffic and accidents, damage to roads.</li> <li>○ Opening of Casa Grande only for residents.</li> </ul>

<b>Issue Area:</b>	
	<ul style="list-style-type: none"> <li>○ The Traffic Impact Analysis (TIA) should discuss nearest state facilities (I-15 and SR 210) and use SCAG 2016 RTP; safe design of streets, ADA compliant and California Highway Design Manual, multimodal uses, place minimum parking at rear, use car-pools, EV charging, alternative fuel options.</li> <li>○ Impedes pedestrian flow and difficult for ADA.</li> <li>○ Consultation with City of Rialto regarding extension of Casa Grande into that city.</li> </ul>
<b>Energy (EIR Chapter 4.5)</b>	<ul style="list-style-type: none"> <li>○ No comments received.</li> </ul>
<b>Utilities and Service Systems (EIR Chapter 4.15)</b>	<ul style="list-style-type: none"> <li>○ In the West Valley Water District (WVWD) service area – Needs a hydraulics analysis, improvements installed by district approved contractor, pass plan check.</li> <li>○ Concern regarding the 120” Metropolitan Water District line in Casa Grande Avenue and maintenance of right-of-way, include water conservation measures</li> </ul>
<b>Alternatives (EIR Chapter 5.0)</b>	<ul style="list-style-type: none"> <li>○ Include a reasonable range of Alternatives.</li> </ul>
<b>Cumulative (EIR Chapter 6.0)</b>	<ul style="list-style-type: none"> <li>○ Cumulative impacts related to biological resources and the air basin need to be included.</li> <li>○ Cumulative hot spots and relation to climate change.</li> </ul>

## 1.6 SIGNIFICANT AND UNAVOIDABLE IMPACTS

Section 15126.2 (b) of the CEQA Guidelines requires an EIR to “describe any significant impacts, including those which can be mitigated but not reduced to a level of insignificance. Where there are impacts that cannot be alleviated without imposing an alternative design, their implications and the reasons why the project is being proposed, notwithstanding their effect, should be described.”

The specific mitigation measures summarized in Table ES-1 would reduce the level of project-specific significant impacts to less than significant. Similarly, many impacts are identified that would be less than significant without the need for additional mitigation measures. Significant and unavoidable impacts were identified in the analysis.

### SIGNIFICANT PROJECT-LEVEL EFFECTS

The proposed Project would result in significant impacts related to air quality and greenhouse gas emissions.

**Air Quality** - Air quality calculations were conducted for the Warehouse, Malaga, and Palmetto sites individually and it was concluded that the buildout of each of these sites would not generate any air quality emissions that would exceed South Coast Air Quality Management District (SCAQMD) thresholds for criteria pollutants. Although it is unlikely buildout of the three sites would occur at the same time, and it is unknown when, if ever, the RUR sites would be constructed, the three sites were evaluated collectively as a conservative approach. Under this conservative buildout scenario, the warehouse and RUR sites would generate NO<sub>x</sub> emissions that would exceed SCAQMD daily air quality standards and contribute to the non-attainment of ozone standards in the Southern California Air Basin in both construction and operational phases of the Project. Additionally, Project-related emissions also would exceed the growth projections utilized in the SCAQMD’s 2016 *Air Quality Management Plan (AQMP)*; thus, the Project would conflict with implementation of the AQMP.

**Greenhouse Gas Emissions** - Each site individually would not generate any air quality emissions that would exceed SCAQMD's screening threshold of 3,000 MTCO<sub>2</sub>e/yr. The Malaga site and Palmetto sites both involve potential redevelopment with residential uses. The Warehouse site was evaluated separately because the SCAQMD has separate screening thresholds for industrial and residential projects. Although it is unlikely buildout of the three sites would occur at the same time, and it is unknown when, if ever, the Malaga and Palmetto sites would be constructed, the analysis of the two sites is combined to provide conservative analysis and a complete disclosure of GHG emissions that could occur from the residential development components. When the GHG emissions from the Malaga and Palmetto sites are combined, the operational emissions would exceed the 3,000 MTCO<sub>2</sub>e/year threshold.

## **1.7 ALTERNATIVES TO THE PROPOSED PROJECT**

**Chapter 5.0** of this EIR evaluates alternatives to the proposed Project in accordance with the CEQA Guidelines Section 15126.6. The analysis of project alternatives takes into consideration the base assumption that all applicable mitigation measures associated with the project would be implemented with the appropriate alternatives. However, applicable mitigation measures may be scaled to reduce or avoid the potential impacts of the alternatives under consideration and may not precisely match those identified for the project. If a specific impact is not raised within the discussion of an alternative, it is because the effect is expected to be the same as that associated with the implementation of the proposed project. Detailed descriptions and analyses of the project alternatives can be found in **Chapter 5.0 Alternatives**. The following is a summary of the alternatives evaluated in this EIR.

### **ALTERNATIVE 1: NO PROJECT ALTERNATIVE (EXISTING ZONING AND GENERAL PLAN DEVELOPMENT)**

Alternative 1 focuses on impacts that would occur if no zoning map amendment and no General Plan Amendment was proposed. This alternative evaluates what development could occur if development under the existing zoning (R-2 and R-5) and General Plan (R-M and R-MFH) designations, were implemented. This alternative would eliminate the need for the RUR Malaga and Palmetto sites for upzoning and not result in redevelopment of those areas.

### **ALTERNATIVE 2: REDUCED WAREHOUSE FOOTPRINT AND HABITAT PRESERVATION ALTERNATIVE**

This alternative would reduce the overall development footprint by approximately 50% with a warehouse area of approximately 158,910 sf and would concentrate development on the southerly/easterly end of the Project site. This alternative would preserve the southerly end that has greater shrub habitat densities. This alternative would reduce overall impacts to the site and decrease potential impacts to sensitive species and preserve some connectivity with pockets of undeveloped land and the utility corridor. To provide access to the new uses, this alternative would include a reduced widening of Casa Grande and only include one lane in each direction to enable access to the new warehouse site. This Alternative would include three smaller warehouse sites and associated parking and landscaped area.

### **ALTERNATIVE 3: INCREASED HOUSING DENSITY ALTERNATIVE**

This alternative proposes to increase the allowable housing density on the Sierra Avenue site and not construct the warehouse. Alternative 3 was developed to increase housing availability and to eliminate the need for upzoning of the Malaga and Palmetto sites. This alternative would develop the site with a

greater number of housing and at a greater density than in the General Plan and zoning ordinance. This alternative would be responsive to the housing crisis and housing needs addressed by SB 330 because it would provide a larger number of units but at a higher density. This project would require a zone change to R-3 and the General Plan designation R-MF which would allow 12.1-24 du/acre. This alternative would result in the construction of approximately 219 units depending on the approved plan. Development within the R-3 zones allows residential development such as garden apartments, condominiums and townhouses.

## 1.8 ENVIRONMENTAL IMPACT SUMMARY

Table ES-1 (Summary of Environmental Impacts and Mitigation Measures), has been organized to correspond with the environmental issues discussed in **Chapter 4.0** of this Draft EIR. The summary table is arranged in four columns:

- Environmental impacts (“Impact”).
- Level of significance without mitigation (“Significance Before Mitigation”).
- Mitigation measures (“Mitigation Measure”).
- The level of significance after implementation of mitigation measures (“Significance After Mitigation”).

If an impact is determined to be significant or potentially significant, mitigation measures are identified, where appropriate and feasible. More than one mitigation measure may be required to reduce the impact to a less-than-significant level. This Draft EIR assumes that all applicable plans, policies, and regulations would be implemented, including, but not necessarily limited to, City General Plan policies, laws, and requirements or recommendations of the City planning staff or Board.

Applicable plans, policies, and regulations are identified and described in the Regulatory Setting of each issue area and within the relevant impact analysis. A description of the organization of the environmental analysis, as well as key foundational assumptions regarding the approach to the analysis, is provided in **Chapter 2.0 Introduction**.

<b>Table ES-1: Project Impacts and Proposed Mitigation Measures</b>			
<b>Impact</b>	<b>Level of Significance Before Mitigation</b>	<b>Mitigation Measure</b>	<b>Level of Significance After Mitigation</b>
<b>Chapter 4.1 – Aesthetics</b>			
<b>Impact 4.1-1:</b> Have a substantial adverse effect on a scenic vista?	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
<b>Impact 4.1-2:</b> Substantially damage scenic resources including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<b>Warehouse Site:</b> No Impact	No mitigation measures are required.	No Impact.
	<b>Malaga and Palmetto Site:</b> No Impact	No mitigation measures are required.	No Impact.
<b>Impact 4.1-3:</b> 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?	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
<b>Impact 4.1-4:</b> Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
<b>Cumulative Impacts</b>	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.

<b>Table ES-1: Project Impacts and Proposed Mitigation Measures</b>			
<b>Impact</b>	<b>Level of Significance Before Mitigation</b>	<b>Mitigation Measure</b>	<b>Level of Significance After Mitigation</b>
<b>Chapter 4.2 – Air Quality</b>			
<b>Impact 4.2-1:</b> Conflict with or obstruct implementation of the applicable air quality plan?	<b>Warehouse Site:</b> Potentially Significant Impact.	No feasible mitigation measures have been identified.	Significant and Unavoidable.
	<b>Malaga and Palmetto Sites:</b> Potentially Significant Impact.	No feasible mitigation measures have been identified.	Significant and Unavoidable.
<b>Impact 4.2-2:</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?	<b>Warehouse Site:</b> Potentially Significant Impact.	<p><b>MM AQ-1:</b> Prior to the issuance of grading permits, the City Engineer shall confirm that the Grading Plan, Building Plans and Specifications require all construction contractors to comply with South Coast Air Quality Management District’s (SCAQMD’s) Rules 402 and 403 to minimize construction emissions of dust and particulates. The measures include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>▪ Portions of a construction site to remain inactive longer than a period of three months will be seeded and watered until grass cover is grown or otherwise stabilized.</li> <li>▪ All on-site roads will be paved as soon as feasible or watered periodically or chemically stabilized.</li> <li>▪ All material transported off-site will be either sufficiently watered or securely covered to prevent excessive amounts of dust.</li> <li>▪ The area disturbed by clearing, grading, earthmoving, or excavation operations will be minimized at all times.</li> <li>▪ Where vehicles leave a construction site and enter adjacent public streets, the streets will be swept daily or washed down at the end of the workday to remove soil tracked onto the paved surface.</li> </ul>	Significant and Unavoidable.

<b>Table ES-1: Project Impacts and Proposed Mitigation Measures</b>			
<b>Impact</b>	<b>Level of Significance Before Mitigation</b>	<b>Mitigation Measure</b>	<b>Level of Significance After Mitigation</b>
	<b>Malaga and Palmetto Sites:</b> Potentially Significant Impact.	No mitigation measures are required.	Significant and Unavoidable.
<b>Impact 4.2-3:</b> Expose sensitive receptors to substantial pollutant concentrations?	<b>Warehouse Site:</b> Potentially Significant Impact.	<b>MM AQ-2:</b> Off-Road Diesel-Powered Construction Equipment. Prior to issuance of grading permits, the applicant shall prepare and submit documentation to the City of Fontana that demonstrate that all off-road diesel-powered construction equipment greater than 50 horsepower meets California Air Resources Board Tier 4 Final off-road emissions standards.	Less than Significant Impact with Mitigation.
	<b>Malaga and Palmetto Sites:</b> Potentially Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
<b>Chapter 4.3 – Biological Resources</b>			
<b>Impact 4.3-1:</b> 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>Warehouse Site:</b> Potentially Significant Impact.	<b>MM-BIO-1:</b> Prior to ground-disturbing activities, focused protocol surveys for California Gnatcatcher (CAGN) shall be conducted by a qualified biologist for presence/absence on the Warehouse site. Surveys for CAGN will follow USFWS protocol by permitted biologists. The protocol should be followed for all surveys unless otherwise authorized by the USFWS writing. The permittee shall notify the USFWS in writing, at least ten (10) working days prior to the anticipated start date of survey work and receive approval prior to beginning work. The permittee shall provide a report to the USFWS within 45 days following the field surveys.  For breeding season:  From March 15 through June 30, a minimum of six (6) surveys shall be conducted at least one week apart. The protocol for the breeding season was	Less than Significant Impact with Mitigation.



**Table ES-1: Project Impacts and Proposed Mitigation Measures**

Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
		<p>designed to provide a 95% confidence level of detecting CAGN at a site when they are present.</p> <p>For nonbreeding season:</p> <p>From July 1 through March 14, a minimum of nine (9) surveys shall be conducted at least two weeks apart. Prevailing site conditions and professional judgment must be applied to determine appropriate survey rates and acreage covered per day. These factors may dictate that the maximum daily coverage specified below is not prudent under certain conditions.</p> <p>If no CAGN are identified during surveys, no further action would be required. If CAGN are identified during surveys, then, occupied portions of the site would not be able to be developed until the Project Applicant can demonstrate that the appropriate authorization has been obtained from the United States Fish and Wildlife Service.</p> <p><b>MM-BIO-2:</b> Prior to ground-disturbing activities, focused small mammal surveys shall be conducted by a qualified biologist on the Warehouse site. Surveys for SBKR/LAPM will follow USFWS protocol for live mammal trapping by permitted biologists. Live trapping will be conducted over five (5) consecutive nights if no target species are captured. Trapping shall be terminated if a target species is trapped prior to the fifth night. Trapping will be conducted under mild weather conditions, with a minimum temperature greater than 50° Fahrenheit and atmospheric conditions relatively dry, and calm. Trapping shall not be conducted in extended periods of wind, rain or fog that may jeopardize the lives of</p>	

**Table ES-1: Project Impacts and Proposed Mitigation Measures**

Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
		<p>the target species. Following the survey, the biologist shall submit all a report and associated information required by their USFWS federal Section 10(a) permit.</p> <p>If no SBKR/LAPM are identified during surveys, no further action would be required. If SBKR are identified during surveys, then, occupied portions of the site would not be able to be developed until the Project Applicant can demonstrate that the appropriate authorization has been obtained from the United States Fish and Wildlife Service. If LAPM are identified then, occupied portions of the site would not be able to be developed until the Project Applicant can demonstrate that the appropriate coordination with the California Department of Fish and Wildlife (CDFW) has been completed to determine the appropriate mitigation ratio under the CDFW jurisdiction.</p> <p><b>MM-BIO-3:</b> To avoid direct mortality of special status wildlife species or other wildlife with low or limited mobility, during site clearing operations at the Warehouse Site, a qualified biologist (biological monitor) shall be present on-site during all ground-disturbing activities to monitor construction activities and limits to ensure that special-status wildlife species with the potential to occur on-site (i.e., CAGN, LAPM, and SBKR) and that are observed on-site are not adversely affected, at the discretion of the biological monitor, by construction activities. The biological monitor shall have the authority to halt construction activities should any special-status wildlife species be observed on-site until the species has left the active construction areas.</p>	

**Table ES-1: Project Impacts and Proposed Mitigation Measures**

Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
		<p><b>MM-BIO-4:</b> Prior to the issuance of a grading permit, or any permit allowing ground disturbance, the Project Applicant shall provide to the satisfaction of the Planning Director, evidence habitat impacts have been mitigated pursuant to the City of Fontana’s tiered mitigation program for the North Fontana Conservation Program (NFCP). The Project shall mitigate impacts to Suitable Habitat, Restorable Riversidean Alluvial Fan Sage Scrub (RAFSS) Habitat, and Unsuitable Habitat through the following:</p> <p>1. Conservation Easement/Mitigation Bank Credits. The Project Applicant shall either dedicate to a certified third-party land trust a permanent conservation easement for like habitat or purchase mitigation credits in a California Department of Fish and Wildlife (CDFW)-approved mitigation bank at a ratio of a minimum of 1:1. Proof of mitigation shall be provided to the City of Fontana Planning Division prior to the commencement of any ground disturbance activities.</p>	
	<p><b>Malaga and Palmetto Sites:</b> Less than Significant Impact.</p>	<p>No mitigation measures are required.</p>	<p>Less Than Significant Impact.</p>
<p><b>Impact 4.3-2:</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?</p>	<p><b>Warehouse Site:</b> No Impact.</p>	<p>No mitigation measures are required.</p>	<p>No Impact.</p>
	<p><b>Malaga and Palmetto Sites:</b> No Impact.</p>	<p>No mitigation measures are required.</p>	<p>No Impact.</p>

**Table ES-1: Project Impacts and Proposed Mitigation Measures**

Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
<p><b>Impact 4.3-3:</b> 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?</p>	<p><b>Warehouse Site:</b> No Impact.</p>	<p>No mitigation measures are required.</p>	<p>No Impact.</p>
	<p><b>Malaga and Palmetto Sites:</b> No Impact.</p>	<p>No mitigation measures are required.</p>	<p>No Impact.</p>
<p><b>Impact 4.3-4:</b> 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?</p>	<p><b>Warehouse Site:</b> Potentially Significant Impact.</p>	<p><b>MM-BIO-5:</b> Pursuant to the Migratory Bird Treaty Act and the California Fish and Game Code, removal of any trees, shrubs, or any other potential nesting habitat shall be conducted outside the avian nesting season. The nesting season generally extends from early February through August, but it can vary slightly from year to year based on seasonal weather conditions. If ground disturbance and vegetation removal cannot occur outside of the nesting season, a preconstruction clearance survey for nesting birds shall be conducted within 30 days of the start of any vegetation removal or ground-disturbing activities to ensure no nesting birds will be disturbed during construction. The biologist conducting the clearance survey shall document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If no active nests are found, no further action will be required.</p> <p>If an active nest is discovered during the preconstruction clearance survey, construction activities shall stay outside of a 300-foot buffer around the active nest. For raptor species, this buffer is expanded to 500 feet. A biological monitor shall be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure nesting</p>	<p>Less than Significant Impact with Mitigation.</p>

<b>Table ES-1: Project Impacts and Proposed Mitigation Measures</b>			
<b>Impact</b>	<b>Level of Significance Before Mitigation</b>	<b>Mitigation Measure</b>	<b>Level of Significance After Mitigation</b>
		behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, normal construction activities can occur. This protocol is in accordance with the Migratory Bird Treaty Act and CDFW Fish and Game Code standards.	
	<b>Malaga and Palmetto Sites:</b> Potentially Significant Impact.	No mitigation measures are required.	Less than Significant Impact with Mitigation.
<b>Impact 4.3-5:</b> Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant.
	<b>Malaga and Palmetto Sites:</b> Potentially Significant Impact.	No mitigation measures are required.	Less than Significant.
<b>Impact 4.3-6:</b> Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<b>Warehouse Site:</b> No Impact.	No mitigation measures are required.	No Impact.
	<b>Malaga and Palmetto Sites:</b> No Impact.	No mitigation measures are required.	No Impact.
<b>Cumulative Impacts</b>	<b>Warehouse Site:</b> Potentially Significant Impact.	Implement <b>MM-BIO 1 through 4.</b>	Less than Significant Impact with Mitigation.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact	No mitigation measures are required.	Less than Significant Impact.
<b>Chapter 4.4 – Cultural and Tribal Resources</b>			
<b>Impact 4.4-1:</b> Would the project cause a substantial adverse change in	<b>Warehouse Site:</b> Potentially Significant Impact	<b>MM CUL-1:</b> During initial ground disturbance of either the Warehouse site, Malaga site, or Palmetto site, a qualified archaeologist shall be present on-site to observe disturbance areas. The qualified	Less than Significant Impact with Mitigation.

**Table ES-1: Project Impacts and Proposed Mitigation Measures**

Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
<p>the significance of a historical resource pursuant to § 15064.5?</p>		<p>archaeologist shall be able to halt work in the immediate vicinity should artifacts, exotic rock, shell or bone are uncovered during construction. In the event such cultural resources are unearthed during ground-disturbing activities by anyone other than the archaeologist, the project operator shall cease any ground-disturbing activities within 50 feet of the find and immediately contact the qualified archaeologist. Work shall not resume until the potential resource can be evaluated by the qualified archaeologist. The qualified archaeologist shall be empowered to halt or redirect ground-disturbing activities away from the vicinity of the find until the find has been evaluated, determined whether the find is culturally sensitive, and an appropriate short-term and long-term treatment plan has been designed.</p> <p><b>MM CUL-2:</b> Prior to the issuance of any grading permits for the Warehouse site, a Cultural Awareness Training Program shall be provided to all construction managers and construction personnel prior to commencing any ground disturbance work at any of the project sites. The training shall be prepared and conducted by a qualified archaeologist to the satisfaction of the City Planning Department. The training may be discontinued when ground disturbance is completed. Construction personnel shall not be permitted to operate equipment within the construction area unless they have attended the training. A copy of the training transcript and/or training video, as well as a list of the names of all personnel who attended the training and copies of the signed acknowledgement forms shall be</p>	

<b>Table ES-1: Project Impacts and Proposed Mitigation Measures</b>			
<b>Impact</b>	<b>Level of Significance Before Mitigation</b>	<b>Mitigation Measure</b>	<b>Level of Significance After Mitigation</b>
		submitted to the City Planning Department for their review and approval.  <b>MM CUL-3:</b> In the event that unanticipated cultural or tribal cultural resources are encountered during the course of grading or construction at either the Warehouse site, Malaga site, or Palmetto sites, the project operator/contractor shall cease any ground-disturbing activities within 50 feet of the find. Cultural and/or tribal cultural resources may include prehistoric archaeological materials such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock, as well as historic materials such as glass, metal, wood, brick, or structural remnants. A qualified archaeologist shall evaluate the resource and recommend appropriate treatment measures, as appropriate.	
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact	No mitigation measures are required.	Less than Significant Impact.
<b>Impact 4.4-2:</b> Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<b>Warehouse Site:</b> Potentially Significant Impact	Implement <b>MM CUL-1</b> through <b>MM CUL -3</b> .	Less than Significant Impact with Mitigation.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact	No mitigation measures are required.	Less than Significant Impact.
<b>Impact 4.4-3:</b> Would the Project disturb any human remains, including those interred outside of dedicated cemeteries?	<b>Warehouse Site:</b> Potentially Significant Impact	<b>MM CUL-4:</b> If human remains are encountered during the undertaking, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are prehistoric, the Coroner will notify	Less than Significant Impact with Mitigation.

**Table ES-1: Project Impacts and Proposed Mitigation Measures**

Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
		the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.	
<p><b>Impact 4.4-4:</b> 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:</p>	<p><b>Malaga and Palmetto Sites:</b> Less than Significant Impact</p>	<p>No mitigation measures are required.</p>	<p>Less than Significant Impact with Mitigation.</p>
<p>ii) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or</p> <p>iii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in</p>	<p><b>Warehouse Site:</b> Potentially Significant Impact.</p> <p><b>Malaga and Palmetto Sites:</b> Less than Significant Impact.</p>	<p>Implement <b>MM CUL-1</b> through <b>MM CUL -4</b>.</p> <p><b>MM CUL-5: Retain a Native American Monitor/Consultant:</b> The Project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the NAHC’s Tribal Contact list for the area of the project location. This list is provided by the NAHC. The monitor/consultant will only be present on-site</p>	<p>Less than Significant Impact with Mitigation.</p> <p>Less than Significant Impact</p>



**Table ES-1: Project Impacts and Proposed Mitigation Measures**

Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
<p>subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>		<p>during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day’s activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.</p> <p><b>Professional Standards:</b> Archaeological and Native American monitoring and excavation during construction projects will 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 must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.</p> <p><b>MM CUL-6: Unanticipated Discovery of Tribal Cultural and Archaeological Resources:</b> Upon</p>	

**Table ES-1: Project Impacts and Proposed Mitigation Measures**

Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
		<p>discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a “historical resource” or “unique archaeological resource,” time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources.</p> <p>Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native</p>	

**Table ES-1: Project Impacts and Proposed Mitigation Measures**

Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
		<p>American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.</p> <p><b>MM CUL-7: Unanticipated Discovery of Human Remains and Associated Funerary Objects:</b> Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed.</p> <p><b>Resource Assessment &amp; Continuation of Work Protocol:</b> Upon discovery, the tribal and/or archaeological monitor/consultant will immediately divert work at minimum of 150 feet and place an exclusion zone around the burial. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction</p>	

**Table ES-1: Project Impacts and Proposed Mitigation Measures**

Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
		<p>manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD).</p> <p><b>Kizh-Gabrieleño Procedures for burials and funerary remains:</b> If the Gabrieleño Band of Mission Indians – Kizh Nation is designated MLD, the following treatment measures shall be implemented. To the Tribe, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.</p> <p><b>Treatment Measures:</b> Prior to the continuation of ground-disturbing activities, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be</p>	

**Table ES-1: Project Impacts and Proposed Mitigation Measures**

Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
		<p>fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains.</p> <p>Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on-site if possible. These items should be retained and reburied within</p>	

<b>Table ES-1: Project Impacts and Proposed Mitigation Measures</b>			
<b>Impact</b>	<b>Level of Significance Before Mitigation</b>	<b>Mitigation Measure</b>	<b>Level of Significance After Mitigation</b>
		six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.	
<b>Cumulative</b>	<b>Warehouse Site:</b> Potentially Significant Impact.  <b>Malaga and Palmetto Sites:</b> Potentially Significant Impact.	Implement <b>MM CUL-1</b> through <b>MM CUL -7</b> .	Less than Significant Impact with Mitigation.
<b>Chapter 4.5 – Energy</b>			
<b>Impact 4.5-1:</b> Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant.
	<b>Malaga and Palmetto Sites:</b> Potentially Significant Impact.	No mitigation measures are required.	Less than Significant.
<b>Impact 4.5-2:</b> Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant.
	<b>Malaga and Palmetto Sites:</b> Potentially Significant Impact.	No mitigation measures are required.	Less than Significant.
<b>Cumulative Impacts</b>	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant.
	<b>Malaga and Palmetto Sites:</b> Potentially Significant Impact.	No mitigation measures are required.	Less than Significant.

<b>Table ES-1: Project Impacts and Proposed Mitigation Measures</b>			
<b>Impact</b>	<b>Level of Significance Before Mitigation</b>	<b>Mitigation Measure</b>	<b>Level of Significance After Mitigation</b>
<b>Chapter 4.6 – Geology and Soils</b>			
<b>Impact 4.6-1:</b> 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?	<b>Warehouse Site:</b> Less than Significant	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Potentially Significant Impact	No mitigation measures are required.	Less than Significant Impact.
ii) Strong seismic ground shaking?	<b>Warehouse Site:</b> Potentially Significant Impact	<b>MM GEO-1:</b> Prior to approval of the proposed Project, including the Warehouse site, Malaga site, and Palmetto site, a geotechnical evaluation of each site shall be required. Geotechnical report shall be a design-level geotechnical investigation and a final geotechnical report with site-specific recommendations for each site prior to initiation of and construction activities. The geotechnical investigations may be prepared individually to account for differences in anticipated construction schedules and times lines. The geotechnical investigations shall be reviewed and approved by the City of Fontana, and shall comply with requirements of Local Hazard Mitigation Plan and all other applicable City codes and policies, as well as the California Building Code and International Building Code as required. The geotechnical evaluation shall be reviewed and approved by the engineering department prior to issuance of any	Less than Significant Impact with Mitigation.

<b>Table ES-1: Project Impacts and Proposed Mitigation Measures</b>			
<b>Impact</b>	<b>Level of Significance Before Mitigation</b>	<b>Mitigation Measure</b>	<b>Level of Significance After Mitigation</b>
		grading permit. All requirements of the report shall be developed and verified by a certified geotechnical engineer or engineering geologist.	
	<b>Malaga and Palmetto Sites:</b> Potentially Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
iii) Seismic-related ground failure, including liquefaction?	<b>Warehouse Site:</b> Less than Significant	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Potentially Significant Impact	No mitigation measures are required.	Less than Significant Impact.
iv) Landslides?	<b>Warehouse Site:</b> Less than Significant	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Potentially Significant Impact	No mitigation measures are required.	Less than Significant Impact.
<b>Impact 4.6-2:</b> Result in substantial soil erosion or the loss of topsoil?	<b>Warehouse Site:</b> Less than Significant Impact	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
<b>Impact 4.6-3:</b> 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?	<b>Warehouse Sites</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Potentially Significant Impact.	No mitigation measures are required.	Less than Significant Impact with Mitigation



<b>Table ES-1: Project Impacts and Proposed Mitigation Measures</b>			
<b>Impact</b>	<b>Level of Significance Before Mitigation</b>	<b>Mitigation Measure</b>	<b>Level of Significance After Mitigation</b>
<b>Impact 4.6-4:</b> 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?	<b>Warehouse Sites</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
<b>Impact 4.6-5:</b> 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 waste water?	<b>Warehouse Sites</b> No Impact.	No mitigation measures are required.	No Impact.
	<b>Malaga and Palmetto Sites:</b> No Impact.	No mitigation measures are required.	No Impact.
<b>Impact 4.6-6:</b> Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<b>Warehouse Sites</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
<b>Cumulative Impacts</b>	<b>Warehouse Sites</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
<b>Chapter 4.7 – Greenhouse Gas Emissions</b>			
<b>Impact 4.7-1:</b> Generate greenhouse gas emissions, either directly or indirectly, that could have a significant impact on the environment?	<b>Warehouse Sites</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Potentially Significant Impact.	No feasible mitigation measures have been identified.	Significant and Unavoidable.

<b>Table ES-1: Project Impacts and Proposed Mitigation Measures</b>			
<b>Impact</b>	<b>Level of Significance Before Mitigation</b>	<b>Mitigation Measure</b>	<b>Level of Significance After Mitigation</b>
<b>Impact 4.7-2:</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?	<b>Warehouse Sites</b> Potentially Significant Impact.	No feasible mitigation measures have been identified.	Significant and Unavoidable.
	<b>Malaga and Palmetto Sites:</b> Potentially Significant Impact.	No feasible mitigation measures have been identified.	Significant and Unavoidable.
<b>Cumulative Impacts</b>	<b>Warehouse Sites</b> Potentially Significant Impact.	No feasible mitigation measures have been identified.	Significant and Unavoidable.
	<b>Malaga and Palmetto Sites:</b> Potentially Significant Impact.	No feasible mitigation measures have been identified.	Significant and Unavoidable.
<b>Chapter 4.8 – Hazards and Hazardous Materials</b>			
<b>Impact 4.8-1:</b> Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
<b>Impact 4.8-2:</b> Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<b>Warehouse Site:</b> Potentially Significant Impact.	<b>MM- HAZ-1:</b> Prior to approval of any development permit or approval of any grading plan, a Phase I Environmental Site Assessment (ESA) shall be completed for both the Malaga and Palmetto sites. The Phase I ESA shall document all potential on-site recognized environmental conditions (RECs) as well as any off-site RECs that could affect construction or operation of either project. If necessary, that Phase I ESA shall require additional testing and reporting that would detail remediation measures needed to render the site safe for planned activities.	Less than Significant Impact with Mitigation.

**Table ES-1: Project Impacts and Proposed Mitigation Measures**

Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
		<p><b>MM-HAZ-2:</b> Prior to approval of any grading or construction permit, the applicant shall coordinate with a licensed professional to conduct an evaluation of the existing residence and all ancillary structures for the presence of ACMs or lead-based paint. If ACM or lead-based paint is located, a remediation plan to include the safe removal, handling, and disposal of all materials shall be implemented. All work shall be completed to the satisfaction of the City Planning department and shall be conducted in accordance with all applicable ASTM standards related to hazardous materials handling and disposal.</p>	
	<p><b>Malaga and Palmetto Sites:</b> Less than Significant Impact.</p>	<p>No mitigation measures are required.</p>	<p>Less than Significant Impact.</p>
<p><b>Impact 4.8-3:</b> Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</p>	<p><b>Warehouse Site:</b> Less than Significant Impact.</p>	<p>No mitigation measures are required.</p>	<p>Less than Significant Impact.</p>
	<p><b>Malaga and Palmetto Sites:</b> Less than Significant Impact.</p>	<p>No mitigation measures are required.</p>	<p>Less than Significant Impact.</p>
<p><b>Impact 4.8-4:</b> 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?</p>	<p><b>Warehouse Sites</b> No Impact.</p>	<p>No mitigation measures are required.</p>	<p>No Impact.</p>
	<p><b>Malaga and Palmetto Sites:</b> Less than Significant Impact</p>	<p>No mitigation measures are required.</p>	<p>Less than Significant Impact with Mitigation.</p>

<b>Table ES-1: Project Impacts and Proposed Mitigation Measures</b>			
<b>Impact</b>	<b>Level of Significance Before Mitigation</b>	<b>Mitigation Measure</b>	<b>Level of Significance After Mitigation</b>
<b>Impact 4.8-5:</b> 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?	<b>Warehouse Sites:</b> No Impact.	No mitigation measures are required.	No Impact.
	<b>Malaga and Palmetto Sites:</b> No Impact.	No mitigation measures are required.	No Impact.
<b>Impact 4.8-6:</b> Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
<b>Impact 4.8-7:</b> Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<b>Warehouse Site:</b> Potentially Significant Impact.	Implement <b>MM-WLD-1</b> , below.	Less than Significant Impact with Mitigation
	<b>Malaga and Palmetto Sites:</b> No Impact.	No mitigation measures are required.	No Impact.
<b>Cumulative Impacts</b>	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
<b>Chapter 4.9 – Hydrology and Water Quality</b>			
<b>Impact 4.9-1:</b> Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.

<b>Table ES-1: Project Impacts and Proposed Mitigation Measures</b>			
<b>Impact</b>	<b>Level of Significance Before Mitigation</b>	<b>Mitigation Measure</b>	<b>Level of Significance After Mitigation</b>
<b>Impact 4.9-2:</b> Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
<b>Impact 4.9-3:</b> 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?	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
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?	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.

<b>Table ES-1: Project Impacts and Proposed Mitigation Measures</b>			
<b>Impact</b>	<b>Level of Significance Before Mitigation</b>	<b>Mitigation Measure</b>	<b>Level of Significance After Mitigation</b>
iv) Impede or redirect flood flows?	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
<b>Impact 4.9-4:</b> In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
<b>Impact 4.9-5:</b> Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
<b>Cumulative Impacts</b>	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
<b>Chapter 4.10 – Land Use and Planning</b>			
<b>Impact 4.10-1:</b> Physically divide and established community?	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
<b>Impact 4.10-2:</b> Cause a significant environmental impact due to a	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.

<b>Table ES-1: Project Impacts and Proposed Mitigation Measures</b>			
<b>Impact</b>	<b>Level of Significance Before Mitigation</b>	<b>Mitigation Measure</b>	<b>Level of Significance After Mitigation</b>
conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
<b>Cumulative Impacts</b>	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
<b>Chapter 4.11 – Noise</b>			
<b>Impact 4.11-1:</b> 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>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
<b>Impact 4.11-2:</b> Generation of excessive groundborne vibration or groundborne noise levels?	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.

<b>Table ES-1: Project Impacts and Proposed Mitigation Measures</b>			
<b>Impact</b>	<b>Level of Significance Before Mitigation</b>	<b>Mitigation Measure</b>	<b>Level of Significance After Mitigation</b>
<b>Impact 4.11-3:</b> 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?	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
<b>Cumulative Impacts</b>	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
<b>Chapter 4.12 – Population and Housing</b>			
<b>Impact 4.12-1:</b> Would the Project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
<b>Impact 4.12-2:</b> Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.



<b>Table ES-1: Project Impacts and Proposed Mitigation Measures</b>			
<b>Impact</b>	<b>Level of Significance Before Mitigation</b>	<b>Mitigation Measure</b>	<b>Level of Significance After Mitigation</b>
<b>Cumulative Impacts</b>	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
<b>Chapter 4.13 – Public Services and Recreation</b>			
<b>Impact 4.13-1:</b> 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:			
a) Fire Protection?	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
b) Police Protection?	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
c) Schools?	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.

<b>Table ES-1: Project Impacts and Proposed Mitigation Measures</b>			
<b>Impact</b>	<b>Level of Significance Before Mitigation</b>	<b>Mitigation Measure</b>	<b>Level of Significance After Mitigation</b>
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
d) Parks?	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
e) Other public facilities?	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
<b>Impact 4.13 2:</b> 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>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
<b>Impact 4.13-3:</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?	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
<b>Cumulative Impacts</b>	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.

<b>Table ES-1: Project Impacts and Proposed Mitigation Measures</b>			
<b>Impact</b>	<b>Level of Significance Before Mitigation</b>	<b>Mitigation Measure</b>	<b>Level of Significance After Mitigation</b>
<b>Chapter 4.14 – Transportation</b>			
<b>Impact 4.14-1:</b> Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
<b>Impact 4.14-2:</b> Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
<b>Impact 4.14-3:</b> Result in inadequate emergency access?	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
<b>Cumulative Impacts</b>	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
<b>Chapter 4.15 – Utilities and Service Systems</b>			
<b>Impact 4.15-1:</b> Require or result in the relocation or construction of new	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.

<b>Table ES-1: Project Impacts and Proposed Mitigation Measures</b>			
<b>Impact</b>	<b>Level of Significance Before Mitigation</b>	<b>Mitigation Measure</b>	<b>Level of Significance After Mitigation</b>
or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or expansion of existing facilities, the construction or relocation of which could cause significant environmental effects?	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
<b>Impact 4.15-2:</b> Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
<b>Impact 4.15-3:</b> 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?	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
<b>Impact 4.15-4:</b> 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?	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
<b>Impact 4.15-5:</b> Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<b>Warehouse Site:</b> No Impact	No mitigation measures are required.	No Impact
	<b>Malaga and Palmetto Sites:</b> No Impacts.	No mitigation measures are required.	No Impact

<b>Table ES-1: Project Impacts and Proposed Mitigation Measures</b>			
<b>Impact</b>	<b>Level of Significance Before Mitigation</b>	<b>Mitigation Measure</b>	<b>Level of Significance After Mitigation</b>
<b>Cumulative Impacts</b>	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
<b>Chapter 4.16 – Wildfire</b>			
<b>Impact 4.16-1</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?	<b>Warehouse Site:</b> Potentially Significant Impact.	<b>MM- WLD-1</b> Prior to issuance of a building permit, the applicant shall show to the satisfaction of the fire code official that the Warehouse site would conform to all requirements and standards needed to reduce the risk of wildfire. A fire protection plan (FPP) shall be developed in consideration of the existing topography, geology, flammable vegetation, and climate of the Warehouse site. The FPP shall include a description of the Warehouse design, distances from areas with wildland vegetation, show adequate water supply and fire and emergency access, measures used to reduce building ignition, defensible space, and any other applicable fire control measures. The FPP shall be consistent with the California Building Code Chapter 7A, International Wildland Urban Interface Code, and Fontana Municipal Code	Less than Significant Impact with Mitigation.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
<b>Impact 4.16-2:</b> Will the Project substantially impair an adopted emergency response plan or emergency evacuation plan?	<b>Warehouse Site:</b> Potentially Significant Impact.	Implement <b>MM-WLD-1</b>	Less than Significant Impact with Mitigation.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.

**Table ES-1: Project Impacts and Proposed Mitigation Measures**

<b>Impact</b>	<b>Level of Significance Before Mitigation</b>	<b>Mitigation Measure</b>	<b>Level of Significance After Mitigation</b>
<b>Cumulative Impacts</b>	<b>Warehouse Site:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
	<b>Malaga and Palmetto Sites:</b> Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.