Ventana at Duncan Canyon Specific Plan Amendment

Initial Study

prepared by

City of Fontana
8353 Sierra Avenue
Fontana, California 92335
Contact: Paul Gonzales, Senior Planner

prepared with the assistance of

Rincon Consultants, Inc.
1980 Orange Tree Lane, Suite 105
Redlands, California 92374

October 2021

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Initial Study

1. Project Title

Ventana at Duncan Canyon Specific Plan Amendment (project)

2. Lead Agency Name and Address

City of Fontana
8353 Sierra Avenue
Fontana, California 92335

3. Contact Person and Phone Number

Paul Gonzales, Senior Planner
909-350-6658

4. Project Location

The project site is located within the City of Fontana, east of Interstate 15 (I-15), west of Citrus Avenue, and both north and south of Duncan Canyon Road. The approximately 102-acre project site is located in the northern part of the City of Fontana, within San Bernardino County, California. The project is bound by the I-15 Freeway to the north and west, Citrus Avenue to the east, and a Southern California Edison (SCE) Transmission Line Corridor to the south. Figure 1 shows the regional context of the project site, and Figure 2 shows the project site in its vicinity context.

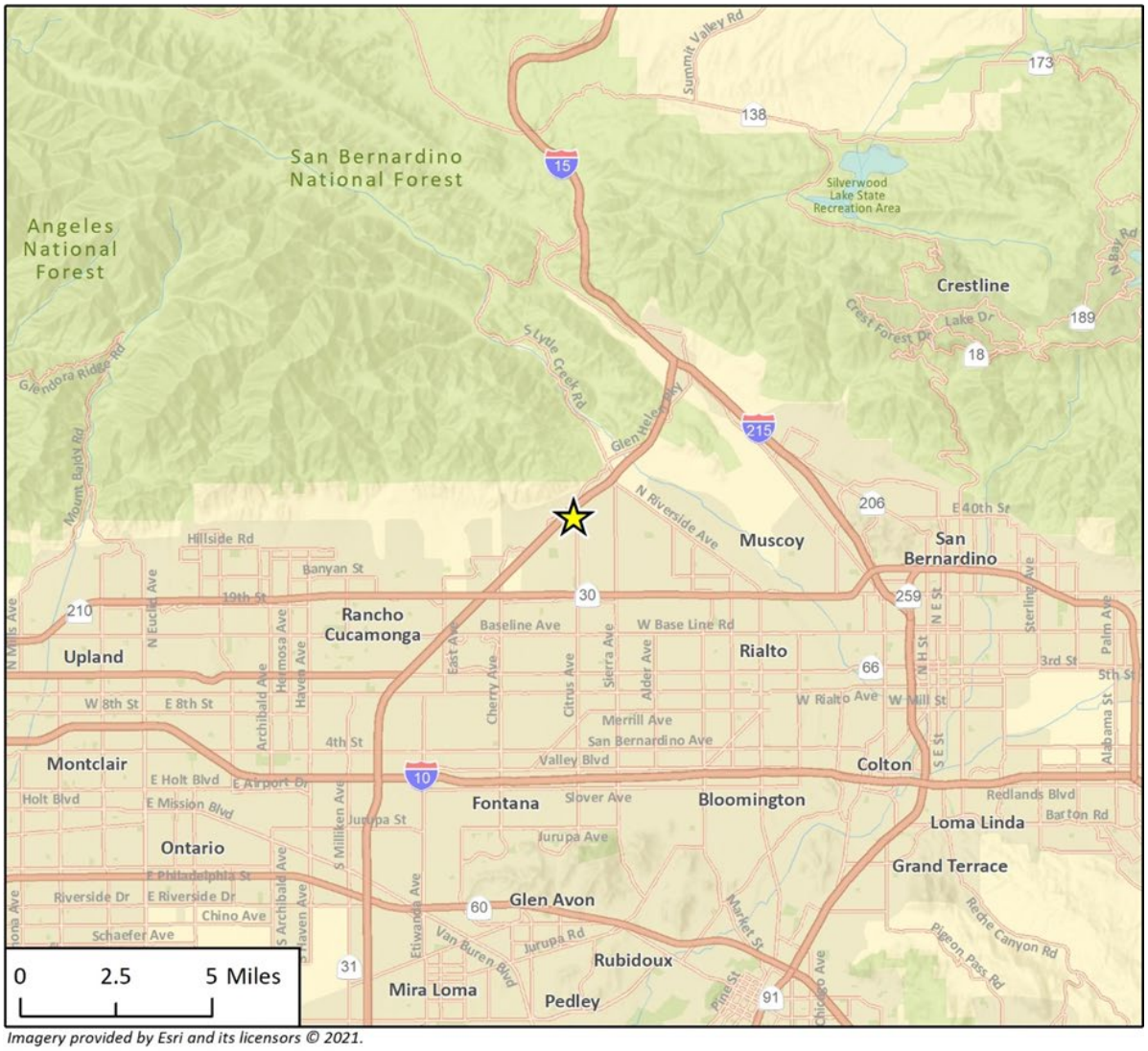
Regional access to the project site is available via the I-15, which is adjacent to the site. Direct access to the project site is provided by Duncan Canyon Road, which bisects the project area to the west to the east and Citrus Avenue, which provides north and south access. Citrus Avenue currently terminates to the north at the intersection of Duncan Canyon Road, while Duncan Canyon Road terminates to the east of Citrus Avenue.

5. Existing Conditions

The project site is currently undeveloped. The project area includes five eucalyptus windrows containing approximately 185 trees, which are located on the triangular parcel north of Duncan Canyon Road. In addition, there are distribution lines located along Duncan Canyon Road and Citrus Avenue.

The site is predominately flat, with a gentle slope from approximately 1,835 feet above mean sea level (amsl) at the northern edge of the project to approximately 1,675 feet amsl at the southern edge along Lytle Creek Road and the I-15 Freeway. The site drains from the northeast to the southwest. The project area is located on an alluvial plain formed by Lytle Creek, which is the primary collector for a significant watershed that includes large portions of the San Gabriel Mountains to the north.

Figure 1 Regional Location



Imagery provided by Esri and its licensors © 2021.

Project Location

N

Figure 2 Project Location

Imagery provided by Microsoft Bing and its licensors © 2021.

6. Project Sponsor's Name and Address

Frontier Enterprises
2151 East Convention Center Drive, Suite 114
Ontario, California 91764

7. General Plan Designation

According to the City's General Plan Land Use Map, the Ventana at Duncan Canyon Specific Plan area has two land use designations of General Commercial (C-G) and Multi Family Residential (R-MF).

8. Zoning

The City's General Plan Zoning map designates the project area as the *Ventana at Duncan Canyon Specific Plan* (Specific Plan). The Specific Plan includes the following uses:

- Medium Density Residential (MDR)
- Medium-High Density Residential (MHDR)
- Commercial (C)
- Mixed Use (MU)

A Specific Plan Amendment is proposed and would include the following uses:

- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Mixed-Use Entertainment (MU ENT)
- Commercial (COM)
- Open Space (OS)

9. Description of Project

Background

The existing *Duncan Canyon at Ventana Specific Plan* (2007 Specific Plan) was established in March 2007 to create a unique master planned development that captured the City's vision for the "Regional Mixed Use" zoning classification in northern Fontana, and the City's vision for a "Corporate Corridor" along I-15. Ten distinct development areas, designated as "Planning Areas," were established to implement the goals and objectives of the Specific Plan.

The ten (10) Planning Areas consisted of four types of land use designations including Commercial, Mixed Use, Medium Density Residential, and Medium-High Density Residential. The project included the development of up to 574,500 square feet (sf) of commercial uses; 842 dwelling units in three separate residential villages; a Corporate Office Corridor, including mid-rise office buildings, a multi-story hotel, quality business restaurants; a focal point piazza; a ""campanile" tower feature; pedestrian corridors and bridges; and the construction of the realigned Lytle Creek.

A Draft EIR for the Ventana at Duncan Canyon Specific Plan (State Clearinghouse No. 2005111048) was prepared and circulated for public review from August 15 to September 28, 2006. The Final EIR (2007 EIR) was certified and the project approved by the City of Fontana on March 27, 2007.

Project Overview

The proposed project includes a comprehensive Specific Plan Amendment to modify and update the overall development plan to reflect current planning and market demands. The project re-envisions the project site with six (6) Planning Areas.

The project would include the development of up to 476,500 sf of commercial uses, 1,671 dwelling units in three separate residential villages with accompanying amenities, a focal point piazza (public square), and the construction of the realigned Lytle Creek Road, on an approximately 102-acre site.

The proposed project incorporates five (5) types of land use designations including:

- **Medium Density Residential (MDR):** Areas designated MDR include up to 538 dwelling units at a maximum of 26 dwelling units per acre (du/ac), amenities, and open space
- **High Density Residential (HDR):** Areas designated HDR include up to 396 dwelling units at a maximum of 30 du/ac, amenities, and open space
- **Mixed-Use Entertainment (MU-ENT):** Areas designated for MU-ENT include up to 600 dwelling units at a maximum of 24 du/ac; commercial uses including restaurants, retail, office space up to 104,000 sf; amenities; and open space
- **Commercial (COM):** Areas designated for COM include office, medical, retail, research and development, manufacturing and light industrial up to a total of 344,000 sf
- **Open Space (OS):** The area designated as OS is a remainder space between Lytle Creek Road and the SCE Transmission Line Corridor and would be integrated with future improvements within the SCE Transmission Line Corridor that runs along the southern edge of the Plan Area

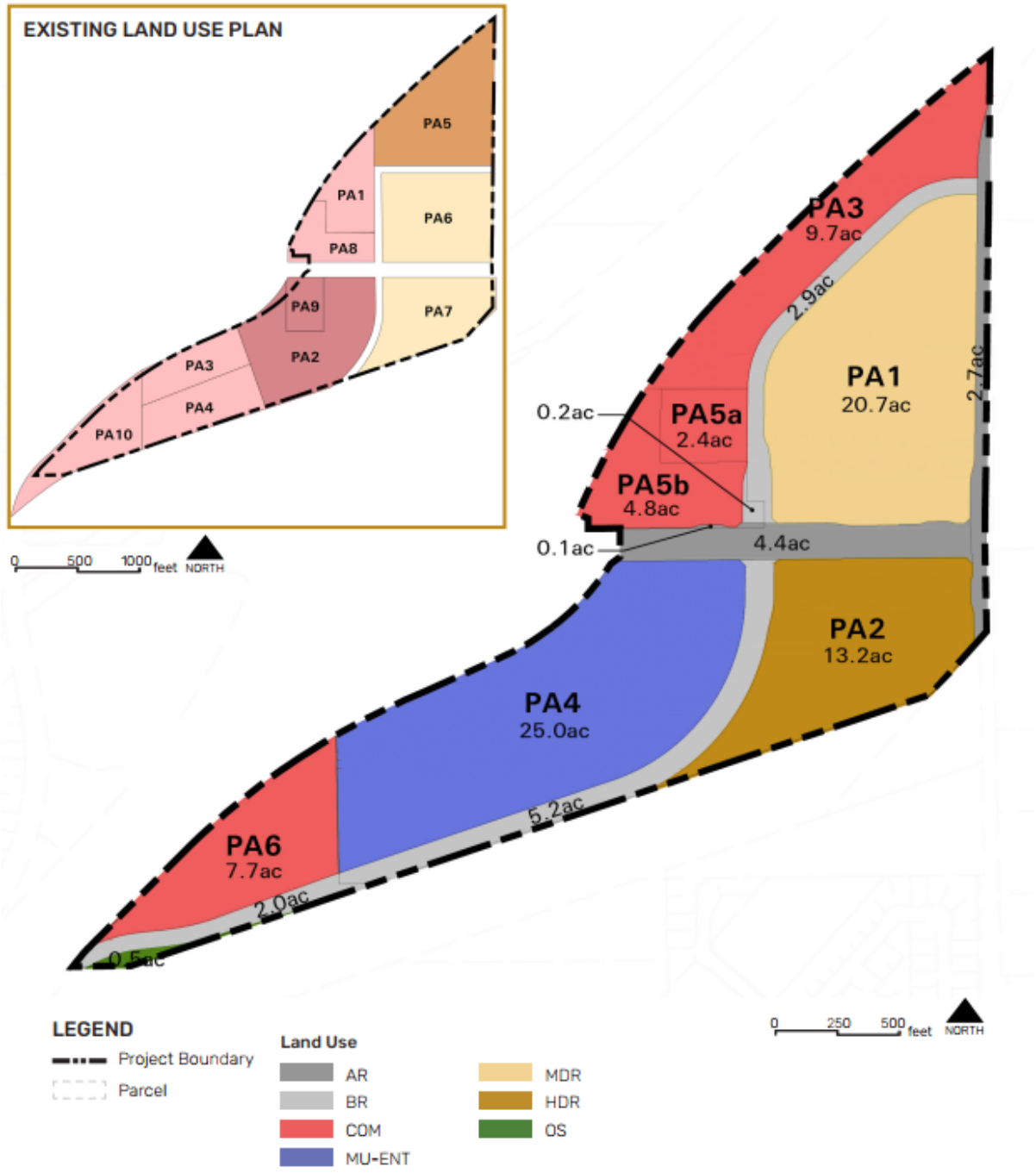
Table 1 provides a breakdown of proposed land use by planning area. As shown below in Figure 3, the project includes six (6) Planning Areas (1 through 6) that have been renumbered since the adoption of the existing Specific Plan.

Table 1 Proposed Land Use Summary

Plan Area	Use	Acres	Dwelling Units	Gross Floor Area[1]
1	Medium Density Residential	20.7	538	-
2	High Density Residential	13.2	396	-
3	Commercial	9.7	-	180,000
4	Mixed Use - Entertainment	25.0	737	104,000
5	Commercial	7.2	-	92,500
6	Commercial	7.7	-	100,000
	Open Space	0.5	-	-
	Arterial Roads	7.2	-	-
	Backbone Roads	10.3	-	-
Total		**101.5**	**1,671**	**476,500**

[1] in square-feet

Figure 3 Existing and Proposed Land Use Plan



Changes from the Existing Specific Plan

Development under the existing Specific Plan, and the proposed project would have many of the same features, including residential villages, commercial uses, a focal point piazza, a campanile tower feature, and the construction of Lytle Creek Road through the project site.

Table 2 illustrates the key differences between the approved project, and the proposed project, in terms of land use, dwelling units and square footage for commercial development.

Table 2 Comparison of Existing Specific Plan and Proposed Project

	Residential acres	Dwelling Units	Residential Density	Commercial GFA
Existing Specific Plan	56	842	15.0	574,500
Proposed Project	64.6	1,671	25.9	476,500
Change	**8.6**	**829**	**10.9**	**-98,000**

GFA=gross floor area in square feet; residential density is in units per acre.

The greatest difference between the existing Specific Plan and the proposed project is the overall increase in residential units 1,671 compared to the 842 units under the existing Specific Plan. This is an increase of 829 units, and represents an increase of 98 percent, or nearly double the residential units. The additional units are accommodated via an increase in density from 15.0 to 25.9 units per acre, as well as a small increase in residential acreage of 8.6 acres (15 percent).

In addition, the total commercial area would be reduced by 98,000 square-feet (17 percent), from 574,500 square-feet under the existing Specific Plan, to 476,500 for the proposed project.

Project Characteristics

Table 3 provides key elements located in each planning area. In addition, Figure 4 and Figure 5 show the conceptual site plans for the planning areas.

Table 3 Planning Area Key Elements

Plan Area	Key Elements
1	Campanile tower feature, recreation center, residential units, outdoor pool
2	Recreation center, residential units, outdoor pool
3	Corporate office, research and development, light manufacturing
4	Piazza, market, pharmacy, restaurants, retail, recreational center, residential units, outdoor pool
5	Mid-rise hotel, restaurant, retail
6	Corporate office, research and development, light manufacturing

The piazza would be surrounded by mixed uses including retail commercial and residential lofts, and a campanile tower feature would serve as a major monument and landmark visible from I-15 and the surrounding area. The residential villages would include a variant of units including studio, one-, two-, and three-bedroom units. Pedestrian paseos would connect the residential villages and commercial uses to the piazza through pedestrian corridors, gardens, and small plazas.

Figure 4 Conceptual Site Plan for Planning Areas 1, 3 and 5

Figure 5 Conceptual Site Plan for Planning Areas 2, 4 and 6

Project Architecture Design

Building design would implement a Mediterranean architectural theme and would focus on a mixed-use, Tuscan village environment. The architecture would incorporate precast arches, decorative doors, decorative iron work, concrete roof tiles, brick and sand stucco walls, and fabricated metal railing. The architecture is built from the ground up to progress from intimate street to grand plaza. Architecture would also incorporate exposed brick structural, in addition to metal, decorative elements. The design would be visually distinct and would create a view into Fontana from I-15.

Project Circulation

Two primary roads and a collector road currently provide access to the project site. The two primary roads—Duncan Canyon Road and Citrus Avenue—directly connect the site to the adjacent state highway. The collector road, Lytle Creek Road, runs diagonally through the project area and offers improved internal connection from the primary roads to each of the individual planning areas.

Project Pedestrian Network

Sidewalk and paseos are the two main categories of pedestrian access serving the project area. The sidewalks serve as a backbone to the site's pedestrian traffic while the paseos establish a network of experiential pedestrian corridors inspired by Tuscan villages.

Project Regional Trails

The project area is in close proximity to various public open space amenities including bike and pedestrian trails. In addition, the project area is located within a short distance of planned trails and parks as well as the Fontana North Skate Park and the Fontana Park Aquatic Center.

Project Drainage

New storm drain lines would be installed on Citrus Avenue north of Duncan Canyon Road and on Duncan Canyon Road between the project area's western edge and Citrus Avenue. The new lines would intercept a main line that follows the Lytle Creek Road alignment north of Duncan Canyon Road. The area south of Duncan Canyon Road would drain to a main line in Lytle Creek Road that connects to an existing storm drain south of the project area. In addition, lateral lines would be extended to each Planning Area, as needed.

Project Sewer

Sewer service for the project area is provided by the Inland Empire Utilities Agency (IEUA). A sewer main line is expected to follow the Lytle Creek Road alignment and gravity flow to the southwest, connecting to an existing sewer line south of the project area. Points of Connection (POC) would be provided to each Planning Area, as needed.

Project Water

Water service to the project area would be provided by the West San Bernardino County Water District. Duncan Canyon Road, and Citrus Avenue south of Duncan Canyon Road, have existing water infrastructure. Planned water infrastructure on Citrus Avenue is anticipated to be completed as part of the nearby Monterado development.

A new water main line is expected to follow the alignment of Lytle Creek Road. The main line would create a loop connection with the planned infrastructure on Citrus Avenue to the north and would connect to an existing line along I-15, south of Duncan Canyon Road. Laterals would be provided to each Planning Area, as needed.

Project Dry Utilities

Dry utility services (i.e., electrical, gas, telecommunication) would be extended north and south along Lytle Creek Road from existing facilities on Duncan Canyon Road. Electrical services would be provided by SCE, gas service would be provided by SoCal Gas, and telecommunication services would be provided by AT&T.

Project Public Services

The project area is served by the:

- Fontana Unified School District (FUSD)for school facilities.
- Fontana Fire Protection District through contract by the San Bernardino County Fire Department for fire protection services.
- Fontana Police Department (FPD) for public safety services.

Project Construction

The project would be built out in six complete phases with construction estimated to begin in 2022 and be completed by 2030.

The arterial (Duncan Canyon Road and Citrus Avenue) and backbone roads (Lytle Creek Road) would be developed together during the first phase of development. Once this backbone infrastructure is in place, the remaining PAs have the flexibility to be developed at any time. Actual build-out would be subject to market and economic conditions, jurisdictional processing of approvals, and infrastructure timing, and may vary from the construction phasing currently anticipated.

The project site would be rough graded into a series of development pads with a two percent slope that respond to individual development areas. Development pads would be further fine graded in response to specific development typologies. In addition, the proposed design is able to accommodate a minimum of three entry and exit points per PA. Based on preliminary earthwork estimates, project grading would require approximately 150,000 cubic yards (cy) of combined cut and fill. All material would be balanced on site.

Required Approvals

The project would require the following approvals by the Fontana City:

- A Specific Plan Amendment (SPA No. 21-0001) to change the land uses, planning areas, and other elements of the Specific Plan.
- A General Plan Amendment (GPA 21-0006) to amend a portion of the project form commercial to multi family.
- Certification an Environmental Impact Report of (EIR) prepared in accordance with the California Environmental Quality Act (CEQA). The City of Fontana will consider certification of the EIR prior to acting on other requested approvals.

10. Project Setting and Surrounding Land Uses and Setting

Figure 2 shows the project site and surrounding land uses. The project site is currently undeveloped. The project area includes five eucalyptus windrows containing approximately 185 trees, which are located on the triangular parcel north of Duncan Canyon Road. In addition, there are above-ground distribution lines located along Duncan Canyon Road and Citrus Avenue.

The site is predominately flat, with a gentle slope from approximately 1,835 feet above mean sea level (amsl) at the northern edge of the project to approximately 1,675 feet amsl at the southern edge along Lytle Creek Road and the I-15 Freeway. The site drains from the northeast to the southwest. The project area is located on an alluvial plain formed by Lytle Creek, which is the primary collector for a significant watershed that includes large portions of the San Gabriel Mountains to the north.

Surrounding land uses a major features are as follows:

- Neighboring Specific Plan areas include Arboretum (east), Summit at Rosena (southeast), Citrus Heights North (south), Westgate (southwest), Hunter's Ridge (southwest), and Coyote Canyon (west). Both the Arboretum and Citrus Heights feature residential development near the plan area.
- Land to the north and northeast is vacant.
- Coyote Canyon Park is located west of, and adjacent to I-15, south of Duncan Canyon Road.
- The I-15 freeway and the Duncan Canyon Road interchange is adjacent to the northwestern project boundary.
- An SCE transmission line corridor is adjacent to the southeaster project boundary.

11. Other Public Agencies Whose Approval is Required

The City of Fontana is the lead agency with responsibility for approving the project.

12. Have California Native American Tribes Traditionally and Culturally Affiliated with the Project Area Requested Consultation Pursuant to Public Resources Code Section 21080.3.1?

The City of Fontana is notifying culturally affiliated Tribes regarding the project and will consult with any Tribes requesting governmental to government consultation consistent with Section 21080.3.1. Also see Section 18, *Tribal Cultural Resources*.

Environmental Factors Potentially Affected

This project would potentially affect the environmental factors checked below, involving at least one impact that is "Potentially Significant" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

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

Determination

Based on this initial evaluation:

□ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

□ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

■ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

□ I find that the proposed project MAY have a "potentially significant impact" or "less than significant with mitigation incorporated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☒ I find that although the proposed project could have a significant effect on the environment, because all potential significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Paul Gonzales, Senior Planner

10-14-21
Date

Environmental Checklist

1 Aesthetics

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Except as provided in PRC Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista?	■	☐	☐	☐
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	☐	☐	■	☐
c. 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 a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	■	☐	☐	☐
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	■	☐	☐	☐

a. Would the project have a substantial adverse effect on a scenic vista?

Scenic vistas can be impacted by development through the construction of a structure which blocks the view of a vista or by impacting the vista itself, for example, through development of a scenic hillside. Scenic vistas in the area include those inclusive of views of the San Bernardino and San Gabriel Mountains, located north and northwest of the project site. Development of the project site has the potential to change and potentially interrupt views of scenic vistas from local roads, especially Duncan Canyon Road east of I-15. The project would not adversely affect views from I-15 of these vistas. Impacts to scenic vistas will be further evaluated in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

b. Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

The project site is not within or adjacent to a designated State scenic highway, as identified by the California Department of Transportation (Caltrans). The nearest designated State scenic highway is a portion of Route 2 (Angeles Crest Highway), approximately 17 miles to the northwest of the project site (Caltrans 2018). Therefore, the project site is not visible from a scenic highway. Furthermore, the project does not feature rock outcroppings or historic buildings. Scenic resources are limited to windrows of Eucalyptus trees that would be removed. Therefore, impacts would be less than significant, and further analysis in an EIR is not required.

LESS THAN SIGNIFICANT IMPACT

c. Would the project 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 a 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?

The project site occurs in an area that consist of a mosaic of undeveloped/vacant land and new residential developments. Immediate land uses surrounding the site include undeveloped, vacant land to the north and west and paved roads to the east and south, including I-15. A SCE corridor and a new residential development is located to the south and east of the project site. There are no native plant communities on or adjacent to the project site, and vegetation is substantially limited to non-native grassland, and Eucalyptus windrows.

The project would develop the site that is currently vacant into commercial, mixed use, and residential uses, consistent with the revised Specific Plan. Changes to the visual character and consistency with the applicable regulations governing scenic quality will be further evaluated in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

d. Would the project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?

The project site is undeveloped and does have feature any sources of light or glare. New sources of light and glare from the project would come from windows, outdoor landscaping and safety lighting, and light and glare from the increase in vehicles accessing the project site. All outdoor lighting would comply with the development standards in the City's Zoning and Development Code, Section 30.697 (City of Fontana, 2020). Therefore, development of the project would increase the intensity of lighting on the project site, from that of the undeveloped land to proposed commercial, mixed use, and residential uses.

The project site is surrounded by residential development and is adjacent to the I-15 freeway and other residential uses. The former emits daytime and nighttime light and glare in the area typical for these uses. Implementation of the project would not significantly increase the ambient lighting in the project vicinity. The project would comply with the lighting requirements in the revised Specific Plan. Impacts related to light and glare from the project will be further evaluated in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	■
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	☐	☐	☐	■
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in PRC Section 12220(g)); timberland (as defined by PRC Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	■
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	■
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	■

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

The project site is currently undeveloped and is designated as Grazing Land as shown on the California Important Farmland Finder (California Department of Conservation [DOC] 2016). The nearest farmland designated as "Unique Farmland" is approximately two miles southwest of the project (DOC 2016). However, the project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), and therefore would not convert farmland to non-agricultural use. In addition, future development on the site would preclude any grazing activities or future agricultural use on-site. Therefore, the project would not result in impacts related to converting important farmland, and further analysis in an EIR is not required.

NO IMPACT

b. Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?

The current zoning in the existing Specific Plan includes residential, commercial, and mixed-use zones. The proposed zoning would include similar uses, in addition to open space. Both the existing and proposed land use designations do not permit agricultural uses. Furthermore, neither the site nor nearby lands are enrolled under the Williamson Act. As such, implementation of the project would not conflict with existing zoning for agricultural use or a Williamson Act contract, and no impact would occur in this regard. Therefore, no impact would occur as a result of the project, and further analysis in an EIR is not required.

NO IMPACT

c. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in PRC Section 12220(g)); timberland (as defined by PRC Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

As discussed above under response '2.b,' the project site is currently zoned or proposed for residential, commercial, mixed use, and open space uses. No forest land or timberland zoning is present on the project site or in the surrounding area. As such, future development of the project would not conflict with existing zoning for forest land or timberland and would not result in the loss of or conversion of forestland. Therefore, no impact would occur as a result of the project, and further analysis in an EIR is not required.

NO IMPACT

d. Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No forest land exists on the project site or in the surrounding area. As such, future development of the project would not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur as a result of the project, and further analysis in an EIR is not required.

NO IMPACT

e. Would the project 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?

The project site is currently undeveloped and would be converted into a mixed-use development, including residential and commercial uses guided by the Specific Plan. The project site is surrounded by residential developments and undeveloped land zoned as Residential Planned Community (R-PC), Regional Mixed Use (R-MU), Medium Density (R-2), Multiple Family (R-3), Public Facility (P-PF), and Residential Planned Community (R-PC). Neither the project area or surrounding uses include agriculture or forest uses. Given these considerations, the anticipated changes in the project site are not expected to involve other changes in the environment that would result in further conversion of farm or forest land. Therefore, there would be no impacts to agricultural land and forest use. No further analysis in an EIR is required.

NO IMPACT

3 Air Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	■	□	□	□
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard?	■	□	□	□
c. Expose sensitive receptors to substantial pollutant concentrations?	■	□	□	□
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	□	□	■	□

a. Would the project conflict with or obstruct implementation of the applicable air quality plan?

A project may be inconsistent with the AQMP if it would generate population, housing, or employment growth exceeding the forecasts used in the development of the AQMP. The 2016 AQMP relies on local general plans and the Southern California Association of Governments' (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) forecasts of regional population, housing, and employment growth in its own projections for managing air quality in the Basin.

The growth projections used by the SCAQMD to develop the AQMP emissions budgets are based on the population, vehicle trends, and land use plans developed in general plans and used by SCAG in the development of the 2016 RTP/SCS. As such, projects that are consistent with the growth anticipated by SCAG's growth projections and a jurisdiction's General Plan would not conflict with the AQMP. If a project is less dense than anticipated by the growth projections, the project would likewise be consistent with the AQMP.

The project would include the construction of up to 476,500 sf of commercial uses and 1,671 residential units. As discussed in Section 14, *Population and Housing*, below, the California Department of Finance's (DOF) 2021 population estimate for Fontana is 213,944 residents (DOF 2021). Given an average household size of 4.02 persons per household for Fontana (DOF 2021), the project would potentially add an estimated 6,717 residents[1] to the City's population.

SCAG forecasts the population of Fontana will increase to approximately 286,700 residents by the year 2045, which is an increase of approximately 72,756 persons from the current population (SCAG 2020). The level of population growth associated with the project (6,717 residents) would not

[1] 1,671 units x 4.02 persons per unit

exceed SCAG's regional population projections, and the project would not directly or indirectly induce substantial unplanned population growth. The project would account for approximately eight percent of the City's projected population growth through year 2045. Therefore, the level of population growth associated with the project would not exceed regional population projections. Furthermore, this analysis conservatively assumes that all project residents are new to Fontana, whereas the likely scenario is that some of the future project residents may already live in the City.

Though the project would not alter the population or employment projections considered during the development of the AQMP, potential exceedances of air quality emissions thresholds during the construction and operational phases of the project may be inconsistent with the AQMP.

Construction activities such as the operation of construction vehicles and equipment over unpaved areas, grading, trenching, and disturbance of stockpiled soils have the potential to generate fugitive dust (PM_{10}) through the exposure of soil to wind erosion and dust entrainment. In addition, exhaust emissions associated with heavy construction equipment would potentially degrade air quality. Construction emissions from the project could potentially exceed SCAQMD significance thresholds.

Long-term emissions associated with operation of residential and commercial developments under the project would include emissions from vehicle trips, natural gas and electricity use, landscape maintenance equipment, and consumer products and architectural coating. Emissions associated with these developments could potentially exceed SCAQMD significance thresholds.

Based on the project's potential to conflict with the AQMP, an air quality analysis will be completed and evaluated in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

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

Air pollution is largely a cumulative impact. The non-attainment status of regional pollutants is a result of past and present development, and the SCAQMD develops and implements plans for future attainment of ambient air quality standards. Based on these considerations, project-level thresholds of significance for criteria pollutants are relevant in the determination of whether a project's individual emissions would have a cumulatively significant impact on air quality. If a project's emissions would exceed the SCAQMD significance thresholds, it is considered to have a cumulatively considerable contribution. Conversely, projects that do not exceed the project-specific thresholds are generally not considered to be cumulatively significant.

As discussed under *Air Quality Standards and Attainment*, the Basin has been designated as a federal non-attainment area for ozone and $PM_{2.5}$ and a State non-attainment area for ozone, PM_{10}, and $PM_{2.5}$. The Basin is designated unclassifiable or in attainment for all other federal and State standards. Based on the project's potential for emissions to exceed SCAQMD significance thresholds, an air quality analysis will be completed and incorporated into an EIR.

POTENTIALLY SIGNIFICANT IMPACT

c. Would the project expose sensitive receptors to substantial pollutant concentrations?

Sensitive receptors are those individuals more susceptible to the effects of air pollution than the population at large. People most likely to be affected by air pollution include children, the elderly, and people with cardiovascular and chronic respiratory diseases. According to the SCAQMD, sensitive receptors include residences, schools, playgrounds, childcare centers, long-term healthcare facilities, rehabilitation centers, convalescent centers, and retirement homes (SCAQMD 1993). Land uses surrounding the project include a school, residential developments, parks, and undeveloped areas.

Construction of the project would result in the temporary generation of emissions associated with on-site equipment operation and off-site trucks and worker vehicles, which could potentially exceed SCAQMD significance thresholds. In addition, long-term emissions associated with operation of the project, such as vehicle trips and natural gas and electricity use, could potentially exceed SCAQMD significance thresholds. As a result, residents of the surrounding land uses could be exposed to air pollutants or toxic air contaminants. Based on the project's potential to expose sensitive receptors to substantial pollutant concentrations, an air quality analysis will be completed and included in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

d. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

The occurrence and severity of potential odor impacts depends on numerous factors. The nature, frequency, and intensity of the source; the wind speeds and direction; and the sensitivity of the receiving location, each contribute to the intensity of the impact. Although offensive odors seldom cause physical harm, they can be annoying and cause distress among the public and generate citizen complaints.

Odors would be potentially generated from vehicles and equipment exhaust emissions during construction of the project, which would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment and architectural coatings. Such odors would disperse rapidly from the project site, generally occur at magnitudes that would not affect substantial numbers of people and would be limited to the construction period. Furthermore, construction would be required to comply with SCAQMD Rule 402, which regulates nuisance odors. Accordingly, impacts associated with odors during construction would be temporary and less than significant.

SCAQMD's *CEQA Air Quality Handbook* (1993) identifies land uses associated with odor complaints as agricultural uses, wastewater treatment plants, chemical and food processing plants, composting, refineries, landfills, dairies, and fiberglass molding. The project would include residential and commercial developments, which are not major sources of odors and would not create objectionable odors to surrounding sensitive land uses. Therefore, potential impacts would be less than significant, and further analysis in an EIR is not required.

LESS THAN SIGNIFICANT IMPACT

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4 Biological Resources

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

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

The project site occurs in an area that consist of a mosaic of undeveloped/vacant land and new residential developments. Immediate land uses surrounding the site include undeveloped, vacant land to the north and west and paved roads to the east and south, including I-15. A Southern California Edison (SCE) corridor and a new residential development is located to the south and east of the project site. There are no native plant communities on or adjacent to the project site, and vegetation is substantially limited to non-native grassland, and Eucalyptus windrows. Given the lack of native vegetation, the potential for candidate, sensitive or special status species is low. However, the project site is identified as critical habitat for the endangered San Bernardino Merriam's kangaroo rat, *Dipodomys merriami parvus* (U.S. Fish and Wildlife Service 2020a). Therefore, potential impacts to candidate, sensitive or special status species will be further evaluated in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

b. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Previous disturbance, and development have cut off the project site from the historic fluvial flow patterns and scouring regimes of Lytle Creek and flows from the San Gabriel Mountains. According to the previous EIR and the City's General Plan, there are no wetland areas on the project sites (City of Fontana 2007). Furthermore, as discussed above in criteria 'a', there are no native plant communities on or adjacent to the project site, and vegetation is substantially limited to non-native grassland, and Eucalyptus windrows. As a result, these conditions have not changed and the project site lacks riparian habitat, and is not located within any sensitive natural community. Nonetheless, this impact will be further evaluated in an EIR.

LESS THAN SIGNIFICANT IMPACT

c. Would the project have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

As discussed above in criteria 'b,' previous disturbance, and development have cut off the project site from the historic fluvial flow patterns. There is no riparian habitat, and there are no discernable drainages present on the project site. Nonetheless, this impact will be further evaluated in an EIR.

LESS THAN SIGNIFICANT IMPACT

d. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

As discussed above in criteria 'a' and 'b,' the project site does not feature any native plant communities on or adjacent to the project site and the project does not have any connectivity to native habitat assemblages. While the project site is located near the foothills of the San Gabriel and San Bernardino Mountains which is a location in the that has potential for wildlife movement, I-15 serves a substantial barrier between the project site and these features (City of Fontana 2007). Nonetheless, this impact will be further evaluated in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

e. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The project features Eucalyptus trees from historic windrows that are considered heritage trees under Fontana Municipal Code Section 28.61-75. The project would require a tree removal permit for removal of the trees and would incorporate the planting of new trees into its landscape plan to comply with the Municipal Code. Project impacts will be further described and evaluated in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

f. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?

The project would comply with the City's interim Multi-Species Habitat Conservation Plan (MSHCP) for north Fontana, consistent with Fontana Ordinance No. 1464, and as applicable. The program incorporates a tiered development mitigation fee that is required for new development in north Fontana, including the project site. the project site is not located within an area subject to an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or any other approved habitat conservation plan at the regional, or State levels. Project impacts will be further described and evaluated in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

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5 Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	■	□	□	□
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	■	□	□	□
c. Disturb any human remains, including those interred outside of formal cemeteries?	□	□	■	□

Rincon received search results of the California Historical Resources Information System (CHRIS) at the South Central Coastal Information Center (SCCIC) located at California State University, Fullerton in December 2020. The search was performed to identify previously recorded cultural resources, as well as previously conducted cultural resources studies within the project site and a one-mile radius surrounding it. The CHRIS search included a review of available records at the SCCIC, as well as the National Register of Historic Places (NRHP), the CRHR, the Office of Historic Preservation Historic Properties Directory, the California Inventory of Historic Resources, the Archaeological Determinations of Eligibility list, and historical maps.

The SCCIC records search identified 35 cultural resources recorded within a one-mile radius of the project site. Four of these resources are recorded within the project site. All 35 resources are historic-period resources, including 24 archaeological sites, five built environment resources (three structures and one building), one historic district, three historic-aged roads, and three multi-categorized resources, none of which would be impacted by the project.

a. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

The records search identified four historic-period cultural resources were previously recorded within the project site: P-36-012739: Perdew School foundation; P-36-012740: Waters Homestead Site; P-36-012742: Lytle Creek Winery; and P-36-015376: Grapeland Irrigation District. Of these four resources, only P-36-012742: Lytle Creek Winery appear to be eligible for listing in the California Register of Historical Resources (CRHR); however, Rincon's survey efforts were unable to relocate the resource; thus, extant remains of the resource do not contain integrity. Impacts will be further evaluated in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

The site has been disturbed by previous development and no archaeological resources have been recorded within the project site. Although no archaeological resources are known to exist within the project site, unanticipated discoveries are a possibility during ground-disturbing activities. Impacts to archaeological resources will be further evaluated in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

c. Would the project disturb any human remains, including those interred outside of formal cemeteries?

No cemeteries are known to exist within the project site; however, the discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County coroner has made a determination of origin and disposition pursuant to PRC 5097.98. In the event of an unanticipated discovery of human remains, the County coroner would be notified immediately. If the human remains are determined to be prehistoric, the County coroner would notify the NAHC, which would determine and notify a most likely descendant (MLD). The MLD would complete the inspection of the site within 48 hours of being granted access to the site. With adherence to existing regulations, project impacts to human remains would be less than significant. Impacts to human remains, including those interred outside of formal cemeteries, will be further evaluated in an EIR.

LESS THAN SIGNIFICANT IMPACT

6 Energy

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	■	□	□	□
b. Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?	■	□	□	□

Natural gas service for the Specific Plan area is provided by Southern California Gas Company (SCG) through the existing lines on-site and within the right-of-way of Duncan Canyon Road. Electric service for the Specific Plan area is provided by Southern California Edison (SCE) through existing lines in Duncan Canyon Road. The existing 2007 EIR did not evaluate energy because this subject was not a component of CEQA when the document was prepared.

Electricity and Natural Gas

SCE would provide electricity to the project area. Table 4 shows the electricity consumption by sector and total for SCE for 2019, the most recent available data.

Table 4 Electricity Consumption in 2019 for the SCE Service Area

Agriculture and Water Pump	Commercial Building	Commercial Other	Industry	Mining and Construction	Residential	Streetlight	Total Usage
2,788	30,406	4,413	13,088	2,359	27,324	532	80,912

Notes: Usage expressed in gigawatt hours (GWh).

Source: CEC 2020a

SCE's energy sources include renewable power sources, large hydroelectric, natural gas, nuclear, and unspecified sources of power (electricity from transfers that are not traceable to specific generation sources). SCE's "Green Rate" program provides an option for residential and business customers to offset half or all of their energy usage by paying into a fund for solar energy sources (SCE 2020). San Bernardino County consumed 14,987 GWh of electricity in 2019 (CEC 2020b).

SCG would provide natural gas to the project area. Table 5 shows the natural gas consumption by sector and total for SCG for 2019, the most recent available data.

Table 5 Natural Gas Consumption in SCG Service Area in 2018

Agriculture and Water Pump	Commercial Building	Commercial Other	Industry	Mining and Construction	Residential	Total Usage
73	948	82	1,684	219	2,419	5,425

Notes: All usage expressed in million US therms (MMThm).

Source: CEC 2020c

Petroleum

In 2018, approximately 40 percent of the State's energy consumption (3,170 trillion British Thermal Units [Btu]) was used for transportation activities (U.S. Energy Information Administration [EIA] 2020). Though California's population and economy are expected to grow, gasoline demand is projected to decline from roughly 15.8 billion gallons in 2017 to between 12.3 billion and 12.7 billion gallons in 2030, a 20 percent to 22 percent reduction. This decline comes in response to both increasing vehicle electrification and higher fuel economy for new gasoline vehicles (CEC 2018a).

a. Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Construction Energy Demand

During project construction, energy would be consumed in the form of petroleum-based fuels used to power off-road construction vehicles and equipment on the project site, construction worker travel to and from the project site, and vehicles used to deliver materials to the site. The project would require site preparation and grading, including hauling material offsite; pavement and asphalt installation; building construction; architectural coating; and landscaping and hardscaping.

Project-related construction energy demand would be confined to the construction period, which would be relatively short in relation to the overall life of the project. In addition, project design and energy features would be in conformance with the latest version of CALGreen and Building Energy Efficiency Standards. It is reasonable to assume that construction equipment would be maintained to applicable standards, and construction activity and associated fuel consumption and energy use would be temporary and typical of similar-sized construction projects in the region. Furthermore, in the interest of cost efficiency, construction contractors would not utilize fuel in a manner that is wasteful or unnecessary. However, further analysis is required to quantify energy use related to construction.

Operational Energy Demand

Operation of residential and commercial units would increase energy demand from greater electricity, natural gas, and gasoline consumption due to the development of new buildings and an increase in residents and employees. Natural gas and electricity would be used for heating and cooling systems, lighting, appliances, water use, and the overall operation of the buildings. Gasoline consumption would be attributed to the trips generated from residents, employees, and visitors. The operations phase of the project would result in energy consumption for residence operations and equipment; outdoor lighting; and heating, ventilation, and air conditioning (HVAC). Operational electrical consumption would be equal to the residences' electrical output through a photovoltaic (PV) system, as required by 2019 Title 24 Building Energy Efficiency Standards (CCR 2019). Gasoline

consumption would be attributed to the trips generated from project residences and commercial buildings. The estimated number of average daily trips associated with the project will be estimated in an EIR.

The project would be subject to applicable building codes at the time of construction, which are continuously evolving to include more energy-efficient requirements. The project would comply with all standards set in California Building Code (CBC) Title 24, which would minimize the wasteful, inefficient, or unnecessary consumption of energy resources during operation**.** California's Green Building Standards Code (CALGreen; California Code of Regulations, Title 24, Part 11) requires implementation of energy efficient light fixtures and building materials into the design of new construction projects. These standards are specifically crafted for new buildings to result in energy efficient performance so that the buildings do not result in wasteful, inefficient, or unnecessary consumption of energy. The standards are updated every three years and each iteration is more energy efficient than the previous standards. In addition, as previously stated, low-rise residential buildings meeting 2019 standards will require solar PV generation equal to the operational electricity consumption.

Despite the energy efficiency measures described above, project changes have the potential to significantly increase energy and petroleum demand due to an increase in development and intensity, compared to the approved Specific Plan. Therefore, the project may have potentially significant impacts, and this impact will be further evaluated in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

b. Would the project conflict with or obstruct a State or local plan for renewable energy or energy efficiency?

The increase in residents, employees, and development under the project would result in increased energy consumption when compared to the approved Specific Plan, through electricity to power facilities, natural gas for heating and cooking, and petroleum use through motor vehicles on the project site. As discussed in criteria (a), new development would comply with Title 24 Building Energy Efficiency Standards.

In addition, Senate Bill 100 (SB 100) mandates 100 percent clean electricity for California by 2045. Because the project would be powered by the existing electricity grid, the project would eventually be powered by renewable energy mandated by SB 100 and would not conflict with this statewide plan. Therefore, no conflict with an applicable plan, policy or regulation adopted for the purpose energy efficiency is anticipated. Nonetheless, this impact will be further evaluated in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

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7 Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1. 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?	☐	☐	■	☐
2. Strong seismic ground shaking?	☐	☐	■	☐
3. Seismic-related ground failure, including liquefaction?	☐	☐	■	☐
4. Landslides?	☐	☐	☐	■
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	■	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	■	☐
d. Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	■	☐	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	■
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	■	☐	☐	☐

a.1. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving 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?

a.2. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

The project site, like much of the Southern California region, may experience moderate to potentially severe ground shaking from earthquakes generated on known faults within 60 miles (approximately 100 kilometers) of the project site, such as the Cucamonga Fault. According to fault maps from the California Department of Conservation (DOC), the northern portion of the City of Fontana is located within a designated Earthquake Fault Zone for the San Jacinto Fault, as defined under the Alquist-Priolo Special Studies Zones Act.

The project site is located approximately 0.4 miles south of an Alquist-Priolo Fault Zone (DOC 2018). However, based on geologic investigations, the 2007 EIR determined that the fault zone presented no evidence of faulting. Therefore, active faulting was determined to not be present at the City's northern end (City of Fontana 2007). The nearest earthquake zones include the Cucamonga Fault Zone in the Sierra Madre Fault System, located approximately 1,600 to 2,400 feet northwest of the project site, at Lytle Creek Canyon. In addition, the San Jacinto Fault is located approximately 1.8 miles northeast of the project site.

Furthermore, structures would be constructed to comply with the seismic design criteria of the CBC. The CBC requires various measures of all construction in California to minimize risks associated with seismic shaking. These measures include standards for structural design, necessary tests and inspections, provisions addressing building foundations, and standards for the use of certain materials (City of Fontana 2020). With adherence to the requirements of the CBC, as required by the Fontana Code of Ordinances, the project would result in less than significant impacts related to seismically-induced ground shaking from nearby faults. Impacts related to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking, will be further evaluated in an EIR

LESS THAN SIGNIFICANT IMPACT

a.3. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

According to the California Department of Conservation maps for liquefication potential, the project site is not located within a liquefication hazard zone (DOC 2018). In addition, the 2007 EIR evaluated the site-specific liquefaction potential based on project site soil samples. The 2007 EIR determined that since groundwater levels are located more than 50 feet below the ground surface, the project site would not be subject to liquefaction hazards. Therefore, the potential for liquefaction is considered very low to remote (City of Fontana 2007). Furthermore, as stated above in the discussion provided for criteria 'a.1' and 'a.2,' structures would be constructed to comply with the seismic design criteria of the CBC. Therefore, the project would result in a less than significant impact, and no further analysis in an EIR is required.

LESS THAN SIGNIFICANT IMPACT

a.4. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

The project site is generally flat, with elevations ranging from 1,828 feet amsl on the northern portion of the site to approximately 1,672 feet amsl on the southwestern portion of the site. According to the CDC's Earthquake Zones of Required Investigation Map, no portion of the project site is located in a landslide hazard area and there are no designated landslide hazard areas in the vicinity (DOC 2018). Therefore, the project would have no impact, and no further analysis in an EIR is required.

NO IMPACT

b. Would the project result in substantial soil erosion or the loss of topsoil?

Construction activities would disturb soil on the project site, resulting in potential for soil erosion and loss of topsoil. The project area is subject to strong winds during Santa Ana wind events. As noted in Section 3, *Air Quality*, the project would be required to comply with SCAQMD Rule 403 regarding incorporation of measures to reduce fugitive dust, which would reduce the potential for construction-related wind erosion (SCAQMD Rule 403(d)(2)). SCAQMD Rule 403 includes requirements for the application of water or stabilizing agents to prevent generation of dust plumes, pre-watering materials prior to the use of tarps to enclose haul trucks, stabilizing sloping surfaces using soil binders until vegetation or ground cover efficiently stabilize slopes, hydroseeding prior to rain, and washing mud and soils from equipment at the conclusion of trenching activities. Implementation of these measures pursuant to SCAQMD Rule 403 would reduce the potential for project construction to result in substantial erosion or loss of topsoil wind associated with wind.

Because the project would disturb more than one acre of land, it would be subject to the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2012-0006-DWQ) ("Construction General Permit") adopted by the SWRCB. Compliance with the permit requires the project applicant to file a Notice of Intent with the SWRCB. Permit conditions require preparation of a project-specific Stormwater Pollution Prevention Plan (SWPPP), which must describe the site, the facility, erosion and sediment controls, runoff water quality monitoring, means of waste disposal, implementation of approved local plans, construction sediment and erosion control measures, maintenance responsibilities, and non-stormwater management controls. Inspection of construction sites before and after storms is also required to identify stormwater discharge from the construction activity and to identify and implement erosion controls, where necessary. Compliance with existing regulatory requirements, including implementation of applicable best management practices (BMPs) related to wind and water erosion control, would reduce potential soil loss and erosion from the site. Therefore, impacts related to erosion and loss of topsoil would be less than significant, and further analysis in an EIR is not required.

LESS THAN SIGNIFICANT IMPACT

c. Would the project 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?

As stated above in criteria 'a.1' through 'a.4,' the project site is not located in or adjacent to an Alquist-Priolo Fault Zone, and there are no known active or potentially active faults trending toward or through the site (DOC 2018). Furthermore, the project site is not located within a liquefication hazard zone (DOC 2018). The 2007 EIR determined that due to depth to groundwater, very low potential for liquefaction and lack of nearby conditions, the potential for lateral spreading is also considered very low to remote (City of Fontana 2007); these conditions have not changed.

Furthermore, pursuant to Title Chapter 5.61 of the Fontana Code of Ordinances, the project would comply with CBC requirements which include foundation and structural design standards. Compliance with applicable CBC seismic standards would reduce impacts related to unstable soils. Therefore, the project would result in a less than significant impact, and no further analysis in an EIR is not required.

LESS THAN SIGNIFICANT IMPACT

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

Sie characteristics including on-site soils, the expansion, compaction, moisture content, and other geologic properties of the site need to be considered in the design of structures and infrastructure, to ensure that the structural integrity of on-site buildings and infrastructures is not compromised. The geotechnical investigation included in the 2007 EIR provides structural design and construction recommendations for earthwork (subgrade preparation, rock removal, backfill, over excavation, shrinkage and subsidence, site drainage, utility trench backfill,) foundation design (foundations, lateral earth pressures, settlement, slabs on grade, pavement design, retaining walls, pipe bedding), and other necessary geologic and seismic considerations that would need to be considered in design and implemented for building construction. The 2007 EIR identified mitigation to further address soil conditions in final design as follows:

- **Mitigation Measure 4.7.1:** Temporary excavations may be constructed to a vertical depth of four feet. Excavation between 4 to 10 feet deep must have side slopes no steeper than 1.5:1 (horizontal:vertical). Trench backfill shall be compacted to a minimum of 90 percent of the laboratory maximum dry density and the upper 12 inches of trench backfill underlying pavements should be compacted to a minimum 95 percent of the laboratory maximum density. Additional recommendations in the geotechnical investigation and other applicable requirements of the California Construction and General Industry Safety Orders, the Occupational Safety and Health Act and current amendments, and the Construction Safety Act shall be followed.
- **Mitigation Measure 4.7.2:** The following corrosion control measures shall be implemented for buried materials:
  - All steel and wire concrete reinforcement shall have at least 3 inches of concrete cover when cast against soil, unformed.
  - As a minimum, below-grade ferrous metals shall be given a high quality protective coating, such as 18-mil plastic tape, extruded polyethylene, coal-tar enamel or Portland cement mortar.

- Below-grade metals shall be electrically insulated (isolated) from above-grade metals by means of dielectric fittings in ferrous utilities and/or exposed metals structures breaking grade.

These mitigation measures would be applicable to the project to reduce potential impacts associated with expansive soils to less than significant. Nevertheless, as the mitigation measures are still applicable, they will be carried forward into an EIR.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

e. Would the project 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?

The project would be connected to the City's sewer system for wastewater collection and treatment and would not require nor install a septic system or alternative treatment system. Therefore, the project would not result in impacts related to septic tanks or alternative wastewater systems, and no further analysis in an EIR is required.

NO IMPACT

f. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

The project site is underlain by old alluvial fan deposits including sandy gravels and gravelly sands with silty sand interbeds. Of all the geological formations present within the City, only the Pleistocene deposits have the potential to contain fossils. According to the City's General Plan EIR, review of online databases found no fossil localities in the city. Due to the paucity of fossils recovered from Pleistocene alluvium near the San Gabriel Mountains, Pleistocene deposits found south of I-210, located approximately 2.73 miles from the project site, are considered to have moderate but unknown sensitivity for paleontological resources, though the possibility of discovering such resources may increase beyond eight feet below the ground surface (City of Fontana 2018).

Ground-disturbing activities during project construction may impact previously unknown paleontological resources that may be present below the project site surface. Therefore, construction of the project could result in impacts to paleontological resources and will be further evaluated in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

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8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	■	□	□	□
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	■	□	□	□

Overview of Climate Change and Greenhouse Gases

Gases that absorb and re-emit infrared radiation in the atmosphere are called greenhouse gases (GHGs). The gases that are widely seen as the principal contributors to human-induced climate change include carbon dioxide (CO_2), methane (CH_4), nitrous oxides (N_2O), fluorinated gases such as hydrofluorocarbons and perfluorocarbons, and sulfur hexafluoride. Water vapor is excluded from the list of GHGs because it is short-lived in the atmosphere and its atmospheric concentrations are largely determined by natural processes, such as oceanic evaporation.

GHGs are emitted by both natural processes and human activities. Of these gases, CO_2 and CH_4 are emitted in the greatest quantities from human activities. Emissions of CO_2 are largely by-products of fossil fuel combustion, and CH_4 results from off-gassing associated with agricultural practices and landfills. Different types of GHGs have varying global warming potentials (GWPs), which are the potential of a gas or aerosol to trap heat in the atmosphere over a specified timescale (generally 100 years). Because GHGs absorb different amounts of heat, a common reference gas (CO_2) is used to relate the amount of heat absorbed to the amount of the GHG emissions, referred to as carbon dioxide equivalent (CO_2e), and is the amount of a GHG emitted multiplied by its GWP. CO_2 has a 100-year GWP of one. By contrast, CH_4 has a GWP of 28, meaning its global warming effect is 28 times greater than that of CO_2 on a molecule per molecule basis (Intergovernmental Panel on Climate Change [IPCC] 2014a).[2]

The accumulation of GHGs in the atmosphere regulates Earth's temperature. Without the natural heat-trapping effect of GHGs, the Earth's surface would be about 33 degrees Celsius (°C) cooler (USEPA 2020). However, emissions from human activities, particularly the consumption of fossil fuels for electricity production and transportation, have elevated the concentration of GHGs in the atmosphere beyond the level of naturally occurring concentrations.

[2] The IPCC's (2014a) *Fifth Assessment Report* determined that methane has a GWP of 28. However, modeling of GHG emissions was completed using the California Emissions Estimator Model version 2016.3.2, which uses a GWP of 25 for methane, consistent with the IPCC's (2007) *Fourth Assessment Report*.

Greenhouse Gas Emissions Inventory

Worldwide anthropogenic emissions of GHGs were approximately 46,000 million metric tons (MMT) of CO_2e in 2010. CO_2 emissions from fossil fuel combustion and industrial processes contributed about 65 percent of total emissions in 2010 (IPCC 2014b).

Total U.S. GHG emissions were 6,577.2 MMT of CO_2e in 2019. Emissions decreased by 1.7 percent from 2018 to 2019, and since 1990, total U.S. emissions have increased by an average annual rate of 0.1 percent for a total increase of 2.0 percent between 1990 and 2019. In 2019, the transportation and industrial end-use sectors accounted for 35 percent and 16 percent, respectively, of nationwide GHG emissions while the residential and commercial end-use sectors accounted for 6 percent and 5 percent of nationwide GHG emissions, respectively, with electricity emissions distributed among the various sectors (USEPA 2021).

Based on the CARB's California Greenhouse Gas Inventory for 2000-2018, California produced 425 MMT of CO_2e in 2018. The major source of GHG emissions in California is the transportation sector, which comprises 40 percent of the State's total GHG emissions. The industrial sector is the second largest source, comprising 21 percent of the State's GHG emissions while electric power accounts for approximately 15 percent (CARB 2020).

a. Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?

Construction of residential and commercial uses would result in short-term greenhouse gas (GHG) emissions associated with activities such as equipment use, construction worker trips, and delivery and hauling of construction supplies and debris. Operation of the project would result in long-term increases in GHG emissions due to increased vehicle trips associated with the population growth and emissions from energy consumption associated with the new development.

Overall, the project would generate both short-term construction related GHG emissions and long-term operational emissions, which could result in significant impacts. This impact will be further evaluated in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

b. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The project would increase the development density anticipated for the site under the existing Specific Plan by increasing the density and amount of housing units. As discussed under *Regulatory Setting*, plans and policies have been adopted to reduce GHG emissions in the Southern California region, including the State's 2017 Scoping Plan and SCAG's 2020-2045 RTP/SCS. The project's consistency with these plans and applicable policies in the City's General Plan will be further evaluated in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	■	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	■	☐	☐	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	■	☐	☐	☐
d. Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	■
e. For a project located in an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	■
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	■	☐
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	■	☐	☐	☐

a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Project construction would involve the use of potentially hazardous materials, such as vehicle fuels and fluids, that could be released should a leak or spill occur. However, contractors would be required to implement standard construction best management practices (BMPs) for the use and handling of such materials to avoid or reduce the potential for such conditions to occur. Any use of potentially hazardous materials during construction of the project would be required to comply with all local, state, and federal regulations regarding the handling of potentially hazardous materials. Likewise, the transport, use, and storage of hazardous materials during construction would be required to comply with applicable State and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and California Code of Regulations Title 22.

Project development would primarily include commercial and residential uses, which are not land uses typically associated with the use, transportation, storage, or generation of significant quantities of hazardous materials. Operation of these developments would likely involve an incremental increase in the use of common household hazardous materials, such as cleaning and degreasing solvents, fertilizers, pesticides, and other materials used in regular property and landscaping maintenance. Use of these materials would be subject to compliance with existing regulations, standards, and guidelines established by local, State, and federal agencies related to storage, use, and disposal of hazardous materials. Therefore, upon compliance with all applicable laws and regulations relating to environmental protection and the management of hazardous materials, potential impacts associated with the routine transport, use, or disposal of hazardous materials during construction and operation would be less than significant, and no further analysis in an EIR is required.

LESS THAN SIGNIFICANT IMPACT

b. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

As described above under response '9.a,' the transport, use, and storage of hazardous materials during the construction of the project would be conducted in accordance with applicable local, State, and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and California Code of Regulations Title 22. In addition, asbestos and lead-based paint would not be released into the environment since there are currently no structures on the project site. However, the project site was historically used as vineyards and residual pesticide concentrations could still be present in the soils. Disturbance of these soils could pose hazards to receptors at adjacent land uses. Therefore, impacts related to the release of hazardous materials would be potentially significant and will be analyzed further in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?

Falcon Ridge Elementary School (5740 Lytle Creek Road) is located approximately 0.25-miles south of the project site. As discussed above, the commercial and residential development under the project would not involve the use or transport of large quantities of hazardous materials. However, due to the potential for release of contamination during the construction period, this impact is potentially significant and will be analyzed further in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

d. Would the project be located on a site that is included on a list of hazardous material 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?

According to the California State Water Resources Control Board GeoTracker and the California Department of Toxic Substances Control's EnviroStor databases, there are no hazardous material sites present within a 1,000-foot radius of the project site (SWRCB 2021; DTSC 2021). Therefore, and the project would have no impact, and further evaluation of the project in an EIR is not required.

NO IMPACT

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

The project is not located within an airport land use plan, and there are no public airports or private airstrips located within two miles of the project site. The nearest airport is the Ontario International Airport located approximately 11 miles southwest of the project site. Therefore, the project would have no impact, and further analysis in an EIR is not required.

NO IMPACT

f. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The project includes the construction of commercial and residential land uses and the realigned Lytle Creek Road. Construction and operation of the project would increase traffic around the project site and vicinity. However, project construction and operational activities would not result in any street closures that could impede emergency access or evacuation. Furthermore, development under the project would be required to comply with applicable City codes and regulations pertaining to emergency response and evacuation plans maintained by the City police and fire departments. The project would not be expected to interfere with the implementation of the City's emergency management plans from the City's General Plan Safety Element. Ultimately, the development of the newly aligned Lytle Creek Road would be expected improve connectivity and emergency access for the area. Nonetheless, this subject will be further evaluated in an EIR.

LESS THAN SIGNIFICANT IMPACT

g. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

Development on the project site would change the vacant site to developed land, eliminating the potential for brush fires. The project site is not a designated Very High Fire Hazard Severity Zone (VHFHSZ) or a State Responsibility Area; however, the northeastern portion of the project site is bordered by a designated VHFHSZ. In addition, the adjacent land to the north and northeast of the project is designated as a VHFHSZ, High Fire Hazard Severity Zone, and a State Responsibility Area (California Department of Forestry and Fire Protection [CAL FIRE] 2021). Based on the project's proximity to VHFHSZs, this impact may be potentially significant and will be analyzed further in an EIR. Wildfire impacts are further discussed in Section 20, *Wildfire*.

POTENTIALLY SIGNIFICANT IMPACT

10 Hydrology and Water Quality

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

Hydrologic Setting

The project site is within the South Coast Hydrologic Region, which covers approximately 10,600 square miles of southern California watersheds draining to the Pacific Ocean. The South Coast Hydrological Region includes all of Orange County, most of San Diego and Los Angeles Counties, and parts of Riverside, San Bernardino, and Ventura Counties. The region is bound by the Transverse Ranges (including the San Gabriel and San Bernardino Mountains) to the north, the San Jacinto Mountains and low-lying Peninsular Range to the east, and the international boundary with Mexico to the south (California Department of Water Resources 2020).

The project site is within the Santa Ana River Watershed. The nearest National Hydrography Dataset-delineated flowlines to the project site are Lytle Creek Wash, which runs approximately 1.8 miles northeast of the project site. The project site is approximately 47 miles northeast of the Pacific Ocean. The project site is under the jurisdiction of the Santa Ana Regional Water Quality Control Board (RWQCB) (Region 8). The Santa Ana RWQCB sets water quality objectives and monitors surface water quality through the implementation of the Water Quality Control Plan for Region 8, which included the project site (Basin Plan).

Fontana receives its water primarily from ground water. West Valley Water District (WVWD) has several local wells that pump water from five ground basins: Lytle Creek, Rialto, Bunker Hill, Chino and North Riverside groundwater basins. Water from these underground wells is pumped into booster stations where it is blended with imported water (City of Fontana 2007).

a. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Construction

Grading, excavation, and other construction activities associated with the project could adversely affect water quality due to erosion resulting from exposed soils and the generation of water pollutants, including trash, construction materials, and equipment fluids. Soil disturbance associated with site preparation and grading activities would result in looser, exposed soils, which are more susceptible to erosion. Erosion factors (K factors) for soils on the project site are estimated at approximately 0.24, indicating moderate potential for sheet and rill erosion by water (SWRCB 2021). Additionally, spills, leakage, or improper handling and storage of substances such as oils, fuels, chemicals, metals, and other substances from vehicles, equipment, and materials used during project construction could contribute to stormwater pollutants or leach to underlying groundwater.

Operation

There are no existing impervious surfaces on the project site since the site is currently undeveloped. The project would increase impervious surface cover on the project site due to the construction of up to 476,500 sf of commercial uses, 1,671 dwelling units in three separate residential villages, a focal point “Piazza,” a “campanile” tower feature, pedestrian paseos, and the construction of the realigned Lytle Creek Road, on an approximately 102-acre site. Increased impervious area on the project site could result in increased runoff flow and volume, which can carry pollutants to downstream water bodies and adversely affect water quality. Common pollutants associated with single-family residential development that could be discharged during operation of the project include automotive chemicals and metals that accumulate on the driveway and parking lots, fertilizers, pesticides, and herbicides applied to ornamental landscaping, pet waste, trash, debris, and sediments.

Storm drain infrastructure for the project would include area drains, roof drain connections, and piped conveyance of stormwater to the water quality treatment basins/devices and connections to the existing storm drain system. Water quality treatment would consist of biofiltration basins, proprietary treatment devices, and/or underground storage vaults. These BMPs would slow the velocity of water and allow sediment and debris to settle out of the water column, thereby minimizing the potential for downstream flooding, erosion/siltation, or exceedances of stormwater drainage system capacity. Operation and maintenance of the project would not violate water quality standards or otherwise substantially degrade water quality.

As described above, construction and operation of the project is expected to occur in compliance with applicable water quality standards and waste discharge requirements, based upon project-specific design features and BMPs. However, this impact will be further evaluated in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

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

The project site overlies the Rialto-Colton Groundwater Basin. The Groundwater Basin recharge areas are Lytle Creek, Reche Canyon, and the Santa Ana River. The project would lead to a long-term demand for water and likely create an increase in groundwater pumping from local wells operated by the WVWD. The WVWD obtains its water supply from five separate groundwater basins (Lytle Creek, Rialto, Bunker Hill, Chino and North Riverside groundwater basins) and two surface water sources (Lytle Creek and the State Water Project). (City of Fontana 2007).

Furthermore, adverse impacts to groundwater supply could occur indirectly, by disrupting recharge rates or patterns to the underlying groundwater basin, or directly, by increasing use of local groundwater supply. The project would introduce impervious areas through development of residential and commercial uses. As such, development of the proposed project could substantially interfere with groundwater recharge due to increased impervious surfaces.

Implementation of the project would increase water demands on the project site due to the introduction of new residents, visitors, and employees. Water service to the project site is provided by the West San Bernardino County Water District. Water delivered by the City is sourced from local groundwater resources. Therefore, implementation of the project may result in a decrease of groundwater supplies and would have potentially significant impacts, and further analysis in an EIR is warranted.

POTENTIALLY SIGNIFICANT IMPACT

c.(i) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?

c.(ii) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

c.(iii) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

c.(iv) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?

The project would not alter the course of a stream or river. However, full build-out of the project would result in site-specific alterations to the local drainage patterns, and the implementation of project-specific design features and BMPs would be required to minimize or avoid adverse impacts associated with soil erosion, sedimentation, and flooding. Planning and design of the project would include stormwater drainage features to accommodate runoff associated with new project features. Additional sources of pollution are addressed under significance criterion 10(a) above, for potential impacts associated with water quality and waste discharge requirements; no additional impacts associated with polluted runoff have been identified.

The project would increase the area of impervious surfaces on the site and would implement post-construction stormwater management control measures on-site through infiltration, evapotranspiration, storm water runoff harvest and use, or a combination of the three. In addition, as described above for significance criterion (a), project specific SWPPPs would be developed and implemented to minimize or avoid potential water quality impacts during construction and operation of individual projects. Also as described above, construction and operation of the project is expected to occur in compliance with applicable water quality standards and waste discharge requirements, based upon project-specific design features and BMPs. Nonetheless, this impact will be further evaluated in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

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

The project site is designated Zone X on the most recent FEMA Flood Insurance Rate Map, indicating an area of minimal flood hazard (FEMA 2020). The project site is approximately 47 miles from the Pacific Ocean and not subject to tsunami, and there are no bodies of surface water in the project vicinity that may be subject to seiche. The project site is not located in an inundation zone. (California Department of Water Resources 2015). Therefore, the project would result in no impact, and no further analysis in an EIR is required.

NO IMPACT

e. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

The Santa Ana Region 8 RWQCB's Basin Plan designates beneficial uses for surface waters in the region 8 area and associated water quality objectives to fulfill such uses. Lytle Creek, and Etiwanda Creek that are located near the project site, have designated beneficial uses of Municipal and Domestic Supply (potential), Groundwater Recharge (intermittent), and Wildlife Habitat (Santa Ana RWQCB 2019).

As discussed above in criteria 'a,' the project would implement on-site storage of stormwater runoff, pursuant to the City's municipal code. The requirements of the applicable MS4 permit are intended to protect water quality and support attainment of water quality standards in downstream receiving water bodies. The project would not involve use of septic systems, agricultural land or other land uses commonly associated with high concentrations of nutrients, indicator bacteria, or chemical toxicity and, therefore, would not exacerbate the existing impairments to Lytle Creek Wash. The project would not impair existing or potential beneficial uses of nearby water bodies and would not conflict with or obstruct implementation of the Basin Plan.

The project would result in increased drinking water and irrigation water demand due to the development of residential and commercial buildings. As discussed in response (a), (b), and (c) above, increased water demand on the project site, construction activities, and expanded impervious surface on the campus could potentially impact water quality and groundwater supplies. Therefore, the project could potentially conflict with existing water quality control or groundwater management plans. The project could have potentially significant impacts, and further analysis in an EIR is warranted.

LESS THAN SIGNIFICANT IMPACT

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11 Land Use and Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	☐	☐	☐	■
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	■	☐	☐	☐

a. Would the project physically divide an established community?

The project site is currently undeveloped but is planned for residential and commercial use under the existing Specific Plan. The project would similarly construct residential and commercial uses. The project site is surrounded by existing single- and multi-family residential development, and adjacent to the SCE Transmission Line Corridor and undeveloped land. The project does not involve construction of freeways, walls, or other features that would divide an established community. Although the project includes the construction of the realigned Lytle Creek Road, the road would traverse through the Specific Plan Area and therefore would not divide an established community, but rather provide access to and through the new development. The project would have no impact, and no further analysis in an EIR is required.

NO IMPACT

b. Would the project 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?

The project includes a comprehensive Specific Plan Amendment to modify and update the overall development plan of the existing Specific Plan to reflect current planning and market demands. The Specific Plan Amendment would include changes to land use designations, planning areas, and other elements within the existing Specific Plan.

The existing Specific Plan includes the land use designations Commercial (C), Mixed Use (MU), Medium Density Residential (MDR), and Medium-High Density Residential (MHDR). The Specific Plan Amendment proposes Medium Density Residential (MDR), High Density Residential (HDR), Mixed-Use Entertainment (MU ENT), Commercial (COM), and Open Space (OS) land use designations. Because the project requires an amendment to existing land use plans and policies, consistency of this requested approval with applicable City and regional land use policies will be analyzed further in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

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12 Mineral Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	☐	☐	☐	■
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	■	☐

a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?

The United States Geological Survey (USGS) Mineral Resources Spatial Data Mapper was used to determine that no metallic or nonmetallic mineral resources or mining activities have been mapped on the project area. In addition, although mining claims have been registered approximately 0.25-miles north and 0.35-miles southwest of the project area, no active mines or mining claims are located on or in the immediate vicinity of the project site (USGS 2018). Implementation of the project would not result in the loss of any known mineral resources. Therefore, the project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. No impacts would occur as a result of the project, and no further analysis in an EIR is required.

NO IMPACT

b. Would the project 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?

The California Surface Mining and Reclamation Act of 1975 (SMARA) was enacted to promote conservation and protection of significant mineral deposits. SMARA requires the State to identify and classify mineral deposits within the State as either: (1) containing little or no mineral deposits (MRZ-1), (2) significant deposits (MRZ-2) or (3) deposits identified but further evaluation needed (MRZ-3 and MRZ-4).

According to the California Department of Conservation, the project site and vicinity is within MRZ-3 (Shumway 1994). However, the project site is currently undeveloped, and no portion of the project site would be used for extraction of mineral resources, nor would extraction be consistent with the adjacent residential and commercial uses. In addition, the City of Fontana General Plan does not identify any mineral resources in the area of the project site. Therefore, the project would have a less than significant impact on mineral resources, and no further analysis in an EIR is required.

LESS THAN SIGNIFICANT IMPACT

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13 Noise

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

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

The project would develop approximately 102 acres of commercial, residential, and related infrastructure uses, including the reconstruction of Lytle Creek Road through the site. Nearby noise-sensitive receivers consist of existing single- and multi-family residences adjacent to the east of the project site. Residences located across the freeway would be separated from the construction activities at the site by at least 200 feet. Furthermore, as the residential villages are developed on the site, residences at the site would be exposed to construction noise impacts as other nearby planning areas are under construction. These sensitive receivers may be subject to both temporary construction noise and long-term operational noise.

Construction

Construction activity would temporarily expose surrounding sensitive receptors (existing residential uses) to increased noise levels. Construction noise would typically be greater during the heavier periods of initial construction (i.e., site preparation and grading work) and would be less during the later construction phases (i.e., building construction, architectural coating). Typical heavy construction equipment during project grading and site preparation would include backhoes, graders, and dozers. It is assumed that diesel engines would power the construction equipment. Construction equipment would not all operate at the same time or in the location on the project

site. In addition, construction equipment would not be in constant use during the eight-hour construction day.

Mobile equipment moves around the construction site with power applied in cyclic fashion, such as bulldozers, graders, and loaders (FTA 2018). Therefore, noise impacts from construction equipment are assessed from the center of the equipment activity area (i.e., construction site). Construction noise at nearby sensitive receptors was modeled using the FHWA's Roadway Construction Noise Model (RCNM). The closest sensitive receptors to project construction noise impacts would be newly developed single-family residences immediately to the east of the project site.

Sources of construction noise could include heavy-equipment operation, pile drivers, and other equipment associated with grading, excavation, and building construction. Trucks, haulers, and other construction equipment traveling to and from the campus construction sites and staging areas could increase noise levels to the point of nuisance for on-campus sensitive receptors. While construction hours could be limited to certain times of day and days of the week, impacts are potentially significant during construction and will be further analyzed in an EIR.

Operational Noise

Operation of the project would generate traffic-related noise associated with trips to and from the project site, through traffic on the newly aligned Lytle Creek Road, as well as on-site noise typical of residential, and commercials uses. Operational noise has the potential to impact nearby residences east of the project site. Therefore, this issue will be further evaluated in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

b. Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Operation of the project would not include stationary sources of significant vibration, such as heavy equipment operations. Rather, construction activities have the greatest potential to generate groundborne vibration affecting nearby receptors. Certain types of construction equipment can generate high levels of groundborne vibration. Construction of the project would potentially utilize loaded trucks, graders, and/or dozers during most construction phases. The City has not adopted specific numerical standards for vibration impacts during construction. Therefore, Caltrans *Transportation and Construction Vibration Guidance Manual* (2020) was referenced to evaluate potential construction vibration impacts related to both potential building damage and human annoyance. Based on the Caltrans criteria, construction vibration impacts would be significant if vibration levels exceed 0.5 in./sec. PPV for residential structures and 2.0 in./sec. PPV for industrial and commercial structures, which is the limit where minor cosmetic, i.e., non-structural, damage may occur to these buildings. In addition, construction vibration impacts would cause human annoyance at nearby receivers if vibration levels exceed 0.24 in./sec. PPV, which is the limit above which temporary vibration activities become distinctly perceptible.

Because groundborne vibration could cause physical damage to structures and is measured in an instantaneous period, vibration impacts were modeled based on the distance from the location of vibration-intensive construction activities, conservatively assumed to be at edge of the project site, to the edge of nearby off-site structures. Therefore, the analysis of groundborne vibrations differs from the analysis of construction noise levels in that modeled distances for vibration impacts are those distances between the project site to nearest off-site structures (regardless of sensitivity)

whereas modeled distances for construction noise impacts are based on the property line of the nearest off-site sensitive receptors.

Construction activities known to generate excessive ground-borne vibration include pile driving. It is unknown at this stage of planning if pile driving would be required to drive foundation piles into the ground for any projects that would occur under the LRDP. This analysis conservatively assumes project implementation would involve use of impact pile drivers for more than one location. The upper range for an impact pile driver would create approximately 1.518 in/sec PPV at 25 feet (FTA 2018). If conservative estimated distances from project construction to existing buildings, a pile driver may be used within 50 feet of those structures. This would equal a vibration level of 0.7086 in/sec PPV at the nearest buildings, which would exceed the distinctly perceptible impact for humans of 0.24 in/sec PPV. Furthermore, sensitive collections or specimens could be damaged and older buildings could incur damage from the vibration. The distance to which an impact pile driver would exceed 0.2 in/sec PPV would be approximately 160 feet. Therefore, if an impact pile driver is used within 160 feet of the nearest building, impacts from vibration would be potentially significant and detailed technical analysis in an EIR is warranted.

Another potential source of substantial vibration during general project construction activities would come from a vibratory roller, which would be used during paving activities and may be deployed within 50 feet of the nearest buildings. A vibratory roller would create approximately 0.210 in/sec PPV at a distance of 25 feet (FTA 2018). This would equal a vibration level of 0.098 in/sec PPV at a distance of 50 feet. As it is unknown if vibratory rollers would be needed for the project at this stage of planning, conservative estimates indicate impacts could be potentially significant and will be further evaluated in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

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

The nearest airports are Ontario International, approximately 10.7 miles southwest of the project site, and San Bernardino International approximately 12.9 miles southeast of the project site. The project would not be situated within two miles of a public airport, public use airport, or an airport land use plan area. Therefore, the project would not result in any impacts from exposure to excessive noise levels generated by airports or private airstrips. No impacts are anticipated and further analysis in an EIR is not required.

NO IMPACT

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14 Population and Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	■	□	□	□
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	□	□	□	■

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

The project would construct 1,671 residential units in the City of Fontana. According to the California DOF, the City of Fontana has a current population of 213,944 with an average household size of 4.02 (DOF 2021). Based on the average household size of 4.02, the increase of 1,671 residential units would potentially add an estimated 6,717[3] residents to the City.

SCAG forecasts the population of Fontana will increase to approximately 286,700 residents by the year 2045, which is an increase of approximately 72,756 persons from the current population (SCAG 2020). The level of population growth associated with the project (6,717 residents) would not exceed SCAG's regional population projections, and the project would not directly or indirectly induce substantial unplanned population growth. The project would account for approximately eight percent of the City's projected population growth through year 2045. However, the project would exceed the growth anticipated in the existing Specific Plan which proposed the development of 842 residential units. This is an increase of 829 units, and represents an increase of 98 percent, or nearly double the residential units. The additional units under the project are accommodated via an increase in density from 15.0 to 25.9 units per acre, as well as a small increase in residential acreage of 8.6 acres (15 percent). Therefore, impacts relating to substantial unplanned population growth could be potentially significant and will be further evaluated in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

[3] 1,671 units x 4.02 persons per unit

b. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

There are currently no residential uses present on the project site and the project area is currently undeveloped. The project would construct 1,671 residential units. Implementation of the project would not displace any housing, and the project would not necessitate the construction of replacement housing elsewhere since the project would have the overall effect of adding to the housing supply in the City. Therefore, no impact would occur as a result of the project, and no further analysis in an EIR is required.

NO IMPACT

15 Public Services

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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:				
	1 Fire protection?	■	□	□	□
	2 Police protection?	■	□	□	□
	3 Schools?	■	□	□	□
	4 Parks?	■	□	□	□
	5 Other public facilities?	■	□	□	□

a.1. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

Fire protection services are provided by the San Bernardino County Fire Department (SBCFD) which operates seven fire stations within the City. The nearest fire station to the project site is Station 79 located approximately 0.1 miles west of the project site, at 4075 Coyote Canyon Road, Fontana. Total department staffing at the seven fire stations includes 33 full time fire suppression employees consisting of eight fire captains, eight fire engineers, nine firefighter medics, three firefighter paramedics, and five firefighters.

The project would be located within the existing service area of SBCFD. The project would incrementally increase the service population of the SBCFD by adding 1,671 dwelling units to the project area. The project would also add new commercial uses, thereby increasing the incremental demand for fire service. Appropriate fire protection measures would be included in the new development, consistent with the CBC and California Fire Code. Final project design would be subject to plan check by SBCFD to verify compliance with applicable fire prevention and protection requirements.

The project would be required to pay public safety improvement fees to the City's public safety improvement fund prior to issuance of a building permit. Fees paid by the project would be used solely for the construction or reimbursement for construction of public safety improvements identified by the City's five-year capital improvement program. Therefore, the project's contribution to demand for new fire protection services would be offset by payment of required public safety improvement fees. Impacts to fire protection services will be further evaluated in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

a.2. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

Law enforcement services for the project area is provided by the Fontana Police Department (FPD). The nearest station is located approximately 4.4 miles south from the project site, at 17005 Upland Avenue, Fontana. Based on the 2019 population of Fontana, the FPD maintains a staffing ratio of nine officers per 10,000 residents.

The potential increase in population and commercial uses in the project area, would result in an increase in the demand for police protection services, including officers, equipment, and facilities. Consequently, the project may contribute incrementally to demand for new or expanded police protection facilities. As discussed above in criteria 'a.1,' the project would be required to pay public safety program fees. Furthermore, any expanded or new police facilities would be required to undergo the appropriate level of environmental review. Impacts to police protection services will be further evaluated in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

a.3. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?

The project site is in the Fontana Unified School District (FUSD) area and would be served by Hemlock Elementary School (K-Grade 5), Fontana Middle School (Grades 6-8), and Fontana High School (Grades 9-12) (FUSD n.d.). As part of the City's permitting process, a school fee will be paid to the Fontana Unified School District prior to City's issuance of building permits.

The project would result in a population increase of approximately 6,717 residents, some of which may be school-age children. School-age children living in the project's residential units would incrementally increase student enrollment at FUSD schools, which could result in or contribute to the need for new or physically altered schools.

Pursuant to Section 65995 (3)(h) of the Government Code (Senate Bill 50, circa 1998), the payment of statutory fees "...is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization." Due to provisions of State law, the City is strictly limited in the mitigation measures it may impose on developers of residential projects to address potential school overcrowding issues. State law assumes the developer's payment of school impact fees to the local school district, in an amount established by the school

district, would address school capacity impacts. Based on State law, impacts to school capacity would be less than significant under CEQA because the applicant would be required to pay State-mandated school impact developer fees.

Therefore, although the project would increase enrollment at FUSD schools, payment of the school impact developer fees would be considered full mitigation for the project's impacts under CEQA and impacts to schools may be less than significant. Nevertheless, impacts to schools will be further evaluated in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

a.4. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered parks, public facilities, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?

The project would develop 1,671 dwelling units, in addition to new commercial uses.

The project would add approximately 6,717 residents to the City, thereby creating a demand for recreation and park facilities. The need for recreation facilities will be somewhat offset by the provision of on-site facilities such as pools, play areas and sport courts. Future parkland expansion projects would be required to undergo the appropriate level of project-specific environmental review and mitigate potentially significant environmental impacts, as necessary. Impacts will be further evaluated in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

a.5. Would the project result in substantial adverse physical impacts associated with the provision of other new or physically altered public facilities, or the need for new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

The Fontana Public Library is located approximately 4.43 miles south of the project site. The project would develop up to 1,671 new dwelling units, which would incrementally increase the service population of the Fontana Public Library. Impacts will be further evaluated in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

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16 Recreation

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

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?

Recreational amenities in Fontana include 34 parks, totaling 1,196 acres of parkland (City of Fontana 2018). According to the DOF, there are an estimated 213,944 residents in the City of Fontana (DOF 2021). With the 1,196 acres of public parkland in the city, there are approximately 5.6 acres of parkland per 1,000 residents. Chapter 7, *Conservation, Open Space, Parks and Trails*, in the General Plan establishes a citywide parkland level of service goal of five acres of public parkland per 1,000 residents. The project would add approximately 6,717 residents to the city and would increase the population to approximately 220,661 residents, resulting in approximately 5.4 acres of parkland per 1,000 residents. In addition, the project would include the construction of various recreational facilities, including three recreation centers and swimming pools within Planning Areas 1, 2, and 4, and 0.5 acre of open space at the southwestern tip of the project site. However, the city would not meet the standard of 5.5 acres per 1,000 residents. Impacts will be further evaluated in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

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?

The project includes the construction of various recreational facilities including three recreation centers and swimming pools, which would be located in Planning Areas 1, 2, and 4. These facilities are expected to serve some of the recreational needs of the residents onsite and would not have an adverse physical effect on the environment. However, as discussed above in response '16.a,' the project would not meet the standard of 5.5 acres per 1,000 residents and thus, may require the construction or expansion of recreational facilities. Impacts will be further evaluated in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

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17 Transportation

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

a. Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

The project would generate short-term traffic during construction, and long-term traffic during the operational life of the project. A comprehensive traffic study will be prepared for the project; however, capacity impacts/level of service of are no longer a consideration under CEQA but may still be considered by the County as part of the project review process outside of CEQA. Potential conflicts with programs, plans, ordinances, or policies addressing the circulation system will be further evaluated in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

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

CEQA Guidelines Section 15064.3, subdivision (b) was adopted in December 2018 by the California Natural Resources Agency. These revisions to the CEQA Guidelines criteria for determining the significance of transportation impacts shifts the focus from driver delay to reduction of vehicular GHG emissions through creation of multimodal networks, and creation of a mix of land uses that can facilitate fewer and shorter vehicle trips. Vehicle miles traveled (VMT) is a measure of the total number of miles driven for various purposes and is sometimes expressed as an average per trip or per person. Construction traffic would be temporary and would not permanently affect VMT characteristics in this part of Fontana or elsewhere. An assessment of the project's VMT characteristics will be further evaluated in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

c. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?

The project area is accessible through two primary roads, Duncan Canyon Road and Citrus Avenue, and a collector road, Lytle Creek Road. Duncan Canyon Road connects the site to the adjacent interstate highway. Citrus Avenue connects the site to the greater part of the City of Fontana. The collector road, Lytle Creek Road, runs diagonally through the Specific Plan area and offers improved internal connection from the primary roads to each of the individual planning areas. Project site plans indicate the provision of on-site streets and drive aisles to accommodate vehicular access to and circulation throughout the entire project site.

The project would comply with City of Fontana roads standards and would not include any design features that would increase circulation hazards. The development would not result in roadway uses that would be incompatible with the existing land uses surrounding the project site, which consist of residential and commercial uses. Therefore, the project would have a less than significant impact on roadways and roadway hazards, and further analysis in an EIR is not required.

LESS THAN SIGNIFICANT IMPACT

d. Would the project result in inadequate emergency access?

The project would not involve off-site improvements to travel lanes of public streets or modify any existing emergency access route in a way that would result in inadequate emergency access. Vehicle circulation on the project site would provide adequate width and turn radius for emergency vehicles, and project site plans would be reviewed and approved by FFD prior to construction. Project construction and operational activities would not result in any street closures that could impede emergency access or evacuation. Ultimately, the development of the newly aligned Lytle Creek Road would improve connectivity and emergency access for the area. Therefore, the project's potential impacts related to emergency access would be less than significant, and further analysis in an EIR is not required.

LESS THAN SIGNIFICANT IMPACT

18 Tribal Cultural Resources

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

a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in PRC Section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC Section 5020.1(k)?

The project has the potential to impact tribal cultural resources, if present, during site clearance and earthmoving activities. Tribes with possible cultural affiliation and interest within the project area will be notified pursuant to the requirements of Assembly Bill 52 and Senate Bill 18, and consultation with the potentially affected Tribes will occur, as appropriate, between the city and the Tribes. Potential impacts will be further evaluated in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

b. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in PRC Section 21074 that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1? In applying the criteria set forth in subdivision (c) of PRC Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

As discussed above under response '18.a,' the project has the potential to impact tribal cultural resources, if present, during site clearance and earthmoving activities. Consultation with the potentially affected Tribes will occur, as appropriate, between Fontana and the Tribes. Potential impacts will be further evaluated in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

19 Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	■	□	□	□
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	■	□	□	□
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	■	□	□	□
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	■	□	□	□
e. Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?	■	□	□	□

a. Would the project 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?

c. Would the project 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?

Project development would be adjacent to existing development and would connect to existing wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities and infrastructure. However, the population growth would result in an associated increase

in demand on existing infrastructure, which may result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities. Therefore, the project may have a potentially significant impact, and further technical analysis in an EIR is warranted.

Water

Potable water service for the Specific Plan area would be provided by West San Bernardino County Water District (West Valley Water District). Duncan Canyon Road and Citrus Avenue south of Duncan Canyon Road have existing water infrastructure. Planned water infrastructure on Citrus Ave is anticipated to be completed as part of the Monterado development. A new water main line would follow the alignment of Lytle Creek Road. North of Duncan Canyon Road the main line would create a loop connection with the planned infrastructure in Citrus Avenue. To the south of Duncan Canyon Road, the main line would connect to an existing line along I-15 at the southern edge of the Plan area, and laterals provided to each planning area as needed.

The water purveyor will be contacted before completion of the EIR to confirm that water is available, and the project would not require any new additional facilities not previously considered. Improvements would be installed during project construction and within the project site; therefore, the construction would not increase the project's disturbance area or substantially increase emissions above the direct impacts of the project. Therefore, impacts with respect to new or expanded water facilities would be potentially significant, and further analysis in an EIR is required.

Wastewater Treatment

Sewer service for the project area would be provided by the Inland Empire Utilities Agency (IEUA). IEUA, under the Chino Basin Regional Sewage Service Contract,
provides sewage utility services to the City of Fontana and six other nearby cities. A sewer main line is expected to follow the Lytle Creek Road alignment and gravity flow to the southwest, connecting to an existing sewer line south of the Plan area. Points of Connection (POC) will be provided to each planning area, as needed. Wastewater treatment facilities operated by the City of Fontana and San Bernardino County Water Sanitation District (SBCSD) would treat wastewater generated by the project. The project would be responsible for constructing on-site wastewater collection systems and paying standard sewer connection fees to the City of Fontana and SBCSD. The project would involve an increase in the demand for wastewater treatment compared to the existing Specific Plan due to the increase in residential dwelling units. Impacts related to wastewater treatment capacity will be further evaluated in an EIR.

Stormwater Drainage

Drainage of the project area is expected to generally follow the existing on-site drainage pattern, flowing from the northeast to the southwest. New storm drain lines will be installed on Citrus Avenue, north of Duncan Canyon, and on Duncan Canyon, between the Plan area's western edge and Citrus Avenue. This will intercept a main line that follows the Lytle Creek Road alignment north of Duncan Canyon Road. The area south of Duncan Canyon will drain to a main line in Lytle Creek Road that connects to an existing storm drain south of the Plan area. Lateral lines will be extended to each planning area, as needed.

Development under the Specific Plan Amendment is required to obtain NPDES coverage, which ensure that a State's mandatory standards for clean water and the federal minimums are being met. Projects that disturb one acre or more of land must comply with construction and post-construction requirements detailed in the applicable NPDES General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities.

The project would increase impervious surfaces over the project site due to construction of structures, hardscaped open space, and on-site pedestrian and vehicle circulation. Consequently, the project would reduce infiltration potential and increase surface runoff on the project site. Pursuant to City Low Impact Development (LID) requirements and the applicable MS4 permit, the project would be required to capture and treat runoff from the 85th percentile, 24-hour storm event. As part of the project's final design review, the project would be required to submit a LID plan demonstrating adequate stormwater retention using infiltration basins, bioretention areas, capture and use, or other BMPs to the maximum extent practicable. Such BMPs would slow the velocity of water, thereby minimizing the potential for exceedances of stormwater drainage system capacity. Given that stormwater conveyance would be constructed to not exceed the flow rate of the existing condition, impacts related to new or expanded stormwater facilities as a result of the project would be less than significant, and no further analysis in an EIR is required.

Electric Power & Natural Gas

Electric service for the Specific Plan area would be provided by SCE through existing transmission lines. SCE maintains substations and transmission lines throughout southern California.

Natural gas service for the Specific Plan area would be provided by SoCal Gas through the existing lines within the right-of-way of Duncan Canyon Road. SCG provides natural gas service to approximately six million residential and business customers across 20,000 square miles of southern California, including Fontana and the project site (SCG 2019).

As discussed in Section 6, *Energy*, the project would increase electricity and natural gas demand; however, this increase would not be considered a wasteful use of energy and is not anticipated to require additional electricity substations or natural gas storage/transmission facilities. Both SCE and SCG have indicated an ability to service the Specific Plan area based on preliminary review of the project. These services will be confirmed prior to the completion of the EIR. Therefore, impacts with respect to new or expanded electric power or natural gas facilities would be less than significant. Further analysis is warranted in the EIR.

Telecommunications

Cable, telephone, and internet services within the City of Fontana are currently provided by AT&T. The project would not involve any components requiring telecommunications infrastructure and would not involve the relocation of existing telecommunications facilities. Existing telecommunications infrastructure would serve the needs of project residents. These services will be confirmed prior to the completion of the EIR. Therefore, impact related to telecommunications facilities would be less than significant, and further analysis in an EIR is required.

POTENTIALLY SIGNIFICANT IMPACT

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

Future development under the project would require water service from the West Valley Water District. The project would involve an increase in the demand for water use compared to the existing Specific Plan due to the increase in residential dwelling units. Water supply for the project during normal, dry and multiple dry years will be further evaluated in the EIR based on a project-specific water supply assessment.

POTENTIALLY SIGNIFICANT IMPACT

d. Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

e. Would the project comply with federal, State, and local management and reduction statutes and regulations related to solid waste?

Construction and operation of the project would generate solid waste. Waste and recycling services to Plan area would be provided by Burrtec Waste Industries. The company's service base includes over 150,000 residential customers and more than 16,000 commercial customers throughout Riverside, San Bernardino and Los Angeles counties. Burrtec operates five satellite hauling facilities and three satellite Material Recovery Facilities/Transfer Stations, with its corporate headquarters located in the City of Fontana. Collected solid wastes from Fontana are brought to the West Valley Material Recovery Facility (MRF), located at 13373 Napa Street, west of the City of Fontana. This MRF is permitted to accept 5,000 tons per day of municipal solid wastes and mixed recyclables. Refuse from the MRF is brought to the Mid-Valley Landfill, located at 2390 North Alder Avenue in the City of Rialto (City of Fontana 2007).

The handling of all debris and waste generated during construction of the project would be subject to 2016 CALGreen requirements and the California Integrated Waste Management Act of 1989 (AB 939) requirements for salvaging, recycling, and reuse of materials from construction activity on the project site. In accordance with 2016 CALGreen requirements, the project would be required to achieve a minimum of 65 percent diversion rate for construction waste. For operational waste, AB 939 requires all cities and counties to divert a minimum of 50 percent of all solid waste from landfills. Impacts related to solid waste will be further evaluated in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

20 Wildfire

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

As discussed in Section 9, *Hazards and Hazardous Materials*, the project site is not a designated Very High Fire Hazard Severity Zone (VHFHSZ) or a State Responsibility Area. However, the adjacent land to the north and northeast is designated as a VHFHSZ, High Fire Hazard Severity Zone, and a State Responsibility Area. In addition, adjacent land to the east of the project site is designated as a VHFHSZ (CAL FIRE 2021).

a. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

As discussed under response '9.f,' project construction and operational activities would not result in any street closures that could impede emergency access or evacuation. Furthermore, development under the project would be required to comply with applicable City codes and regulations pertaining to emergency response and evacuation plans maintained by the City police and fire departments. The project would not substantially impair the emergency management plans from the City's

General Plan Safety Element. Therefore, the project would have a less than significant impact, and further analysis in an EIR is not required.

LESS THAN SIGNIFICANT IMPACT

b. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project 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?

Chapter 11, *Noise and Safety*, of the City's General Plan states that single- and multi-family dwellings located within Fire Hazard Severity Zones (FHSZ) have a greater potential of being impacted by wildfires because the structures are the least fire resistive and the population groups that inhabit them are the least prepared to evacuate in a large-scale wildfire event. In addition, residential developments of medium or higher densities are at an increased vulnerability to wildfires because there are minimal property setbacks and construction is extremely lightweight. Based on the project's proximity to single- and multi-family dwellings within FHSZs and the project's medium- and high-density residential developments, impacts may be potentially significant and will be analyzed further in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

c. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project 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?

The project includes the construction of the realigned Lytle Creek Road, which would run diagonally through the project area and offer improved internal connection from the primary roads to each of the individual planning areas. The project would be served by existing water infrastructure along Duncan Canyon Road and Citrus Avenue south of Duncan Canyon Road. In addition, a new water main line would be constructed, following the alignment of Lytle Creek Road north of Duncan Canyon Road, along with planned water infrastructure on Citrus Avenue. Dry utilities would be extended to the north and south along Lytle Creek Road from existing facilities in Duncan Canyon Road. The construction of the realigned Lytle Creek Road, new water main line, planned water infrastructure, and extension of dry utilities have the potential to result in temporary or ongoing impacts to the environment. Therefore, impacts may be potentially significant and will be analyzed further in an EIR.

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d. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

The project site is designated as an area of minimal flood hazard in the Federal Emergency Management Agency's (FEMA) National Flood Hazard Map (FEMA 2020). In addition, the area surrounding the intersection at Duncan Canyon Road and Citrus Avenue on the east border of the project site is designated as medium landslide susceptibility in the City of Fontana Local Hazard Mitigation Plan (LHMP) (City of Fontana LHMP 2017). Due to the project's location adjacent to a VHFHZ and its susceptibility to landslides, this impact may be potentially significant and will be analyzed further in an EIR.

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21 Mandatory Findings of Significance

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

a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

As discussed in Section 4, *Biological Resources*, the project would not substantially degrade the quality of the environment related to fish and wildlife species, habitat and populations or range. Potential impacts to historical and prehistorical resources will be further evaluated in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

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

The project has the potential to contribute to cumulatively significant aesthetics, air quality, cultural resources, tribal cultural resources, GHG emissions, and traffic impacts. Such impacts could occur during the construction phases and/or as a result of project operation. The EIR will evaluate the project's contribution to cumulative impacts on these and other topics.

POTENTIALLY SIGNIFICANT IMPACT

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

The project has the potential to contribute to cumulatively significant aesthetics, air quality, cultural resources, tribal cultural resources, GHG emissions, and traffic impacts. Such impacts could occur during the construction phases and/or as a result of project operation. The EIR will evaluate the project's contribution to cumulative impacts on these and other topics.

The project could result in long-term air pollutant emissions or noise sources that would adversely affect nearby sensitive receptors. Short-term construction activities could result in temporary increases in pollutant concentrations and potentially significant off-site noise impacts. Pollutants of primary concern commonly associated with construction-related activities include toxic air contaminants gaseous emissions of criteria pollutants, and fugitive dust. Human health impacts from the short-term and long-term cumulative contribution to air quality impacts from project construction will be further evaluated in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

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Preparers

Rincon Consultants, Inc. prepared this Initial Study under contract to the City of Fontana. Persons involved in data gathering analysis, project management, and quality control are listed below.

RINCON CONSULTANTS, INC.

Deanna Hansen, Principal
Christine Donoghue, Project Manager
Shannon McAlpine, Environmental Planner
Destiny Timms, Environmental Planner
Rachel Irvine, Environmental Planner
Dario Campos, Production Specialist