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2.1 PURPOSE OF THE ENVIRONMENTAL IMPACT REPORT

The California Environmental Quality Act (CEQA) requires that all state and local governmental agencies consider the environmental consequences of projects over which they have discretionary authority before taking action on those projects. This draft environmental impact report (EIR) has been prepared to satisfy CEQA and the CEQA Guidelines. The environmental impact report (EIR) is the public document designed to provide decision makers and the public with an analysis of the environmental effects of the proposed project, to indicate possible ways to reduce or avoid environmental damage and to identify alternatives to the project. The EIR must also disclose significant environmental impacts that cannot be avoided; growth inducing impacts; effects not found to be significant; and significant cumulative impacts of all past, present, and reasonably foreseeable future projects.

The lead agency means “the public agency which has the principal responsibility for carrying out or approving a project which may have a significant effect upon the environment” (Public Resources Code Section 21067). The Chaffey Community College District (District) has the principal responsibility for approval of the New Fontana Campus Master Plan project. For this reason, the District is the CEQA lead agency for this project.

The intent of the Draft EIR is to provide sufficient information on the potential environmental impacts of the proposed New Fontana Campus Master Plan to allow the District to make an informed decision regarding approval of the project. Specific discretionary actions to be reviewed by the District are described in Section 3.4, *Intended Uses of the EIR*.

This Draft EIR has been prepared in accordance with requirements of the:

- California Environmental Quality Act (CEQA) of 1970, as amended (Public Resources Code, §§ 21000 et seq.)
- State Guidelines for the Implementation of the CEQA of 1970 (CEQA Guidelines), as amended (California Code of Regulations, §§ 15000 et seq.)

The overall purpose of this Draft EIR is to inform the lead agency, responsible agencies, decision makers, and the general public about the environmental effects of the development and operation of the proposed project. This Draft EIR addresses effects that may be significant and adverse; evaluates alternatives to the project; and identifies mitigation measures to reduce or avoid adverse effects.

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2.2 NOTICE OF PREPARATION

The District determined that an EIR would be required for this project and issued a Notice of Preparation (NOP) without an Initial Study on October 7, 2021 (see Appendix A). Comments received during this public review period, from October 7, 2021, to November 5, 2021, are in Appendix A.

The NOP process helps determine the scope of the environmental issues to be addressed in the Draft EIR. Based on this process, certain environmental categories were identified as having the potential to result in significant impacts. Table 2-1, *NOP Comment Summary*, summarizes the issues identified by the commenters during the NOP comment period. The table provides a brief summary of the comment and a reference to the section(s) of this Draft EIR where the environmental issue is addressed. Four government agencies responded to the NOP during the scoping period. This Draft EIR has taken those responses into consideration when addressing the environmental issues in the Draft EIR. Issues that were considered potentially significant are addressed in Chapter 5 of this Draft EIR, and issues identified as less than significant or no impact are discussed in Chapter 8, *Impacts Found Not to Be Significant*. Refer to Chapter 8 for a discussion of how these initial determinations were made.

Table 2-1 NOP Comment Summary

Commenting Agency/Person	Date	Comment Topic	Comment Summary	Issue Addressed in Chapter/Section:
South Coast Air Quality Management District	11/2 2021	Air Quality	<ul style="list-style-type: none"> • Recommends that the Draft EIR use South Coast AQMD's CEQA Air Quality Handbook and website as guidance when preparing the air quality and greenhouse gas analyses. It is also recommended that the CalEEMod is used. • Recommends that the Draft EIR quantifies criteria pollutant emissions and compare the emissions to South Coast AQMD's CEQA regional pollutant emissions significance thresholds and localized significance thresholds. • Requests that the Draft EIR identifies any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. • Recommends that the lead agency perform a mobile source health risk assessment if the project generates diesel emissions from long-term construction or attracts diesel-fueled vehicular trips. • Requests that in the event that the project results in significant adverse air quality impacts, all feasible mitigation measures that go beyond what is required by law be utilized to minimize these impacts, and any impacts resulting from mitigation measures. 	Section 5.1, <i>Air Quality</i>
Department of Fish and Wildlife	11/1/21	Biological Resources	<ul style="list-style-type: none"> • Requests that the Draft EIR include complete assessment of the flora and fauna within and adjacent to the project footprint, with particular emphasis on identifying rare, threatened, endangered, and other sensitive species and their associated habitats. 	Section 5.2, <i>Biological Resources</i>

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Table 2-1 NOP Comment Summary

Commenting Agency/Person	Date	Comment Topic	Comment Summary	Issue Addressed in Chapter/Section:
			<ul style="list-style-type: none"> • Recommends the Draft EIR to include: <ul style="list-style-type: none"> o An assessment of the various habitat types located within the project footprint, and a map that identifies the location of each habitat type. o A general biological inventory of the fish, amphibian, reptile, bird, and mammal species that are present or have the potential to be present within each habitat type onsite and within adjacent areas that could be affected by the project. o A complete, recent inventory of rare, threatened, endangered, and other sensitive species located within the project footprint and within offsite areas with the potential to be affected. CDFW indicates that the inventory should address seasonal variations in use of the project area and should not be limited to resident species. Focused species specific/ surveys, completed by a qualified biologist and conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with CDFW and the U.S. Fish and Wildlife Service, where necessary. CDFW recommends that the lead agency follow the recommendations and guidelines provided in the Staff Report on Burrowing Owl Mitigation (Department of Fish and Game, March 2012). o A thorough, recent, floristic-based assessment of special status plants and natural communities. o Information on the regional setting that is critical to an assessment of environmental impacts, with special emphasis on resources that are rare or unique to the region. o A full accounting of all open space and mitigation/conservation lands within and adjacent to the project. • Recommends the Draft EIR to provide a thorough discussion of the direct, indirect, and cumulative impacts expected to adversely affect biological resources as a result of the Project, including the plan's land use designations, policies and programs • CDFW recommends the Draft EIR describe and analyze a range of reasonable alternatives to the Project that are potentially feasible, would "feasibly attain most of the basic objectives of the Project," and would avoid or substantially lessen any of the Project's significant effects. 	

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Table 2-1 NOP Comment Summary

Commenting Agency/Person	Date	Comment Topic	Comment Summary	Issue Addressed in Chapter/Section:
			<ul style="list-style-type: none"> Recommend the Draft EIR to identify mitigation measures and alternatives that are appropriate and adequate to avoid or minimize potential impacts, to the extent feasible. To ameliorate the water demands of this Project, CDFW recommends incorporation of water-wise concepts in project landscape design plans. 	
Southern California Association of Governments	11/1/2021	Land Use and Planning	<ul style="list-style-type: none"> Requests that the lead agency to determine consistency with Connect SoCal. 	Chapter 8, <i>Impacts Found Not to Be Significant</i> , Section 8.6, Land Use and Planning.
Native American Heritage Commission	10/6/2021	Tribal Cultural Resources	<ul style="list-style-type: none"> Protocol for evaluation of cultural and historic resources. Tribal consultation requirements under Assembly Bill 52 (AB 52) and Senate Bill 18 (SB 18). 	Section 5.8, <i>Tribal Cultural Resources</i>

2.3 SCOPE OF THIS DRAFT EIR

The scope of the Draft EIR was determined based partially on the comments received in response to the NOP. Pursuant to Sections 15126.2 and 15126.4 of the CEQA Guidelines, the Draft EIR should identify any potentially significant adverse impacts and recommend mitigation that would reduce or eliminate these impacts to levels of insignificance. The information in Chapter 3, *Project Description*, establishes the basis for analyzing project-related environmental impacts.

2.3.1 Impacts Considered Less Than Significant

During preparation of the Draft EIR, the District determined that 12 environmental impact topics (shown below) would not be significantly affected by the proposed project. The less than significant findings are substantiated in Chapter 8, *Impacts Found Not to Be Significant*, in this Draft EIR.

- | | | |
|------------------------------------|---------------------------------|-------------------------------|
| ■ Aesthetics | ■ Hazards & Hazardous Materials | ■ Public Services |
| ■ Agriculture & Forestry Resources | ■ Land Use & Planning | ■ Recreation |
| ■ Energy | ■ Mineral Resources | ■ Utilities & Service Systems |
| ■ Geology & Soils | ■ Population & Housing | ■ Wildfire |

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2.3.2 Potentially Significant Adverse Impacts

The Draft EIR determined that eight environmental factors would have potentially significant impacts if the proposed project is implemented.

- Air Quality
- Biological Resources
- Cultural and Paleontological Resources
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Noise
- Transportation
- Tribal Cultural Resources

2.3.3 Unavoidable Significant Adverse Impacts

This Draft EIR identifies no significant and unavoidable adverse impacts, as defined by CEQA, that would result from implementation of the proposed project. Therefore, preparation of a “statement of overriding considerations” is not necessary.

2.4 INCORPORATION BY REFERENCE

Some documents are incorporated by reference into this Draft EIR, consistent with Section 15150 of the CEQA Guidelines.

- *Fontana Forward General Plan Update 2015-2035*, prepared by City of Fontana, 2018, November 13 (approved and adopted). Available for review from the City’s webpage at: <https://www.fontana.org/2632/General-Plan-Update-2015---2035>. The Fontana Forward updated the City’s General Plan adopted in 2003 and guides physical and economic development over the 20 years. It provides a strategic framework for decision making based both on the community’s vision and goals and on the state’s goals for California’s long-term development. The Fontana Forward includes 11 General Plan Elements: Community and Neighborhoods; Housing; Building a Healthier Fontana; Conservation, Open Space, Parks and Trails; Public and Community Services; Community Mobility Circulation; Infrastructure and Green Systems; Noise and Safety; Sustainability and Resilience; Economy, Education, and Workforce Development; and Land Use, Zoning, and Urban Development.
- *Fontana Forward General Plan Update 2015-2035 Draft Environmental Impact Report (State Clearinghouse No. 2016021099)*, prepared by City of Fontana, 2018, June 8. Available for review from the City’s webpage at: <https://www.fontana.org/DocumentCenter/View/29524/Draft-Environmental-Impact-Report-for-the-General-Plan-Update>. This document addresses the environmental effects associated with the implementation of the Fontana Forward General Plan Update. The environmental topics included in the Draft EIR are aesthetics; air quality; biological resources; cultural resources; geology, soils, and seismicity;

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greenhouse gas emissions; hazards and hazardous materials; hydrology and water quality; land use; noise; population & housing; public services, utilities, & recreation; and transportation.

- *City of Fontana Municipal Code*. City of Fontana (Version: September 13, 2021), https://library.municode.com/ca/fontana/codes/code_of_ordinances. The municipal code identifies land use categories, development standards, and other general provisions that ensure consistency between the General Plan and development projects in the City.

2.5 FINAL EIR CERTIFICATION

This Draft EIR is being circulated for public review for 45 days. Interested agencies and members of the public are invited to provide written comments on the Draft EIR to the District office address shown on the title page of this document. Upon completion of the 45-day review period, the District will review all written comments received and prepare written responses for each. A Final EIR will incorporate the received comments, responses to the comments, and any changes to the Draft EIR that result from comments. The Final EIR will be presented to the Chaffey College Governing Board for potential certification as the environmental document for the project. All persons who comment on the Draft EIR will be notified of the availability of the Final EIR and the date of the public hearing before the Governing Board.

The Draft EIR is available to the general public for review at various locations:

- <https://www.chaffey.edu/facilitiesdevelopment/CEQA-Compliance.php>
- Chaffey Community College District Office: 5885 Haven Avenue, Rancho Cucamonga, CA 91737-3002

2.6 MITIGATION MONITORING

Public Resources Code Section 21081.6 requires that agencies adopt a monitoring or reporting program for any project for which it has made findings pursuant to Public Resources Code Section 21081. Such a program is intended to ensure the implementation of all mitigation measures adopted through the preparation of an EIR.

The Mitigation Monitoring Program for the proposed project will be completed as part of the FEIR, prior to consideration of the project by the Governing Board.