8. Impacts Found Not to Be Significant

California Public Resources Code Section 21003 (f) states: "…it is the policy of the state that…[a]ll persons and public agencies involved in the environmental review process be responsible for carrying out the process in the most efficient, expeditious manner in order to conserve the available financial, governmental, physical, and social resources with the objective that those resources may be better applied toward the mitigation of actual significant effects on the environment." This policy is reflected in the California Environmental Quality Act Guidelines (CEQA Guidelines) Section 15126.2(a), which states that "[a]n EIR [environmental impact report] shall identify and focus on the significant environmental impacts of the proposed project" and Section 15143, which states that "[t]he EIR shall focus on the significant effects on the environment." CEQA Guidelines Section 15128 requires that an EIR contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and were therefore not discussed in detail in the Draft EIR (Chapter 5).

This chapter includes the analysis for the environmental topics where the project would have either no impact of a less than significant impact, as show below.

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

The following eight topics are analyzed in Chapter 5 of this Draft EIR.

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

8.1 AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

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

Less Than Significant Impact. Vistas provide visual access or panoramic views to a large geographic area. The field of view from a vista location can be wide and extend into the distance. Panoramic views are usually

associated with vantage points looking out over a section of urban or natural area that provides a geographic orientation not commonly available. Examples of panoramic views include an urban skyline, valley, mountain range, ocean, or other water bodies. The project site is in the southern part of the city, which has direct lines of sight to the Jurupa Hills approximately 0.5 miles to the south.

The project site is currently a vacant lot surrounded by commercial to the north, residential and commercial to the east, and future residential and commercial development to the south and west (see Figure 3-3, *Aerial Photograph*). The project site and the surrounding area are relatively flat without significant elevation difference and there is no tall structural development that obscures or interrupts the views of the Jurupa Hills. The new buildings would range from two to four stories high, with the tallest building being the four-story Welcome Center/Library building in Phase 1, which would be flanked by two three-story buildings to the north and south as shown on Figure 3-6, *Phase 2, Long-Term Plan*. The buildings would be clustered in the center of the project site surrounding by surface parking and landscaping.

Figure 3-7, *Perspective Views*, depicts a simulated view of the Welcome Center/Library with Jurupa Hills in the backdrop to the south. As shown, the proposed project would partially obscure views of Jurupa Hills in certain areas. However, the project site and the surrounding areas are not associated with any designated or special vantage points providing panoramic views or a geographic orientation of Jurupa Hills that are not commonly available. As shown on Figure 8-1, *Street Views from Surrounding Area*, views of Jurupa Hills are already partially obscured by street trees and other structures in various points in the project vicinity, and the proposed project would not obstruct a scenic vista. As shown on Figure 8-1, closest residences are across Sierra Avenue. However, these residences are not considered a vista location. Additionally, views from these residences of the Jurupa Hills would not be adversely impacted by the proposed project since the project location is to the west and Jurupa Hills are to the south. Therefore, although the proposed project would partially obscure views of Jurupa Hills in certain areas, scenic vista impacts would be less than significant.

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

No Impact. There are no officially designated or eligible state scenic highways in Fontana (Caltrans 2021). The closest official designated scenic highway is State Route 2 (SR-2), approximately 20 miles northwest of the campus. The closest eligible state scenic highway is SR-138, approximately 12.5 miles to the northeast. The proposed project would not damage scenic resources within a state scenic highway. No impacts would occur.

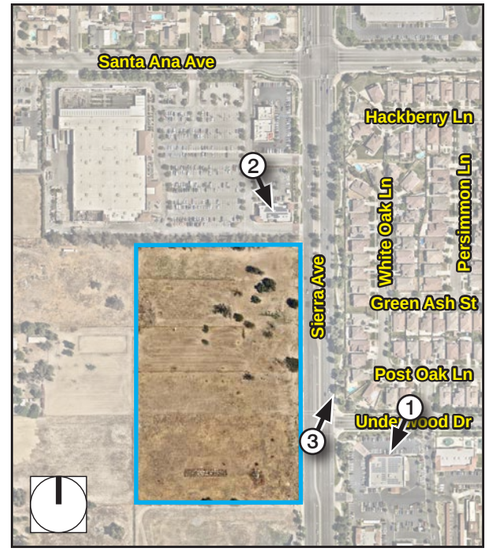
Figure 8-1 - Street Views from Surrounding Area

8. Impacts Found Not to Be Significant

Photo 1.

Photo 2.

Photo 3.



Source: Google Earth Pro, 2021; Nearmap, 2021

8. Impacts Found Not to Be Significant

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

Less Than Significant Impact. The project site is in an "urbanized area"[1] pursuant to the CEQA Guidelines Section 15191(m)(1). Although the project site is vacant and adjoined by vacant parcels to the west and south, these parcels are planned to be developed as a large industrial warehousing use and residential use, respectively. The project site has Walkable Mixed-Use General Plan (WMXU) land use designation and is zoned Form Based Code in the Transitional District (Fontana 2022). The proposed facilities would be typical of a community college campus and would not be inconsistent or out of scale with the other school facilities. An educational use is permitted use under the WMXU General Plan land use designation, and there is no specific regulations governing scenic quality. The project would not conflict with residential zoning or regulations governing scenic quality. Impacts would be less than significant.

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

Less Than Significant Impact. The two major causes of light pollution are spill light and glare. Spill light is caused by misdirected light that illuminates areas outside the area intended to be lit. Glare occurs when a bright object is against (or reflects off) a dark background or shiny surface. The project site is currently vacant and does not generate any day or nighttime lighting. The proposed project would generate nighttime light from parking lot, security lights around the campus, and building lights (interior and exterior). Excessive light and glare can negatively affect sensitive land uses. The project site is bordered by commercial uses to the north and vacant properties to the south and west. These land uses are not light sensitive, and impacts would be less than significant.

Although the vacant property to the south would be developed as multifamily residences, the proposed project would provide an approximately eight- to ten-foot-wide trail with landscape buffer with shades along the four property edges. Therefore, parking lot lights would not directly impact future residences to the south. The parking lot lights would be minimal and lighted only for safety purposes. The residences to the west are over 170 feet from the project site, and separated by Sierra Avenue with street lights.

The lighting fixtures are anticipated to be shielded and directed downward so as not to cause light to spill outside of the intended areas. No electronic signage with blinking lights and/or unusually intense lights would be provided. The proposed project would not result in spill light impacts to any sensitive uses. Although no building design or materials have been developed, it is anticipated that building finishes would primarily consist of nonreflective materials and would not be of such nature to cause substantial glare impacts to vehicles on Sierra Avenue. The buildings would also be set back approximately 100 feet from Sierra Avenue. Therefore, the proposed project is anticipated to create less than significant light and glare impacts.

[1] PRC § 21071/CEQA Guidelines § 15191(m)(1). For an incorporated city, "urbanized area" means a city that either by itself or in combination with two contiguous incorporated cities has a population of at least 100,000 persons. The city of Fontana's population is 208,393 (U.S. Census 2021).

8.2 AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

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

No Impact. The proposed project would not convert farmland to nonagricultural uses. There is no agricultural or farm use on or in the vicinity of the project site; therefore, no project-related farmland conversion would occur. The project site is mapped as Other Land by the Department of Conservation's Farmland Mapping and Monitoring Program (DOC 2016). No impact would occur.

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

No Impact. The California Land Conservation Act of 1965 (Williamson Act) enables counties and cities to designate agricultural preserves and offer preferential taxation based on a property's agricultural-use value rather than on its market value. In return for the preferential tax rate, the landowner is required to sign a contract with the county or city, in which the landowner agrees not to develop the land for a minimum 10-year period. There are no areas in the city that are zoned for agricultural use (Fontana 2022). The City of Fontana zoning for the campus is Form Based Code in the Transitional District. No impact would occur.

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

No Impact. Project development would not conflict with existing zoning for forest land, timberland, or timberland production. Forest land is defined as "land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." Timberland is defined as "land…which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees." The project site is zoned FBC in the Transitional District; it is not zoned for forest land or timberland use. No impact would occur.

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

No Impact. Construction of the proposed project would not result in the loss or conversion of forest land. No vegetation on-site is cultivated for forest resources. No forest land would be affected by the project. No impact would occur.

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

No Impact. There is no mapped important farmland or forest land on and near the project site, and project development would not indirectly cause conversion of such land to nonagricultural or nonforest use. No impact would occur.

8.3 ENERGY

Would the project:

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

Less Than Significant Impact. The proposed project would result in short-term construction and long-term operational energy consumption. The following discusses the potential energy demands from activities associated with the construction and operation of the community college uses.

Short-Term Construction Impacts

Construction of the proposed project would create temporary increased demands for electricity and vehicle fuels compared to existing conditions and would result in short-term transportation-related energy use.

Electrical Energy

Electricity use during construction of the proposed project would vary during different phases of construction. The majority of construction equipment during would be gas- or diesel-powered, and electricity would not be used to power most of the construction equipment. Later construction phases could result in the use of electric-powered equipment for interior construction and architectural coatings. However, it is anticipated that the majority of electric-powered construction equipment would be hand tools (e.g., power drills, table saws) and lighting, which would result in minimal electricity usage during construction activities. Therefore, project-related construction activities would not result in wasteful or unnecessary electricity demands, and impacts would be less than significant.

Natural Gas Energy

It is not anticipated that construction equipment used for the proposed project would be powered by natural gas, and no natural gas demand is anticipated during construction. Therefore, impacts would be less than significant with respect to natural gas usage.

8. Impacts Found Not to Be Significant

Transportation Energy

Transportation energy use during construction of the proposed project would come from delivery vehicles and construction employee vehicles. In addition, transportation energy demand would come from use of off-road construction equipment. It is anticipated that the majority of off-road construction equipment, such as those used during site preparation and grading, would be gas or diesel powered. The use of energy resources by these vehicles would fluctuate according to the phase of construction.

To limit wasteful and unnecessary energy consumption, the construction contractors are anticipated to minimize nonessential idling of construction equipment during construction, in accordance with California Code of Regulations, Title 13, Section 2449. In addition, construction trips would not result in unnecessary use of energy since the project site is centrally located and is served by numerous regional freeway systems (e.g., I-10 and SR-60) that provide the most direct routes from various areas of the region. Furthermore, electrical energy would be available for use during construction from existing power lines and connections, precluding the use of less efficient liquid-fueled generators. Moreover, all construction equipment would cease operating upon completion of project construction. Overall, there are no aspects of the project that would foreseeably result in the inefficient, wasteful, or unnecessary consumption of energy during construction activities. For example, there are no unusual characteristics that would directly or indirectly cause construction activities to be any less efficient than would occur elsewhere (restrictions on equipment, labor, types of activities, etc.). Thus, energy use during construction of the proposed project would not be considered inefficient, wasteful, or unnecessary. Impacts would be less than significant.

Long-Term Impacts During Operation

Operation of the proposed project would generate new demand for electricity, natural gas, and transportation energy on the project site. Operational use of energy would include heating, cooling, and ventilation of buildings; water heating; operation of electrical systems, use of on-site equipment and appliances; and indoor, outdoor, and perimeter lighting.

Electrical Energy

Operation of the proposed community college would consume electricity for various purposes, including but not limited to heating, cooling, and ventilation of buildings, water heating, operation of electrical systems, lighting, and use of on-site equipment and appliances. Electrical service to the proposed project would be provided by Southern California Edison (SCE) through connections to existing off-site electrical lines and new on-site infrastructure. As shown in Table 8-1, *Electricity Consumption*, implementation of the proposed project would result in 1,490,985 kilowatt hours (kWh) of electricity use per year, a net increase of 773,227 kWh per year.

Table 8-1 Electricity Consumption

Land Use	Electricity (kWh/year)
Junior College	1,603,030
Parking Lot	87,955
Solar Carport PV System[1]	-200,000
Proposed Project Total	**1,490,985**
Existing Conditions Total	**717,758**
Net Change	**773,227**

Source: CalEEMod Version 2020.4.0
Note: kWh = kilowatt hour(s)
[1] Based on information provided by the District

While the proposed project would result in a higher electricity demand than existing conditions, it would be consistent with the requirements of the Building Energy Efficiency Standards. On August 11, 2021, the California Energy Commission adopted the 2022 Building Energy Efficiency Standards, which were subsequently approved by the California Building Standards Commission in December 2021. The 2022 standards become effective and replace the existing 2019 standards on January 1, 2023. The 2022 standards include prescriptive photovoltaic system and battery requirements for high rise multi-family buildings (i.e., more than three stories) and noncommercial buildings such as hotels, offices, medical offices, restaurants, retail stores, schools, warehouses, theaters, and convention centers (CEC 2021). Additionally, the proposed project would also be required to comply with CALGreen. Implementation of the proposed project would involve operation of the solar carports, which would offset some of the electricity use on the project site. Therefore, operation of the proposed project would not result in wasteful or unnecessary electricity demands and would not result in a significant impact related to electricity.

Natural Gas Energy

The potential natural gas consumption for the project site is shown in Table 8-2, *Natural Gas Consumption*. As shown in the table, implementation of the proposed project would generate an average natural gas demand of 2,861,210 kilo British thermal units (kBTU) per year, a net increase of 1,921,530 kBTU per year from existing conditions. This would be primarily due to natural gas use by the community college. While the proposed project would result in a higher natural gas demand than existing conditions, it would be consistent with the requirements of the Building Energy Efficiency Standards and would not result in wasteful or unnecessary natural gas demands. In addition, the new buildings would be designed and oriented to reduce surface heat up and create shades for campus pathways and open spaces, which would help to reduce building energy use. Therefore, operation of the proposed project would result in less than significant impacts with respect to natural gas usage.

8. Impacts Found Not to Be Significant

Table 8-2 Natural Gas Consumption

Land Use	Natural Gas (kBTU/year)
Junior College	2,861,210
Proposed Project Total	**2,861,210**
Existing Conditions Total	**939,680**
Net Change	**1,921,530**

Source: CalEEMod Version 2020.4.0
Note: kBTU = kilo British thermal units

Transportation Energy

The proposed project would consume transportation energy during operations from the use of motor vehicles. The efficiency of these motor vehicles is unknown, such as the average miles per gallon. Estimates of transportation energy use are based on the overall vehicle miles traveled (VMT) and associated transportation energy use. The project-related VMT would primarily come from the students of Chaffey Community College Fontana Campus. The VMT for the proposed project is estimated to be 37,347 miles daily, a net increase of 7,096 miles daily over the existing Fontana campus. While there would be an increase in VMT, the proposed improvements would help to accommodate any general student growth in the local region. In addition, the new campus is served by multiple public transit options and is situated near multiple amenities. The proposed project would also be in compliance with CALGreen and would include bicycle racks and storage for student and employee use. These features of the proposed project would contribute to minimizing VMT and transportation-related fuel usage. Thus, it is expected that operation-related fuel usage associated with the proposed project would not be any more inefficient, wasteful, or unnecessary than similar development projects. Therefore, impacts would be less than significant with respect to operation-related fuel usage.

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

No Impact.

California Renewables Portfolio Standard

The state's electricity grid is transitioning to renewable energy under California's Renewable Energy Program. Renewable sources of electricity include wind, small hydropower, solar, geothermal, biomass, and biogas. Electricity production from renewable sources is generally considered carbon neutral. Executive Order S-14-08, signed in November 2008, expanded the state's renewable portfolios standard (RPS) to 33 percent renewable power by 2020. This standard was adopted by the legislature in 2011 (SB X1-2). Senate Bill (SB) 350 (de Leon) was signed into law September 2015 and establishes tiered increases to the RPS—40 percent by 2024, 45 percent by 2027, and 50 percent by 2030. SB 350 also set a new goal to double the energy-efficiency savings in electricity and natural gas through energy efficiency and conservation measures. On September 10, 2018, Governor Brown signed SB 100, which supersedes the SB 350 requirements. Under SB 100, the RPS for publicly owned facilities and retail sellers consist of 44 percent renewable energy by 2024, 52 percent by 2027, and 60 percent by 2030. Additionally, SB 100 established a new RPS requirement of 50 percent by 2026. The bill also established a state policy that eligible renewable energy resources and zero-carbon resources supply 100 percent

of all retail sales of electricity to California end-use customers and 100 percent of electricity procured to serve all state agencies by December 31, 2045. Under SB 100 the state cannot increase carbon emissions elsewhere in the western grid or allow resource shuffling to achieve the 100 percent carbon-free electricity target.

The statewide RPS goal is not directly applicable to individual development projects, but to utilities and energy providers such as SCE, which is the utility that would provide all of electricity needs for the proposed project. Compliance of SCE in meeting the RPS goals would ensure the State meets its objective in transitioning to renewable energy. At minimum, the proposed project also would comply with the latest 2019 Building Energy Efficiency Standards and CALGreen in addition to the 2022 Building Energy Efficiency Standards for buildings permitted and built after January 1, 2023. Overall, the buildings would be designed with energy efficient systems to achieve the goal of net-zero energy use and developed with energy efficient strategies and sustainable building materials, infrastructure, and landscaping. The new campus would also include energy saving features through building design and orientation, the solar carport PV system, and bicycle storage for employees and students. Therefore, implementation of the proposed project would not conflict or obstruct plans for renewable energy and energy efficiency, and no impact would occur.

8.4 GEOLOGY AND SOILS

This section is based in part on the *Geotechnical Feasibility Investigation, Chaffey College Campus Extension, 11016-11098 Sierra Avenue, Fontana, California*, prepared by Geocon West, February 28, 2020 (included as Appendix H).

Would the project:

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

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

No Impact. The project site is not within a Alquist-Priolo Earthquake Fault Zone for fault rupture hazard (Geocon 2020). The San Jacinto Fault Zone and the Sierra Madre Fault Zone are the nearest faults to the project site and are approximately 4.8 miles northeast and 8.1 miles northeast, respectively, from the project site. No active faults with the potential for surface fault rupture are known to pass directly beneath the site. Therefore, no impacts related to fault rupture would occur.

ii) Strong seismic ground shaking?

Less Than Significant Impact. As stated previously, the project site is not in an established Alquist-Priolo Earthquake Fault Zone. However, like all areas in southern California, movement associated with the active faults could cause strong ground motion at the project site. The degree of ground shaking, and earthquake-induced damage is dependent on multiple factors, such as distances to causative faults, earthquake magnitudes, and expected ground accelerations. The closest active fault is San Jacinto Fault

Zone that is approximately 4.8 miles northeast. Movement along this or other regional faults could result in seismic ground shaking on the project site. The proposed project would be required to comply with the seismic design parameters of the California Building Code (CBC), California Code of Regulations, Title 24, which regulates all building and construction projects and implements a minimum standard for building design and construction that includes specific requirements for foundation and seismic safety. The Geotechnical Feasibility Investigation (Appendix H to the Draft EIR) determined that compliance with the CBC and standard engineering practices would ensure that buildings on-site could withstand ground shaking. Therefore, a less than significant impact related to ground shaking would occur.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Soil liquefaction is a phenomenon in which saturated, cohesionless soil layers within approximately 50 feet of the ground surface lose strength due to cyclic pore water pressure generation from seismic shaking or other large cyclic loadings. Primary factors that trigger liquefaction are moderate to strong ground shaking (seismic source), relatively clean and loose granular soils (primarily poorly graded sands and silty sands), and saturated soil conditions (shallow groundwater).

The project site is not in an area identified as having a potential for liquefaction (Geocon 2020; Fontana 2018). Also, the groundwater level in the immediate area has been at a depth greater than 200 feet beneath the existing ground surface for over 100 years. Therefore, potential impacts related to seismic-related ground failure, including liquefication would be less than significant.

iv) Landslides?

No Impact. The site is located on the valley floor and topography at the site is relatively level to gently sloping to the southwest (Geocon 2020). The project site is not within an area identified as having a potential for slope instability. There are no known landslides near the site, nor is the site in the path of any known or potential landslides. According to the City of Fontana Local Hazard Mitigation Plan, the project site is outside of any landslide susceptibility area (Fontana 2018). Therefore, the project would not cause potential substantial adverse effects related to slope and instability or seismically induced landslides, and no impact would occur.

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

Less Than Significant Impact. Soil erosion increases substantially by earth-moving activities if erosion-control measures are not used. The following is a discussion of the potential erosion impacts resulting from the proposed project's construction and operational phases.

Construction Phase

Construction of the proposed project would result in excavation and exposure of underlying soils that could result in soil erosion. Construction of the proposed project would involve earthwork, such as grading and excavating, and construction equipment and vehicle use that could track soil off-site. Additionally, natural processes, such as wind and rain, could further lead to soil erosion during construction. However, construction

of the proposed project would be required to comply with local and state codes regulating construction activities and soil erosion.

Concerning state regulations, the proposed project would be required to obtain a Construction General Permit (CGP) issued by the State Water Resources Control Board. The CGP is in place to minimize water pollution from construction activities, including erosion. Because the proposed project activities would occur on greater than 1 acre (14.3 acres total), the proposed improvements at the project site would be subject to the National Pollution Discharge Elimination System permitting regulations, including the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP). The proposed project's construction contractor would be required to prepare and implement a SWPPP and associated best management practices (BMP) in compliance with the CGP during grading and construction. Adherence with existing state and local laws regulating construction activities would minimize soil erosion from project-related construction activities. Therefore, soil erosion impacts from project construction would be less than significant.

Operation Phase

The proposed project includes seven buildings varying between one to four stories and infrastructure (such as driveways, entry points, parking lots with solar panels, utilities, and green space). Therefore, after completion of the proposed project, ground surfaces would be either hardscape or maintained landscaping, and no large areas of exposed soil would be left to erode. The new buildings and other campus improvements would not cause an increase in erosion of soils off campus. Operational phase soil erosion impacts would be less than significant.

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

Less Than Significant Impact. As discussed in Section 8.7(a)(iii) and 8.7(a)(iv), the project site is not in a liquefaction zone or an area designated as having landslide potential.

Lateral Spreading: Lateral spreading is a phenomenon in which soils move laterally during seismic shaking and is often associated with liquification. The amount of movement is dependent on soil strength, duration and intensity of seismic shaking, topography, and free face geometry. According to the Geotechnical Investigation, due to the relatively flat site topography, lateral spreading risks are low. Therefore, potential lateral spreading impacts would be less than significant.

Subsidence and collapse: Subsidence and collapse generally occurs when a large portion of land is displaced vertically, usually due to the withdrawal of groundwater, oil, or natural gas. Soils that are particularly subject to subsidence include those with high silt or clay content. The project site is not located within an area of known ground subsidence (Geocon 2020; USGS 2021). No large-scale extraction of groundwater, gas, oil, or geothermal energy is occurring or planned at the project site or in the general site vicinity. Therefore, there is no minimal potential for ground subsidence or collapse due to withdrawal of fluids or natural gases at the project site. Impacts would be less than significant.

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

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

According to the Geotechnical Investigation (Appendix H to the Draft EIR), the upper 5 feet of the existing project site soils have "very low" expansive potential and are classified as "non-expansive." Therefore, impacts related to expansive soils would be less than significant.

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

No Impact. The proposed project does not propose the use of septic tanks or alternative wastewater disposal systems. The proposed site is in an urbanized area of Fontana, and the proposed project would connect to the City's wastewater system. No impacts related to septic systems would occur.

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

Less Than Significant Impact. Paleontological resources are the fossilized remains of plants and animals.

The project site is mapped as late Pleistocene (less than 126,000 years old) to Holocene (less than 11,700 years old) young alluvial fan deposits. Late Pleistocene to Holocene alluvial fan floodplain deposits consist of unconsolidated to moderately consolidated, poorly sorted, permeable clays to sands. Deposits are poorly consolidated and may be capped by poorly to moderately developed soils. These sediments were deposited by streams and rivers on canyon floors and in the flat floodplains of the area.

A museum records search was performed by the Western Science Center, and additional searches were conducted in online databases of the University of California Museum of Paleontology, the PaleoBiology database, and in published literature. The results of the record search showed that no fossils were recovered from the project site or within a one-mile radius of the project site. However, Pleistocene fossils of saber-toothed cat, horse, mastodon, mammoth, bison, and camel have been found locally in the Riverside and Fontana areas. Pleistocene fossils typically begin appearing about 8 to 10 feet deep in California valleys. Shallower sediments in the valleys usually do not contain the remains of extinct animals, although Holocene remains may be present. Therefore, late Pleistocene to Holocene young alluvial fan deposits that are less than eight feet below the modern surface are assigned a low potential for fossils (PFYC 2). More than eight feet below the modern surface these sediments are assigned a moderate potential for fossils (PFYC 3) because of similar deposits producing fossils at that depth near the study area. Additionally, various amounts of artificial fill are on the project site. In California, most artificial fill is less than 100 years old and is associated with construction activities. Artificial fill has very low potential for scientifically significant paleontological resources (PFYC 1).

A ranking system was developed by professional resource managers in the Bureau of Land Management as a practical tool to assess the sensitivity of sediments for fossils. The Potential Fossil Yield Classification (PFYC)

system has a multilevel scale based on demonstrated yield of fossils. Using the PFYC system, geologic units are classified according to the relative abundance of vertebrate fossils or scientifically significant invertebrate or plant fossils and their sensitivity to adverse impacts within the known extent of the geological unit. Although significant localities may occasionally occur in a geologic unit, a few widely scattered important fossils or localities do not necessarily indicate a higher PFYC value; instead, the relative abundance of localities is intended to be the major determinant for the value assignment.

The project site is mapped as late Pleistocene to Holocene young alluvial fan deposits. The record search did not find fossil localities within the project site or immediate vicinity. Although fossils have been identified from the same Pleistocene sediments in the Fontana and San Bernardino areas, Pleistocene fossils typically begin appearing about 8 to 10 feet deep in California valleys. Therefore, late Pleistocene to Holocene young alluvial fan deposits less than 8 feet below the modern surface are assigned a low potential for fossils (PFYC 2). More than 8 feet below the modern surface these sediments are assigned a moderate potential for fossils (PFYC 3) because similar deposits produce fossils at that depth near the study area. Artificial fill has very low potential for scientifically significant paleontological resources (PFYC 1).

According to the Geotechnical Feasibility Investigation in Appendix H, it is anticipated that the upper six feet in the building footprint areas would need to be excavated and compacted for building foundation and slab support. Therefore, the Cultural and Paleontological Resources Assessment concluded that the potential for adverse impacts from the proposed project to scientifically significant paleontological resources is low, and impacts would be less than significant.

8.5 HAZARDS AND HAZARDOUS MATERIALS

This section is based in part on the following studies:

Phase I Environmental Site Assessment Report, Chaffey Community College Property Fontana, California, Geocon, February 6, 2019. (Appendix N)

Subject: Limited Pesticide Assessment Report, Chaffey Community College, Land Acquisition for Future Campus Expansion, Sierra Avenue and Underwood Drive, Fontana, California, Geocon West, Inc. February 21, 2020. (Appendix O)

Would the project:

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

Less Than Significant Impact. Construction of the proposed project would likely involve the use of some hazardous materials, such as vehicle fuels, lubricants, greases, and transmission fluids in construction equipment, and paints and coatings in building construction. However, the handling, use, transport, and disposal of hazardous materials during the construction phase of the project would comply with existing regulations of several agencies—Department of Toxic Substances Control, US Environmental Protection Agency, Occupational Safety and Health Administration, and the Fontana Fire Protection District (FFPD).

Compliance with the existing regulations would ensure that impacts during construction are less than significant.

Operation of the project would involve the use of small amounts of hazardous materials for cleaning and maintenance purposes typical of janitorial staff, and pesticides by college maintenance staff. The proposed project would also use some hazardous materials related to academic programs (automotive technology, advanced manufacturing, industrial electricity, and welding). The proposed project would be required to comply with existing regulations of applicable state and local agencies, and hazardous materials related to academic programs would be stored, used, and disposed in a controlled and safe environment with protective equipment. Therefore, implementation of the proposed project would not create significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials. Impacts would be less than significant.

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

Less Than Significant Impact. Construction projects typically maintain supplies on-site for containing and cleaning small spills of hazardous materials. However, construction activities would not involve a significant amount of hazardous materials, and their use would be temporary. Furthermore, project construction workers would be trained on the proper use, storage, and disposal of hazardous materials.

A 2019 Phase I Environmental Site Assessment (2019 Phase I ESA) report for the project site, prepared by Geocon, found that the project site was utilized for an orchard between 1938 and 1959 (included as Appendix N to this Draft EIR). The past agricultural use of the project site was identified in the report as a potential environmental concern due to the possible application of pesticides and the persistence of the pesticides and associated metals in the project site soil. Geocon followed up the 2019 Phase I ESA with a Limited Pesticide Assessment Report (2020 Limited PAR) for the project site in 2020 (included as Appendix O to this Draft EIR). Soil sampling from the 2020 Limited PAR found that arsenic concentrations at the project site are consistent with background concentrations found in San Bernardino County. The analysis found that concentrations of organochlorine pesticides were lower than their respective residential screening levels. The 2020 Limited PAR concluded that, based on the reported concentrations of arsenic and organochlorine pesticides, handling the soil will not present a health risk to onsite workers or future occupants. Impacts from reasonably foreseeable upset and accident conditions would be less than significant.

As discussed in Section 8.5(a), long-term operation of the project would involve very little transport, use, or disposal of any hazardous materials, typical of a community college. The types of hazardous materials associated with operation of the project would generally be limited to those associated with janitorial, maintenance, and repair activities, such as commercial cleaners, solvents, lubricants, paints, etc. Additionally, certain academic courses may involve small quantities of chemicals, solvents, and paints. These materials would be used in small quantities and would be stored in compliance with established federal, state, and local health and safety requirements. Therefore, the potential for the project's operation to result in a release, accidental or otherwise, of any hazardous materials into the environment is considered less than significant.

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

Less Than Significant Impact. There are no existing or proposed schools located within a quarter mile of the proposed project. The nearest school is Sycamore Hills Elementary School located 0.5 miles east. Additionally, the proposed project would not emit hazardous emissions or handle significant quantities of hazardous or acutely hazardous materials, substances, or waste. Hazardous materials expected at the project site would be associated with janitorial, maintenance, and repair activities. These materials would be used in small quantities and would be stored in compliance with established state and federal requirements. Additionally, construction materials and site cleanup would comply with existing regulations. Operation of construction equipment and heavy trucks during project construction would generate diesel emissions, which are considered hazardous; however, the project construction period would be temporary. Health risk is based upon the conservative assumption that exposure is continuous and occurs over a 70-year lifetime. A determination of risk is not appropriate for short-term construction activities. Impacts would be less than significant.

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

Less Than Significant Impact. California Government Code Section 65962.5 requires the California Environmental Protection Agency to compile a list (updated at least annually) of hazardous waste and substances release sites, known as the Cortese List or California Superfund. Section 65962.5 requires the compiling of lists of the following types of hazardous materials sites: hazardous waste facilities; hazardous waste discharges for which the State Water Quality Control Board has issued certain types of orders; public drinking water wells containing detectable levels of organic contaminants; underground storage tanks with reported unauthorized releases; and solid waste disposal facilities from which hazardous waste has migrated.

Five environmental lists were searched for hazardous materials sites on the school campus and within a 2,000-foot radius from the center of the main campus:

- GeoTracker. State Water Resources Control Board
- EnviroStor. Department of Toxic Substances Control.
- EJScreen. US Environmental Protection Agency.
- EnviroMapper. US Environmental Protection Agency.

Solid Waste Information System (SWIS). California Department of Resources Recovery and Recycling.

The project site and its surroundings are not on any of the databases. The proposed project would not create a hazard to the public because of a hazardous materials site pursuant to Government Code Section 65962.5.

The 2019 Phase I ESA included a standard environmental records review of federal, state, and local environmental databases for the project site and two records were identified.

Jason McGraw, 11040 Sierra Avenue. The Clandestine Drug Labs database notes that the property was the location of an illegal drug lab or where drug lab equipment and/or materials were stored. The HAZNET

listing is for disposal of "off-specification, aged, or surplus organics, liquids with pH <=2, and other inorganic solids." Inclusion on these databases appears to be due to removal of an illegal drug lab and its contents from the address and does not represent an recognized environmental concern (REC) for the project site.

Sherrie Rice, Scott Letton, and Jason McGraw 11044 Sierra Avenue. The CHMIRS database notes that a spill of 15 gallons of non-PCB-containing mineral oil took place and was contained on the property in 2006. The nature of the activity is not considered an REC. The CDL database notes the same information.

The database records review found 31 properties within one mile of the project site, including a listing for an active drycleaners at 11251 Sierra Avenue in the Sierra Crossroads shopping center (approximately 850 southeast of the project site). However, the Phase I ESA indicated that no releases or violations are reported for the dry cleaner. Therefore, the 2019 Phase I ESA determined that given the lack of any reported releases or violations and the distance from the project site, this facility is unlikely to have caused an REC at the project site. The Phase I ESA also determined listings would not represent a significant environmental concern. Therefore, the proposed project would result in less than significant impacts.

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

No Impact. The project site is not in an airport land use plan area or within two miles of an airport. The project would not expose people residing or working in the project area to hazards. No impact would occur.

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

Less Than Significant Impact. The district maintains and implements the emergency evacuation plan for all District campuses, including the Fontana Campus. An emergency evacuation would be prepared for both phases of the campus master plan prior to opening of the campus. The proposed project would not interfere with implementation of an adopted evacuation plan for the District. During construction, all staging of construction equipment and materials would be done off public roadways and fire access routes as not to impair Sierra Avenue.

According to the City's local hazard mitigation plan, the city streets and roads are engineered in a safe, reliable manner in order to allow emergency vehicles to respond quickly, and the City's development review process ensures that numerous alternative routes, secondary points of access, cul-de-sac turnarounds, and other features that improve traffic circulation are provided. The city also provides traffic signal preemption devices at critical signalized intersections to help emergency vehicles to respond faster. The City of Fontana adopted the national incident management system designed to cover the prevention, preparation, response and recovery from terrorist attacks, major disasters, and other emergencies. The proposed development would be required to provide the necessary on- and off-site access and circulation for emergency vehicles and services during the construction and operation phases. At project completion, the proposed project would not result in any lane

or roadway closures to adversely impact an adopted emergency response plan or emergency evacuation plan. Impacts would be less than significant.

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

Less Than Significant Impact. The project site is in a local responsibility area and is not in a Very High Fire Hazard Severity Zone (CAL FIRE 2008). There is no wildland vegetation in the vicinity of the project site. Implementation of the proposed project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Impacts would be less than significant.

8.6 LAND USE AND PLANNING

Would the project:

a) Physically divide an established community?

No Impact. The project site is currently vacant and different uses surround the project site such as commercial/retail uses to the north, residential and commercial/retail to the west, vacant lot (future warehousing development) and residential uses to the west, and vacant lot (future residential development) to the south. Implementation of the proposed project would be limited to the project site and would not physically divide the neighborhoods. The proposed project would not introduce new roadways or other infrastructure improvements that would transect existing neighborhoods. Therefore, no impact would occur.

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

Less Than Significant Impact. The District is a state agency and its own lead agency, and it is not subject to the City's local government planning and land use plans, policies, or regulations. Government Code Section 53094 allows the governing board of a school district, by a vote of two-thirds of its members, to render a city or county zoning ordinance inapplicable to a proposed use of property by the school district. The term "school district" has been applied broadly to various agencies operating public schools, including county boards of education and community college districts. The District plans to exempt itself from the City zoning regulations, and consistency with the City's FBC Transitional District would not apply to the proposed project. However, the below analysis has been provided solely for informational purposes.

The project site is designated WMXU-1 (Walkable Mixed-Use Downtown and Corridors) by the City's General Plan Land Use Plan and zoned FBC (Form Based Code) district. Within the FBC zone, the project site is in the Transitional District. WMXU-1 land use category is intended to provide for the creation of areas that allow residents and visitors to walk, bike, and take transit to other uses for work, study, shopping, entertainment, recreation, and civic activities, and to provide compact residential development within walking distance of planned public transit stops and neighborhood shopping areas. The designation was created to cover the half-mile walking distance radii (known as "walksheds") from planned public transit stops. Uses include a variety of medium- to high-density residential types, retail and services, office, entertainment, education, civic, and open

space. Both vertical and horizontal mixed use is acceptable within this land use designation. The proposed project is consistent with the intent of the WMXU-1 as it provides education use next to a bus stop and various neighborhood shopping areas.

The WMXU-1 land use designation is accompanied by the form-based zoning code. Form-based zoning focuses more on building form—the physical character of the building and how it addresses the street and public realm—than on land uses. Form-based codes are a reaction to conventional zoning's separation of land uses, making it impossible to build mixed-use neighborhoods and districts, and its neglect of the public realm, sometimes resulting in visually and functionally impoverished public environments that can be unattractive and functional for only one type of user. Form-based codes use many visuals to give a positive vision of what is desired, rather than focusing on what should be excluded. The project site is in the Transitional District of FBC. Transitional district is adjacent to more intense commercial uses, providing a transition to more sensitive uses and a mixture of commercial office, retail, personal services, and residential.

The project site is currently vacant, and implementation of the proposed project would be consistent with the intent of the WMXU-1 land use designation because it would allow Fontana residents and visitors to study, work, and shop within walking distance. Additionally, the proposed project includes relocation of the Omnitrans bus stop to a more convenient location with a shelter and turnout lane, secure and visible bike parking, and a walking trail along the edges of the project site, encouraging Fontan campus population to walk, bike, and take transit to attend and/or work at the campus. Therefore, the proposed project would not conflict with existing local plans, policies, or regulations adopted for the purpose of avoiding or mitigating environmental effects. Impacts would be less than significant.

SCAG Connect SoCal Consistency

The proposed project is not considered a project of regionwide significance pursuant to Section 15206 of the CEQA Guidelines, and the proposed project does not require a general plan amendment. Therefore, the proposed project is not anticipated to conflict with the adopted 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). However, consistency analysis with each of the goals has been provided as informational purposes in Table 8-3, *SCAG's Connect SoCal Consistency Analysis*. As described, the proposed project would be consistent with the overarching goals of the RTP/SCS. Impacts would be less than significant.

Table 8-3 SCAG's Connect SoCal Consistency Analysis

Goals	Consistency Analysis
RTP/SCS G1: Encourage regional economic prosperity and global competitiveness.	**Not Applicable:** The proposed project involves relocation and expansion of an existing community college within the city of Fontana. The proposed project is anticipated to accommodate additional 854 unduplicated students by 2030 from 3,641 unduplicated students in 2019, a 23.5 percent increase. The existing Fontana campus primarily serves the local population with a median traveling distance of approximately 5 miles to the campus. The proposed project is not a project of regional significance and would have no applicability to regional economic prosperity and global competitiveness.

Table 8-3 SCAG's Connect SoCal Consistency Analysis

Goals	Consistency Analysis
RTP/SCS G2: Improve mobility, accessibility, reliability, and travel safety for people and goods.	**Not Applicable:** As discussed in Section 5.7, *Transportation,* the proposed project would be served by the existing transportation system, and with improvements, the existing mobility, accessibility, reliability, and travel safety for people and goods would not be adversely impacted. The proposed project would not substantially increase safety hazards or impair mobility or accessibility for on- or offsite circulation systems. The proposed project is not a project of regional significance with regional mobility implications.
RTP/SCS G3: Enhance the preservation, security, and resilience of the regional transportation system.	**Not Applicable:** The proposed project would continue to serve the student population with a median traveling distance of approximately 5 miles to the campus. The proposed project is not a project of regional significance with implication to the resiliency of regional transportation.
RTP/SCS G4: Increase person and goods movement and travel choices within the transportation system.	**Consistent:** The proposed project includes relocation of an Omnitrans bus stop, currently along southbound Sierra Avenue north of Underwood Drive, to the south of the Underwood Drive intersection and with a shelter and turnout lane. The new location of the bus stop and shelter. Bicycle parking would also be provided with secure and visible bike racks. The relocation of the bus stop and provision of bike racks are anticipated to increase bus and bicycle ridership, increasing person and goods travel choices within the transportation system.
RTP/SCS G5*:* Reduce greenhouse gas emissions and improve air quality.	**Not Applicable:** The proposed project is a local serving project that is screened from further VMT analysis. As discussed in Section 5.1, Air Quality, and Section 5.4, Greenhouse Gas Emissions, the proposed project would result in less than significant operational air quality and GHG emissions impacts.
RTP/SCS G6: Support healthy and equitable communities.	**Consistent:** The proposed project provides the local serving educational facility, and without the proposed project, students would need to drive a longer distance to other communities. The proposed project would also provide a trail along the four property edges that could accommodate pedestrians and cyclists. The trail would be accessible to the public.
RTP/SCS G7: Adapt to a changing climate and support an integrated regional development pattern and transportation network.	**Not Applicable.** The proposed project is a local serving project that is screened from further VMT analysis. The proposed project would continue to serve the student population with a median traveling distance of approximately 5 miles to the campus. The proposed project is not a project of regional significance that has implications to regional development patterns and transportation networks.
RTP/SCS G8: Leveraging new transportation technologies and data-driven solutions that result in more efficient travel.	**Consistent:** The proposed project would be served by the existing transportation facilities with necessary improvements required by the City of Fontana. The required roadway improvements include a traffic signal installation at the southeast corner of Sierra Avenue and project driveway/Underwood, which would be provided to maintain the existing cycle lengths as established by SBCTA based on the San Bernardino Valley Coordinated Traffic Signal System program; it, therefore, incorporates transportation technologies and data-driven solutions to achieve more efficient travel.
RTP/SCS G9: Encourage development of diverse housing types in areas that are supported by multiple transportation options.	**Not Applicable.** The proposed project is not a housing development.
RTP/SCS G10: Promote conservation of natural and agricultural lands and restoration of habitats.	**Consistent:** The project site is not agricultural land. Although the project site has the potential to disturb some special status biological habitats, incorporation of mitigation measures that require preconstruction surveys for burrowing owls and other nesting bird surveys would ensure that impacts are reduced to a less than significant level. Mitigation has also been incorporated to reduce potential impacts to Delhi sands flower-loving fly to reduce impacts to a less than significant level. Therefore, the proposed project would not conflict with promoting natural habitat conservation and restoration.

Source: SCAG 2020.

8.7 MINERAL RESOURCES

Would the project:

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

No Impact. The California Geological Survey Mineral Resources Project provides information about California's nonfuel mineral resources. The Mineral Resources Project classifies lands throughout the state that contain regionally significant mineral resources as mandated by the Surface Mining and Reclamation Act of 1975. The California Geological Survey classifies mineral resources area as one of the four Mineral Resource Zones (MRZs), Scientific Resource Zones (SZ), or Identified Resource Areas (IRAs). Areas designated MRZ-2 indicates are areas where adequate information indicates that significant mineral deposits are present, or a likelihood of their presence and development should be controlled. The project site is in an area designated as Urban Area (CGS 2008). The project site was previously used for agriculture and has no history of mining. Based on the project site's location, development of the proposed project would not result in the loss of availability of known mineral resources. No impact would occur.

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

Less Than Significant Impact. The project site is not located in an area designated as MRZ-2. The proposed project would not impact the availability of a locally important mineral resource. No impacts would occur.

8.8 POPULATION AND HOUSING

Would the project:

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

Less Than Significant Impact.

Construction

Construction of the proposed project would require contractors and laborers. The District expects that the supply of general construction labor would be available from the local and regional labor pool. Therefore, it is anticipated that general construction laborers would not need to move close to the construction site for work, thereby resulting in unplanned population growth in the City. The proposed project would not result in a long-term increase in employment from short-term construction activities.

Operation

The District proposes to relocate and expand the existing Fontana Campus to the project site. The project site is currently vacant, and at buildout, the new Fontana campus would serve 4,495 unduplicated students and 192 unduplicated employees. The existing Fontana campus houses 3,641 unduplicated students in 2019. Therefore, the proposed project would increase the student enrollment capacity by 854 unduplicated students. A community college generally serves local students who live relatively close to the campus, and students typically do not move their place of residence to attend a community college. According to the District enrollment data, the mean distance from students' homes to the existing Fontana campus was 11.27 miles, and the median distance was 3.75 miles for the Spring 2020 semester. Therefore, it is anticipated that the proposed college would serve the existing student population in the City of Fontana and the surrounding area and would not directly result in substantial unplanned population growth in the area. Furthermore, no new roads would be constructed, and the proposed project would connect to utility infrastructure that already serves the project site. Therefore, the proposed project would not indirectly induce substantial unplanned population growth in the area. Therefore, implementation of the proposed project would result in less than significant impacts related to population growth.

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

No Impact. The project site is currently an undeveloped lot. No people or housing would be displaced, and no replacement housing would be required. No housing impacts would occur.

8.9 PUBLIC SERVICES

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?

Less Than Significant Impact. The Fontana Fire Protection District (FFPD), provided through contract by the San Bernardino County Fire Department, provides fire protection and emergency medical services to the City, including the project site. FFPD is staffed with 132 full-time personnel. FFPD has a response time goal for all service calls to arrive on the scene in six minutes or less (Fontana 2021). There are seven fire stations in the city. The nearest fire station to the project site is Fire Station 77 at 17459 Slover, approximately one mile northeast of the project site. Station 77 serves the south Fontana area, including Kaiser Hospital, I-10, and numerous commercial shopping centers. Station 77 is equipped with one medic truck and one medic squad, and is staffed with one captain, one engineer, two firefighter paramedics, and one firefighter (Fontana 2022). Fire Station 74 at 11500 Live Oak, is approximately 2.6 miles west of the project site and is equipped with one medic engine.

8. Impacts Found Not to Be Significant

The proposed project would relocate and expand the existing Fontana Campus within the city, which is already being served by FFPD. Project implementation could result in a slight increase in calls for fire protection and emergency medical service. However, the proposed project would be developed in compliance with the latest edition of the California Fire Code and incorporate design features such as fire sprinklers and alarm systems to minimize fire safety impacts. The site plan and emergency access plan would be reviewed and approved by the FFPD. FFPD would also verify that sufficient water pressure and availability are provided for the hydrants and sprinklers. The slight increase in demands for fire protection services by the proposed project is not anticipated to require a new or physically altered fire station, which could cause significant environmental impacts. Impacts would be less than significant.

b) Police protection?

Less Than Significant Impact. The Fontana Police Department (FPD) provides police service to the City of Fontana including the project site. The nearest police station to the site is at 17005 Upland Avenue, approximately four miles north of the project site. Project implementation could result in a slight increase in calls for police protection services. However, considering the existing police resources available in and near the city, project impacts on police services (including response times) are not expected to occur. The proposed project would relocate and expand the existing Fontana Campus, which is already served by FPD. Additionally, the Chaffey College Police Department works to ensure campus safety for all District campuses. The Chaffey College Police Department has a force of 14 sworn officers with full arrest powers and 18 nonsworn support employees. The slight increase in police protection demands from the proposed project would not require new or expanded FPD facilities that could result in adverse environmental impacts. Impacts would be less than significant.

c) Schools?

No Impact. School services are related to the size of the residential population. The proposed project is not a project that impacts the residential population. The proposed project would not create demands for schools. No impact would occur.

d) Parks?

Less Than Significant Impact. Impacts to public parks and recreational facilities are generally caused by population or employment growth. The project would not increase population or significantly increase employment to create additional parks demand. The proposed project also would not displace any parks. Therefore, physical impacts to parks from increased population growth would not occur. The proposed project would provide a shaded trail along the edges of the project site that would be open to public use, which would be beneficial to the surrounding community. The proposed project would not require new or expanded parks that could result in adverse environmental impacts. Impacts would be less than significant.

e) Other public facilities?

No Impact. The proposed project would not result in impacts associated with the provision of other new or physically altered public facilities (e.g., libraries, hospitals, childcare, teen or senior centers). Physical impacts on

public services are usually associated with population in-migration and growth, which increase the demand for public services and facilities. The project would not result in population growth. Therefore, no impacts to other public facilities would occur.

8.10 RECREATION

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

No Impact. The proposed project would not increase the use of existing neighborhood and regional parks or other recreational facilities. It would not increase population in the city. The proposed project provides public education services for population already residing in Fontana or in surrounding communities within the District boundaries. Therefore, it would not cause physical deterioration of neighborhood and regional parks or other recreational facilities. The project would not result in the need for construction of new recreational facilities. No impacts to parks would occur.

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?

Less Than Significant Impact. The proposed project includes an eight- to ten-foot-wide shaded trail along the edges of the project site that would act as passive open space for the student population and the public. Construction of the trail would not result in an adverse physical effect on the environment. Impacts would be less than significant.

8.11 UTILITIES AND SERVICE SYSTEMS

Would the project:

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

Less Than Significant Impact. Following is a discussion of the proposed project's potential impacts on water, wastewater treatment, storm water drainage, electric power, natural gas, and telecommunications facilities.

Water Facilities

Fontana Water Company (FWC) would provide potable water to the project site. FWC purchases untreated, imported State Water Project water from Inland Empire Utilities Agency (IEUA) and San Bernardino Valley Municipal Water District. The imported surface water is treated at FWC's Sandhill Plant, which has a treatment capacity of 29 million gallons per day (mgd). FWC also receives groundwater supplies from three adjudicated basins—the Chino Groundwater Basin, Rialto-Colton Groundwater Basin, and the Lytle Groundwater Basin—and one unadjudicated basin known as the No Man's Land Groundwater Basin. FWC also uses surface water from Lytle Creek, which is treated at the Sandhill Plant, and started using recycled water as of the year 2016.

8. Impacts Found Not to Be Significant

In 2020, groundwater accounted for approximately 59 percent of total water supplies, imported water accounted for about 25 percent, surface water from Lytle Creek accounted for 15 percent, and recycled water accounted for the remaining 1 percent. Groundwater supplies are projected to decrease to approximately 50 percent of total supplies by 2045, with imported water rising to 35 percent, surface water decreasing to 10 percent, and recycled water rising to 6 percent (FWC 2021). As discussed in Section 8.12(b), FWC estimates that water demands in its service area for normal years would increase by approximately 30 percent from approximately 39,831 acre-feet per year in 2020 to approximately 51,943 acre-feet per year in 2045, and it would have sufficient water supplies to meet proposed growth in its service area for normal, single-dry, and multiple-dry years (FWC 2021).

The proposed project would connect to the existing 8-inch water main line along Sierra Avenue and the connection and the proposed water system improvements are required to be designed and constructed in accordance with City requirements and would require City approval. The size of Chaffey College's fire water connection to the main would be determined based on requirements from the FFPD. The District is required to pay a water service connection fee and deposit, monthly water service charges, water commodity consumption charge, and any surcharge, penalty or reconnection fee pursuant to Fontana Municipal Code Chapter 31, Section 31-3, Water Charges. In addition, the District is required to implement Chapter 28, Article IV, Landscaping and Water Conservation, of the Municipal Code to reduce water consumption impacts.

The proposed project would be designed to include a number of green building practices/features pursuant to CALGreen that would help reduce water usage and demand, including drought-tolerant landscaping with automatic irrigation systems and high-efficiency plumbing fixtures. Specifically, project development would include mandatory standards from Division 5.3, Water Efficiency and Conservation, of CALGreen.

Project development would not require the construction of new or expanded water facilities that could cause significant environmental effects. Impacts would be less than significant.

Wastewater Treatment Facilities

Wastewater generated in the City of Fontana is treated by IEUA's Regional Water Treatment Plants No. 1 (RP-1) and No. 4 (RP-4). The RP-1 facility has an existing treatment capacity of approximately 44 mgd of wastewater and treats approximately 28 mgd on average; therefore, the RP-1 facility has approximately 16 mgd surplus treatment capacity under existing conditions (IEUA 2021a). The RP-4 facility has an existing treatment capacity of approximately 14 mgd and treats approximately 10 mgd on average; therefore, the RP-4 facility has a surplus capacity of approximately 4 million gallons per day (IEUA 2021b).

According to a memorandum prepared by Kimley Horn, "Chaffey College-Preliminary Wastewater Generation Rate Estimation," dated April 13, 2021 (Appendix P to this Draft EIR), a planned housing development immediately south of the project site (Courtplace at Fontana Project, State Clearinghouse No. 2022100111) is installing a 10-inch sewer main for the housing development and the proposed project along Sierra Avenue north of Jurupa Avenue. The developer for the housing development and the City of Fontana reached out to the District for preliminary wastewater generation flow rates from the future college to adequately size the sewer main to avoid installing a dual sewer main in the future. For this purpose, Kimley Horn applied a wastewater generation rate of 23 gallons per unit/day from the Metcalf and Eddy "Wastewater Engineering

Treatment Disposal and Resource Recovery" (5th edition), assuming a conservative estimate of 5,000 students and 1,000 full time employees. Therefore, the Kimley-Horn memorandum to the City indicated that the proposed project is anticipated to generate approximately 138,000 gallons of sewer per day or 0.21 cubic feet per second (cfs). However, as described in Chapter 3, *Project Description*, at buildout, the proposed project is anticipated to accommodate 4,495 unduplicated students or 1,101 full time equivalent students (FTES[2]) and 192 unduplicated employees or 53 full-time equivalent (FTE) employees. Therefore, the proposed project is anticipated to generate 26,542 gpd[3] (0.027 mgd) or 0.041 cfs of sewer. The Courthouse at Fontana Project was approved by the City of Fontana Planning Commission on November 11, 2022, and the approved sewer study for this new housing development also stated that the new sewer pipeline will have the capacity for the proposed project (KES Technologies 2021).

IEUA's RP-1 and RP-4 combined has approximately 20 mgd of surplus treatment capacity, and the proposed project is anticipated to generate 0.027 mgd of sewer. Therefore, IEUA's plants have adequate capacity to serve the proposed project, and the construction of new or expanded wastewater treatment facilities would not be required. Furthermore, the upgraded sewer main along Sierra Avenue north of Jurupa Avenue to be installed by the housing project immediately south of the project site would be sized to accommodate conservative sewer generation estimates of 0.21 cfs, which is about 80 percent more than the currently proposed project. The sewer improvements by the developer of the housing development immediately south of the project site are required to be designed and constructed in accordance with the City's Standards Design Guidelines, Section 2000, Sewer, and would require the City's review and approval. Therefore, implementation of the proposed project would not result in the relocation or construction of new or expanded wastewater treatment facilities that could cause significant environmental effect. Impacts would be less than significant.

Stormwater Drainage Facilities

Impacts from construction of new or expanded storm water drainage facilities are addressed Section 5.5, *Hydrology and Water Quality*, which determined that an increase in impervious surfaces with development of the proposed project could result in increases in stormwater runoff, which in turn could exceed the capacity of the existing or planned storm drain systems. However, the proposed project would include stormwater facilities that include underground chamber system and bioretention basins and two drywells that would reduce peak flows and treat stormwater prior to discharge to the City's drainage system. New drainage improvements would be provided by others to ultimately convey overflow to the Declez Channel along Jurupa Avenue. The Preliminary Hydrology Study (Appendix I to the Draft EIR) and the Preliminary Water Quality Management Plan (Appendix J to the Draft EIR) have been prepared for the proposed project, consistent with the County of San Bernardino Stormwater Program. Implementation of the City and County regulatory requirements, as outlined in Section 5.5, would ensure that construction of stormwater drainage improvements do not cause significant environmental effects. Impacts would be less than significant.

[2] FTES represents the assumption that one student is enrolled in courses for 3 hours a day, 5 days a week (or 15 hours per week) for an academic year of 35 weeks (or 17.5 week semesters).

([3] 1,101 FTES x 23 gpd + 53 FTE employees x 23 gpd = 26,542 gpd

8. Impacts Found Not to Be Significant

Electricity and Natural Gas Facilities

Electricity would be supplied by Southern California Edison (SCE) and natural gas would be supplied by the Southern California Gas Company (SoCalGas). All new utility infrastructure will be installed underground or placed in enclosed spaces (e.g., utility closets).

Total mid-electricity consumption in SCE's service area is forecast to increase by approximately 18,000 gigawatt-hours (GWh) between 2016 and 2030 (CEC 2018). SCE forecasts that it will have sufficient electricity supplies to meet demands in its service area; and the electricity demand due to the project is within the forecast increase in SCE's electricity demands. Project development would not require SCE to obtain new or expanded electricity supplies.

Additionally, the total gas consumption in the SoCalGas service area was approximately 7,700 million therms in 2016 and little to no growth is projected up to 2030 (CEC 2018). The natural gas consumption rate for the proposed project is typical for projects of this size and would result in modest increase in gas use when considered in the context of SoCalGas' service territory.

Furthermore, the project would be required to comply with energy efficiency standards set forth by Title 24 of the California Administrative Code and the Appliance Efficiency Regulations. The project would also comply with CALGreen requirements related to energy and water conservation. These measures will decrease electricity and gas consumption.

Therefore, the project would not result in a substantial increase in natural gas and electrical service demands. SCE and SoCalGas would not need to expand their supply and transmission facilities in order to handle the demand generated by the project. Impacts would be less than significant and no mitigation measures are necessary.

Telecommunication Facilities

The project would include on-site connections to telecommunication services. AT&T would provide telecommunication services. All new utility infrastructure will be installed underground or placed in enclosed spaces (e.g., utility closets). The construction-related impacts associated with these improvements are analyzed throughout this Initial Study as part of project development. Impacts would be less than significant and no mitigation measures are necessary.

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

Less Than Significant Impact. The 2020 Urban Water Management Plan (UWMP), adopted in June 2021, evaluated reliability of water service to its customers under a normal year, a single dry year, and a drought period lasting five consecutive years and determined that even under the assumption of a drought over the next five years, an adequate water supplies would be provided within the FWC service area (FWC 2021). The FWC estimates that water demands in its service area for normal years would increase from approximately 39,831 acre-feet per year in 2020 to approximately 51,943 acre-feet per year in 2045, and it would have sufficient water supplies to meet proposed growth in its service area for normal, single-dry, and multiple-dry years (FWC 2021).

Water demand projections from the 2020 UWMP are based on recent historical per capita consumption that is slightly lower than the SB X7-7 water use targets combined with the SCAG/TAZ population projections for FWC's service area. The SB X7-7, the Water Conservation Act of 2009, was signed into law in November 2009, and this legislation set a goal of achieving a 20 percent statewide reduction in urban per capita water use by December 31, 2020. The population projections for the 2020 UWMP are based 2020 Connect SoCal (RTP/SCS) population data and TAZs compiled by SCAG. SCAG's population projections are based, in part, on cities' general plan land use designations. These demographic trends are incorporated into SCAG's RTP/SCS to determine priority transportation projects and vehicle miles traveled in the SCAG region. Because the 2020 UWMP is based on projections from the City of Fontana General Plan Update (GPU) 2015-2035 adopted on November 13, 2018, projects that are consistent with the local general plan are considered to have adequate water supplies. The City of Fontana GPU summarizes the anticipated development to occur primarily as redevelopment of older neighborhoods and infill on vacant and underutilized parcels, including a new denser mixed-use land use category—Walkable Mixed-Use Corridor & Downtown (WMXU-1)—along Sierra Avenue. The project site is on Sierra Avenue and is designated WMXU-1 by the General Plan. As discussed in Section 8.7, *Land Use and Planning*, the proposed project is consistent with the WMXU-1 General Plan land use designation. Additionally, a mixed use land use designation typically results in a higher water demand than an institutional land use since it includes residential housing. Therefore, it is anticipated that sufficient water supplies would be available for the proposed educational use. The proposed relocation and expansion of the Fontana Campus is not expected to result in substantial water demand increase to result in insufficient water supplies.

Furthermore, development of the proposed project would be required to comply with the provisions of CALGreen, which contains requirements for indoor water use reduction and site irrigation conservation. Specifically, project development would be required to adhere to mandatory residential measures outlined in Division 5.3, Water Efficiency and Conservation, of CALGreen, including those of Sections 5.303, Indoor Water Use, and 5.304, Outdoor Water Use.

Based on the preceding, there are adequate water supplies to meet the water demands of the proposed project, and project development would not require FWC to obtain new or expanded water supplies. Therefore, impacts on water supplies due to project development would be less than significant.

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

Less Than Significant Impact. As discussed in Section 8.12(a), the proposed project would generate approximately 26,542 gpd (0.027 mgd) or 0.041 cfs of sewer, and the wastewater treatment facilities upon which the City relies (RP-1 and RP-4) are operating below capacity with combined surplus capacity of approximately 20 mgd. The proposed project is also required to comply with the Building Energy Efficiency Standards (Title 24, California Code of Regulations, Part 6) and CALGreen (Title 24, California Code of Regulations, Part 11). Both standards contain water conservation and efficiency requirements for newly constructed buildings to reduce water consumption, and subsequent wastewater generation. The proposed project is also consistent with the existing General Plan designation of WMXU-1 (Walkable Mixed-Use Downtown and Corridors) that

includes education as part of its intended use. The proposed project would not exceed the existing IEUA's treatment capacity, and impacts would be less than significant.

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

Less Than Significant Impact. Solid waste generated in the City is transferred to Burrtec's West Valley Materials Recovery Facility at 13373 Napa Street in Fontana. Solid waste that is not diverted is primarily disposed at Mid-Valley Landfill, a County Class III (i.e., municipal waste) landfill at 2390 North Alder Avenue in Rialto (Rancho Cucamonga 2021b). Mid-Valley Landfill has a permitted maximum tonnage of 7,500 tons per day (tpd) and remaining capacity of 61,219,377 cubic yards (cy) as of June 30, 2019. The landfill is anticipated to cease operation on April 1, 2045, and has a maximum permitted capacity of 101,300,000 cy (CalRecycle 2022). The landfill is staying below the permitted maximum tonnage of 7,500 tpd.

The proposed project would relocate and expand the existing Fontana Campus. Implementation of the project is anticipated to generate additional solid waste during the temporary, short-term construction phase. CALGreen Section 5.408.1.1 requires that at least 65 percent of the nonhazardous construction and demolition waste from nonresidential construction operations be recycled and/or salvaged for reuse. The District would comply with these established standards. Therefore, demolition would not adversely impact landfill capacity.

The proposed project would also generate increased solid waste during the operational phase. At buildout, the Fontana Campus Master Plan would increase the existing enrollment capacity by 854 unduplicated students. Assuming 1.75 lbs per day[4] of waste generation rate per student, 1,494.5 lbs (or 0.75 ton) of waste per day is anticipated. Considering the permitted landfill capacity of 7,500 tpd, project implementation is not anticipated to result in inadequate landfill capacity, the project would not impair the attainment of solid waste reduction goals. Impacts would be less than significant.

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

Less Than Significant Impact. Solid waste would be generated during construction and operation of the proposed project. The proposed project would comply with all regulations pertaining to solid waste, such as the California Integrated Waste Management Act and local recycling and waste programs. The District and its construction contractor would comply with all applicable laws and regulations and make every effort to reuse and/or recycle the construction debris that would otherwise be taken to a landfill. Section 5.408 of CALGreen requires that at least 65 percent of the nonhazardous construction and demolition waste from nonresidential construction operations be recycled and/or salvaged for reuse. Hazardous waste, such as paint used during construction, would be disposed of only at facilities permitted to receive them in accordance with local, state, and federal regulations. The proposed project would comply with all applicable federal, state, and local statutes and regulations related to solid waste disposal. Therefore, impacts would be less than significant.

[4] According to Dump and Run, Inc., a non-profit that provides consulting and other waste minimization services, the average college student produces 640 pounds of solid waste each year, including 500 disposable cups and 320 pounds of paper (. 640 lbs/yr ÷365 = 1.75 lbs/day

8.12 WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

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

No Impact. Fire Hazard Severity Zones (FHSZ) are identified by Moderate, High and Very High in an SRA, and Very High in an LRA. The project site is within a Local Responsibility Area and is not located within a Very High FHSZ. Therefore, the project would not impact an adopted emergency response plan or emergency evacuation plan. No impact would occur.

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

No Impact. The project site is not in, adjacent to or within proximity of an SRA or LRA or lands classified as high fire hazard severity zones. Therefore, the project would not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. No impact would occur.

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

No Impact. The project site is not in or near an SRA or LRA or lands classified as high fire hazard severity zones. Additionally, the project would not require the installation or maintenance of associated infrastructure that may exacerbate fire risk. Therefore, no impact would occur.

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

No Impact. The project site is not in or near an SRA or LRA or lands classified as high fire hazard severity zones. The project site is undeveloped land consisting mainly of overgrown vegetation (weeds and grasses) and a few scattered trees and shrubs. Therefore, the proposed project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. No impact would occur.

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8. Impacts Found Not to Be Significant

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