INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

ARAGON WEST DISTRICT

WALNUT VILLAGE SPECIFIC PLAN
CITY OF FONTANA
MCN21-63 / GPA21-03 / SPA21-06 / ZCA21-05 / TTM21-02 / DRP21-24
SAN BERNARDINO COUNTY, CALIFORNIA

Prepared for:

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LSA Project No. FTR2102

December 2021

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ACRONYMS AND ABBREVIATIONS

AB	Assembly Bill
ADA	Americans with Disabilities Act
ADT	Average Daily Trips
AFY	acre-feet per year
APN	Assessor's Parcel Number
AQMP	Air Quality Management Plan
ASTM	American Society for Testing and Materials
BACM	Best Available Control Measure
Basin	South Coast Air Basin
Bcf	Billion Cubic Feet
BMP	Best Management Practice
CA MUTCD	California Manual on Uniform Traffic Control Devices
CAAQS	California Ambient Air Quality Standards
CAL FIRE	California Department of Forestry and Fire Protection
Cal/OSHA	California Occupational Safety and Health Administration
CalEEMod	California Emission Estimator Model
CalRecycle	California Department of Resources Recycling and Recovery
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CBC	California Building Code
CBSC	California Building Standards Commission
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CH_4	methane
City	City of Fontana
CMP	Congestion Management Program
CNEL	Community Noise Equivalent Level
CO	carbon monoxide
CO_2	carbon dioxide
CO_2e	Carbon Dioxide Equivalent
CPTED	Crime Prevention Through Environmental Design
CREC	Controlled Recognized Environmental Condition
CWA	Federal Clean Water Act
dBA	A-weighted decibel
DCV	Design Capture Volume
DIF	Development Impact Fee
DMA	Drainage Management Area
DTSC	California Department of Toxic Substances Control
DWR	Department of Water Resources
EIR	Environmental Impact Report
EPA	United States Environmental Protection Agency

ESA	Environmental Site Assessment
FFPD	Fontana Fire Protection District
FHWA	Federal Highway Administration
FIRM	Flood Insurance Rate Map
FMMP	Farmland Mapping and Monitoring Program
FPD	Fontana Police Department
FWC	Fontana Water Company
GHG	Greenhouse Gas
GPCD	gallons per capita per day
gpm	gallons per minute
GSA	Groundwater Sustainability Agency
GSP	Groundwater Sustainability Plan
HREC	Historically Recognized Environmental Condition
HVAC	Heating, Ventilation and Air Conditioning
IEUA	Inland Empire Utilities Agency
IS	Initial Study
kBTU	Thousand British Thermal Units
kWh	Kilowatt Hours
L_{eq}	Equivalent Continuous Sound Level
LID	Low Impact Development
L_{max}	Maximum Measured Sound Level
LOS	Level of Service
LRA	Local Responsibility Area
LST	Localized Significance Threshold
MBTA	Migratory Bird Treaty Act
MGD	Million Gallons per Day
MLD	Most Likely Descendant
MM	Mitigation Measure
MND	Mitigated Negative Declaration
MPO	Metropolitan Policy Organization
mpg	miles per gallon
MRF	Materials Recycling Facility
MRZ	Mineral Resource Zone
MS4	Municipal Separate Storm Sewer System
MT	Metric Ton
N_2O	nitrous oxide
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
ND	Negative Declaration
NOI	Notice of Intent
NOx	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
O_3	ozone
ONT	Ontario International Airport
ONTLUCP	Ontario International Airport Land Use Compatibility Plan

PCE	Passenger Car Equivalent
$PM_{2.5}$	Particulate matter less than 2.5 microns in size
PM_{10}	Particulate matter less than 10 microns in size
PPV	Peak Particle Velocity
PRC	Public Resources Code
PRIMP	Paleontological Resource Impact Mitigation Plan
REC	Recognized Environmental Condition
RHNA	Regional Housing Needs Assessment
ROG	reactive organic gas
RP	Regional Water Recycling Plant
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SBCTA	San Bernardino County Transportation Authority
SBTAM	San Bernardino County Transportation Analysis Model
SBCWQMP	San Bernardino County Water Quality Management Plan
SC	Standard Condition
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCCIC	South Central Coastal Information Center
SCS	Sustainable Communities Strategy
SGMA	Sustainable Groundwater Management Act
SOx	sulfur oxides
SPA	Specific Plan Amendment
SRA	Source Receptor Area
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAZ	Traffic Analysis Zone
TDS	Total Dissolved Solids
TIA	Traffic Impact Analysis
TPA	Transit Priority Area
USACE	United States Army Corps of Engineers
USDOT	United States Department of Transportation
USGS	U.S. Geological Survey
UWMP	Urban Water Management Plan
VdB	Vibration Velocity Decibels
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compound
WDIN	Waste Discharge Identification Number
WQMP	Water Quality Management Plan

1.0 INTRODUCTION AND PURPOSE OF THE INITIAL STUDY

1.1 INTRODUCTION

Section 1.0 of this Initial Study (IS) describes the purpose, environmental authorization, the intended uses of the IS, documents incorporated by reference, and the processes and procedures governing the preparation of the environmental document. Pursuant to Section 15367 of the State of California *Guidelines for Implementation of the California Environmental Quality Act* (*CEQA Guidelines*), the City of Fontana (City) is the Lead Agency under the California Environmental Quality Act (CEQA). The City has primary responsibility for compliance with CEQA and consideration of the Aragon West District Walnut Village Specific Plan (Project or proposed Project).

The Initial Study is organized as follows:

Section 1.0 *Introduction and Purpose* provides a discussion of the Initial Study's purpose, focus, legal requirements.

Section 2.0 *Project Description* provides a detailed description of the proposed Project.

Section 3.0 *Environmental Checklist* includes a checklist and accompanying analyses of the Project's effect on the environment. For each environmental issue, the analysis identifies the level of Project's environmental impact.

Section 4.0 *References* details the references cited throughout the document.

Appendices Include the technical material prepared to support the analyses contained in the IS.

1.2 PURPOSE

CEQA requires that the proposed Project be reviewed to determine the environmental effects that would result if the Project were approved and implemented. The City is the Lead Agency and has the responsibility for preparing and adopting the associated environmental document prior to consideration of the proposed Project. The City has the authority to make decisions regarding discretionary actions relating to implementation of the proposed Project.

This IS has been prepared in accordance with the relevant provisions of CEQA (California Public Resources Code Section 21000 et seq.); the *CEQA Guidelines,*[1] and the rules, regulations, and procedures for implementing CEQA as adopted by the City. The objective of the Initial Study is to inform City decision-makers, representatives of other affected/responsible agencies, the public, and interested parties of the potential environmental effects of the Project.

As established in *CEQA Guidelines* Section 15063(c), the purposes of an IS are to:

- Provide the Lead Agency (City of Fontana) with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR), Negative Declaration (ND), or Mitigated Negative Declaration (MND);

[1] California Code of Regulations. Title 14, Chapter 3, Sections 15000 through 15387.

- Enable an applicant or Lead Agency to modify a Project, thus mitigating significant impacts before an EIR is prepared, and thereby enabling the Project to qualify for an ND or MND;
- Assist in the preparation of an EIR, if one is required;
- Facilitate environmental assessment early in the design of a Project;
- Provide a factual basis for finding in an ND or MND that a Project will not have a significant effect on the environment;
- Eliminate unnecessary EIRs; and
- Determine if a previous EIR could be used to consider the environmental effects of the Project.

1.3 INTENDED USE OF THIS INITIAL STUDY

The City formally initiated the environmental process for the proposed Project with the preparation of this Initial Study. The IS screens out those impacts that would be less than significant and do not warrant mitigation, while identifying those issues that require mitigation to reduce impacts to less than significant levels. As identified in the following analyses, Project impacts related to various environmental issues either do not occur, are less than significant (when measured against established significance thresholds), or have been rendered less than significant through implementation of mitigation measures. Based on these analytical conclusions, this IS supports adoption of an MND for the proposed Project.

CEQA[2] permits the incorporation by reference of all or portions of other documents that are generally available to the public. The IS has been prepared utilizing information from City planning and environmental documents, technical studies specifically prepared for the Project, and other publicly available data. The documents utilized in the IS are identified in Section 4.0 and are hereby incorporated by reference. These documents are available for review at the City of Fontana Community Development Department, Planning Division.

1.4 PUBLIC REVIEW OF THE INITIAL STUDY

The IS and a Notice of Intent (NOI) to adopt an MND will be distributed to responsible and trustee agencies, other affected agencies, and other parties for a 20-day public review period. Written comments regarding this IS should be addressed to:

Alejandro Rico, Associate Planner
City of Fontana
Community Development Department, Planning Division
8353 Sierra Avenue
Fontana, California 92335
(909) 350-6558 / ARico@fontana.org

After the 20-day public review period, consideration of comments raised during the public review period will be taken into account and addressed prior to adoption of the MND by the City.

[2] *CEQA Guidelines* Section 15150.

2.0 PROJECT LOCATION AND DESCRIPTION

2.1 PROJECT LOCATION AND SETTING

The Project site is approximately 6.5 acres of vacant land located south of South Highland Avenue and west of Mango Avenue in the City of Fontana. The site is located in an urbanized area of the City with single-family residential units located to the south and east. Interstate 210 (Foothill Freeway) is located to the north. The Highland Village Shopping Center is located to the north and northwest. The nearest sensitive receptors to the site are the single-family residences homes located adjacent (south and east) to the Project site. The site is relatively flat, with an existing ground slope in a southerly direction at an approximately 2 to 3 percent grade. The site has historically been disked for weed abatement and is vegetated with non-native grass and scattered shrubs. Online research revealed buildings within the project area from the late 1950s that had been removed by the mid-1990s. Figures 1 and 2, at the end of this chapter, identify the regional and local location and existing condition of the site.

2.2 LAND USE

The Project includes a General Plan Amendment from (C-C) Community Commercial to (R-MF) Multi-Family Residential/Aragon West District Walnut Village Specific Plan and a Zone Change from SP #3, Walnut Village Specific Plan – Commercial (Corner) and Residential Walnut Grove 6.0 du/acre to Aragon West Walnut Village Specific Plan. Table 2.2.A summarizes the Project site and surrounding land uses, General Plan designations, and zoning designations.

Table 2.2.A: Existing and Proposed Land Uses

Direction	Existing Land Use	Existing General Plan Designation	Proposed General Plan Designation	Existing Zoning Designation	Proposed Zoning Designation
Project Site	Vacant and undeveloped	(C-C) Community Commercial	(R-MF) Multi-Family Residential/ Aragon West District Walnut Village Specific Plan	SP #3, Walnut Village Specific Plan Commercial (Corner) and Residential Walnut Grove 6.0 du/acre	Aragon West District Walnut Village Specific Plan
North	Highland Village Shopping Center (I-210 beyond)	(C-C) Community Commercial (R-PC) Residential Planned Community	No change	SP #3, Walnut Village Specific Plan Commercial (the Corner)	No change
East	Mango Avenue (single-family residential beyond)	(R-PC) Residential Planned Community	No change	SP #3, Walnut Village Specific Plan Commercial (Walnut Grove)	No change
South	Single-family residential	(R-PC) Residential Planned Community	No change	SP #3, Walnut Village Specific Plan (Carrrotwood)	No change
West	Highland Village Shopping Center	(R-PC) Residential Planned Community	No change	SP #3, Walnut Village Specific Plan Commercial (the Corner)	No change

Sources: City of Fontana, State of California. *General Plan Land Use Map.* Adopted September 10, 2019.
City of Fontana, State of California. *Zoning District Map*. Adopted September 10, 2019.
City of Fontana, Walnut Village Specific Plan

2.3 PROJECT DESCRIPTION

The Project includes development of an approximately 6.5 acres of a residential community consisting of 100 townhomes. Of the 6.5 acres, 2.5 acres would be common area open space including street landscaping and 1.75 acres of private streets. The community will also contain public right-of-way of 0.41 acres along South Highland Avenue and Mango Avenue. There will be two entryways, one on South Highland Avenue and another one on Mango Avenue. Emergency vehicle access is provided at both entries. Guest parking spaces will also be provided at the ratio of one space per four units throughout the property. The conceptual site plan is presented as Figure 3 at the end of this chapter. As stated previously, the Project includes a General Plan Amendment from (C-C) Community Commercial to (R-MF) Multi-Family Residential/Aragon West District Walnut Village Specific Plan.

2.3.1 Construction

The tentative construction schedule would begin in May 2022 with completion between June 2023 and December of 2023, a duration of 13 to 19 months. Construction equipment anticipated to be used includes rubber-tired dozers, tractors/loaders/backhoes, excavators, graders, scrapers, cranes, forklifts, generators, welders, air compressors, and paving equipment.

2.3.2 Site Access

The site is undeveloped and does not contain sidewalks or site access. Access to the Project site would be provided from two locations with associated frontage improvements that would include sidewalks, street trees, and lighting. A primary community entry for the Project would be located from South Highland Avenue on the southwesterly Project boundary. A second entry would be provided from Mango Avenue at the easterly Project boundary. Emergency vehicle access would be provided at both entries. An internal private two-way street system provides primary circulation within the Project site serving residential dwellings, the common area open space and allowing adequate right-of-way and turning radius for emergency vehicles.

The main Project entry at South Highland Avenue will be 49 feet wide with a 3-foot-wide raised median and 5-foot-wide curb adjacent to sidewalks on each side of the entry. The secondary Project entry at Mango Avenue will be 35 feet wide with no median and 5-foot-wide curb adjacent to sidewalks on each side of the entry. The two-way internal private street system providing the circulation would be paired with a 26-foot-wide travel area, rolled curbs and 4-foot wide sidewalk on both sides of the street.

Entrances and exits to and from parking facilities would be marked with appropriate directional signage, and all site access points and driveway aprons are designed and would be constructed to adequate widths for public safety pursuant to City Municipal Code.

2.3.3 Parking

Parking at the Project site will comply with the minimum parking requirements as codified in Article XI (On-site street parking and loading regulations) of the City Municipal Code.The Project site would include resident and guest parking spaces. For residents, two parking spaces will be provided in the garage for both two- and three-bedroom housing units. An additional open space area within the garage would be provided for three-bedroom units. A total of 100 garages will be provided to

accommodate 200 parking spaces. (100 × 2 = 200). Guest parking will be provided as one parking space per four housing units. This results in a total of 25 guest parking spaces (100 ÷ 4 = 25), three of which would be Americans with Disabilities Act (ADA) spaces and six of which would be clean air/vanpool/electric vehicle spaces.

2.3.4 Pedestrian and Bicycle Connectivity

Bicycle and pedestrian accessibility would be provided by the Project. Streets within the Project will accommodate on-street bicycle travel throughout the community and connect bicyclists to the common open space areas and public bicycle routes in the vicinity. The Project will facilitate pedestrian mobility through the construction of sidewalks on both sides of all streets that will again provide connectivity throughout Project interior and to public facilities adjacent to the Project.

The Project site is located within walking and biking distance to existing recreational and commercial facilities, which can help to reduce automobile trips to and from the Project. The internal street system provides on-street bicycle and off-street pedestrian connectivity within the Project connecting to Mango Avenue adjacent to the Project site on the east and the Mango Avenue Linear Park. From the Mango Avenue Linear Park, pedestrians and bicyclists can connect to Cambria Park, located within a quarter of a mile southeast of the Project site.

Commercial services within walking and biking distance from the Project site are located within a quarter mile northwest of the Project site along South Highland Avenue in the Highland Village Shopping Center. This commercial center offers residents community-serving retail uses including a supermarket, restaurants, and personal services. The Project site is located within walking and biking distance to Sierra Avenue with an established Omni-Trans bus route and is improved with an existing Class 2 bicycle trail. The connection of the Project street system to South Highland Avenue and Mango Avenue allows for bicycle connectivity to the existing Class 2 bicycle trail along Sierra Avenue.

2.3.5 Site Design

The Project would be a modern condominium community approximately 35 feet in height at its tallest parapet. It includes the development of two-story 100 multifamily townhomes on approximately 6.5 acres, of which 2.5 acres would be common area open space including street landscaping and 1.75 acres of private streets.

According to the Mango Avenue and South Highland Avenue Specific Plan Amendment, the residential community will adopt a Spanish architectural style. Some distinguishing features of this style include plaster walls, chimneys with distinctive hoods, low-pitched clay tile roofs and decorative wrought iron. Decorative tile, terra cotta pavers, finials, and wood decks or balconies are also employed to add color, texture, and accent to this Southern California aesthetic. Furthermore, elements such as different building types, building planes containing porches, pot shelves or patios, and roofs with varying designs will be incorporated to provide visual relief and varied massing. The development regulations will enforce specific site, architectural, and landscape design criteria contained in Section 4, “Design Criteria,” of the Specific Plan Amendment (see Appendix A).

The proposed Project will also include landscaped setbacks and street trees along the site perimeter and on-site trees throughout the community and recreational areas, along with a maximum 6-foot-high solid wall along the southern and eastern boundaries of the site.

Security lighting fixtures would be installed throughout streets, common area open space, and select landscaped areas such as the surface parking lot for safety and security. Additionally, streetlights will be installed along the Project frontage of Mango Avenue and South Highland Avenue. All lighting on the Project site will comply with Section No. 30-550(F) (Lighting) of the City Municipal Code, which requires light shielding, functional and aesthetic design, and compatibility with surrounding uses.

2.3.6 Landscaping

The Project includes approximately 108,900 square feet or 2.5 acres of impervious area including landscaping, interior pedestrian walkways, and recreational areas. The Project would incorporate landscaping through a combination of accent plantings/groundcovers, hedges, and trees along the site perimeter and include additional trees throughout the parking area and along the internal drive aisles. Enhanced landscaping would be installed throughout the Project site pursuant to the City's Municipal Code Section No. 30-551(E)(4) (Landscaping), which requires the Applicant to incorporate a three-tiered planting system compatible with the scale of adjacent structures, streets, and public spaces. Proposed landscaping would be drought-tolerant and complement existing natural and manmade features, including the dominant landscaping of surrounding areas.

2.3.7 Drainage

The majority of the Project site consists of pervious surface area. Currently, storm water generally drains from west to east toward Mango Avenue at the southeast corner of the Project site. From there, it can be either carried within the westerly curb of Mango Avenue or be transferred across Mango Avenue to the southeasterly corner of the Project site to drain into existing detention basin on the east side of Mango Avenue. The proposed Project is expected to maintain the existing drainage pattern. Upon development of the site, all on-site storm water would be captured on site in accordance with Santa Ana Regional Water Quality Control Board (RWQCB) Order Number R8-2010-0036, National Pollutant Discharge Elimination System (NPDES) Permit No. CAS618036, also known as the Municipal Separate Storm Sewer System, or MS4, permit. The runoff from the site can either be carried within the westerly curb of Mango Avenue or be piped across Mango Avenue at the southeasterly corner of the Project site to drain into an existing detention basin on the east side of Mango Avenue. Final engineering calculations as part of the Project's subdivision map process will determine which outlet will be appropriate. After draining to a catchment basin, water will flow into an underground chamber system that will clean water through an infiltration treatment. Discharged storm water would be conveyed off site into the municipal storm drain system at the Mango Avenue/South Highland Avenue intersection at volumes that do not exceed the existing, pre-developed condition.

2.3.8 Infrastructure and Off-site Improvements

The Project would dedicate approximately 0.41 acre of right-of-way along the Project site streets. The Project would include installation of curb, gutter, sidewalk, landscaping, streetlights, and trees along the Project site frontage of Mango Avenue and South Highland Avenue. The Project also would interconnect to existing sewer, water, natural gas, and telecommunications utilities within the Mango

Avenue and South Highland Avenue right-of-way. In addition, the Project would reconfigure the electrical utilities adjacent to the site by relocating the existing distribution circuit underground along Mango Avenue and South Highland Avenue pursuant to City Municipal Code Section No. 30-550(G)(3) (Utilities).

To facilitate traffic operations in the project area, the Project includes the following roadway improvements which will be installed prior to the issuance of building permits:

Highland Village Center/Driveway 1 & Highland Avenue:

- Install additional signal equipment to accommodate site access to the south.
- Construct northbound shared left-turn/through/right-turn lane.
- Construct a westbound left-turn lane with storage space determined sufficient by the City.

Mango Avenue & Driveway 2/Walnut Grove Court:

- Install a stop control on the eastbound approach (Project driveway) and a shared left-turn/through/right-turn lane.

Highland Avenue: Highland Avenue shall be constructed as a Primary Highway with 104-foot right-of-way from the western Project boundary to Mango Avenue consistent with the City's standards.

Mango Avenue: Mango Avenue shall be constructed as a Collector Street with 68-foot right-of-way between Highland Avenue and the Project's southern boundary. On-site traffic signing and striping shall conform to applicable provisions of the California Manual on Uniform Traffic Control Devices (CA MUTCD). Sight distance at each project access point shall conform to applicable City of Fontana standards at the time of preparation of final grading, landscape, and street improvement plans.

2.3.9 General Plan Amendment

Adoption by the City of Fontana of the Aragon West District Walnut Village Specific Plan would amend the City's General Plan land use map changing the land use designation for the Project Site from "(C-C) Community Commercial, (R-PC) Residential Planned Community, SP #3, and Walnut Village Specific Plan, and Auto Center Overlay District" to (R-MF) Multi-Family Residential/Aragon West District Specific Plan.

2.3.10 Specific Plan Amendment

Adoption of the Project constitutes a zone change amendment for the Project site amending the existing "Specific Plan #3, Walnut Village Specific Plan to Aragon West District Walnut Village Specific Plan.

2.3.11 Zone Change Amendment

The project includes a zone change amendment, revising the boundary of the City's Auto Center Overlay District to exclude the project site.

2.4 METHODOLOGY

The environmental analysis in this IS/MND provides an environmental review of the Project pursuant to CEQA. The details of this proposed Project, off-site improvements, and associated actions have been characterized in this section and are also addressed in detail throughout Section 3.0 of this IS/MND. If the Project is approved, the proposed development would be allowed without further discretionary approval, so long as the development complies with the City's regulations and Project-specific mitigation measures (which will also be imposed as Conditions of Approval) and other Conditions of Approval.

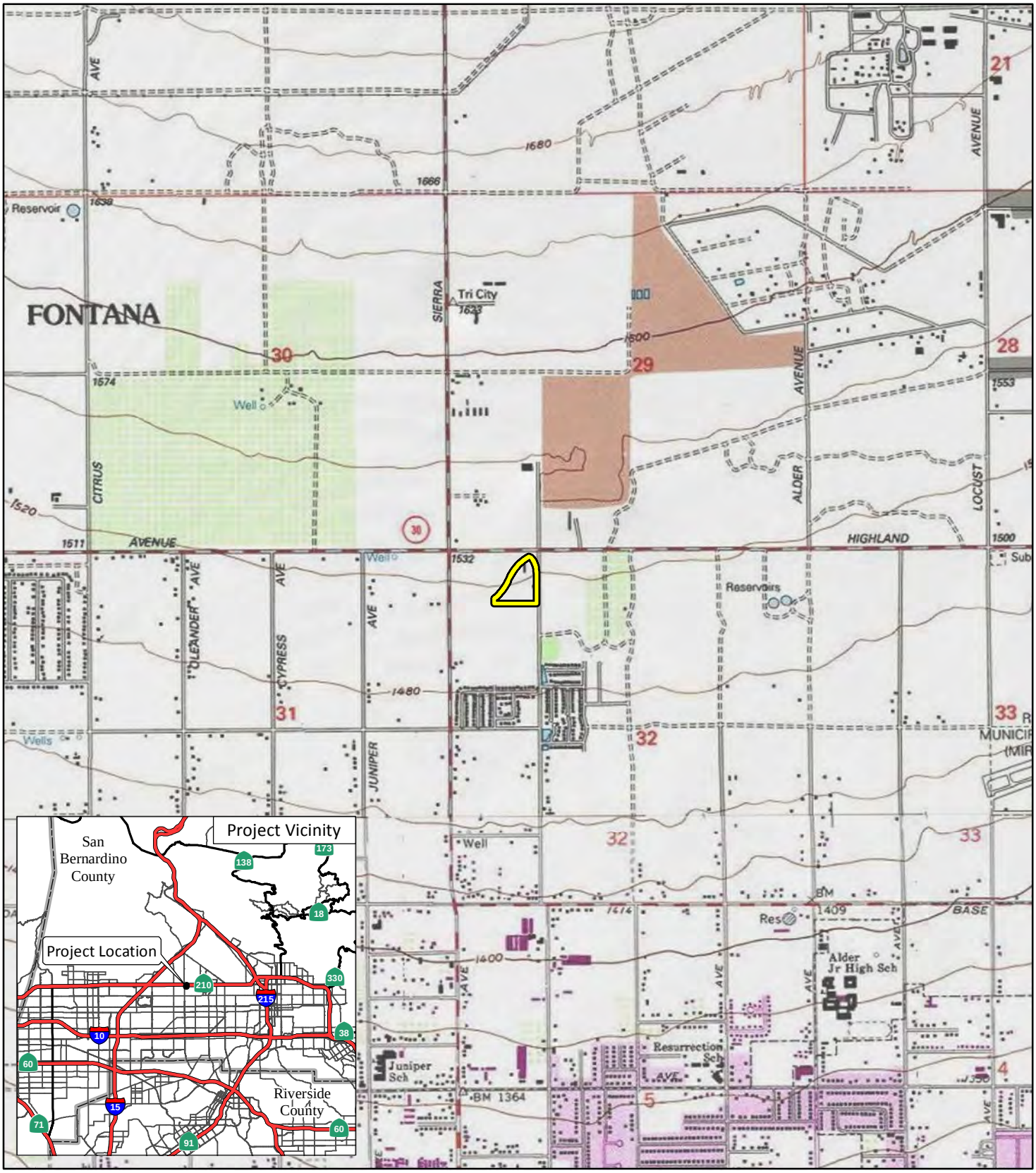
2.5 PROJECT APPROVALS

The City of Fontana is the Lead Agency as set forth in *CEQA Guidelines* Section 21067 and is expected to use this IS/MND in consideration of the proposed Project and associated actions. These actions may include, but are not limited to, the following:

- Master Case Number (MCN) 21-63;
- General Plan Amendment (GPA) 21-03;
- Zone Change Amendment (ZCA) 21-05;
- Design Review Project (DRP) 21-24;
- Tentative Tract Map (TTM) 21-02; and
- Grading Permit.

The Project may require approvals from other regulatory agencies and are listed as follows:

- State Water Resources Control Board: Applicant must submit a Notice of Intent to comply with the General Construction Activity National Pollutant Discharge Elimination (NPDES) Permit;
- Santa Ana Regional Water Quality Control Board: Applicant must submit a Storm Water Pollution Prevention Plan (SWPPP); and
- Utility Providers: Connection permits.



LSA

LEGEND

Project Location

FIGURE 1

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FEET

Aragon West District

Walnut Village Specific Plan

Project Location and Vicinity

SOURCE: USGS 7.5' Quad - *Devore* (1988) and *Fontana* (1980), CA

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Photo 1 – View along Mango Avenue facing south.

Photo 2 – View from the southwestern portion of the site along S Highland Avenue facing north.

Photo 3 – View from the northern portion of the site facing east.

Photo 4 – View from southeast corner of the site facing northeast.

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FIGURE 2

Aragon West District
Walnut Village Specific Plan

Site Photographs

LSA

FIGURE 3

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Aragon West District
Walnut Village Specific Plan

Site Development

SOURCE: Aragon West District Regulations, Frontier Communities, Oct 2021

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3.0 INITIAL STUDY CHECKLIST

1. **Project Title:**
   Aragon West District Walnut Village Specific Plan

2. **Lead Agency Name and Address:**
   City of Fontana
   Community Development Department, Planning Division
   8353 Sierra Avenue
   Fontana, California 92335

3. **Contact Person and Phone Number:**
   Alejandro Rico, Associate Planner
   (909) 350-6558
   ARico@fontana.org

4. **Project Location:**
   The Project is located in the western portion of the City of Fontana, in southwestern San Bernardino County, California. According to the U.S. Geological Survey (USGS) *Devore, California* and *Fontana, California* Quadrangle topographic map sheets (7.5-minute series), the site is located in Section 32, Township 1 North, Range 5 West, San Bernardino Baseline and Meridian (see Figure 1 in Appendix A and documents in Appendix B). Specifically, the center of the Project site is at latitude 34°13'42.95" N and longitude -117°43'26.18" W at an elevation of approximately 1,485 feet above mean sea level. The Site is on located Assessor Parcel Number (APN) 0240-121-22-0000 (see Figure 1).

5. **Project Sponsor's Name and Address:**
   Frontier Communities
   2151 E. Convention Center Way, Suite 200
   Ontario, California 91764

6. **General Plan Designation:**
   Existing: Community Commercial (C-C); Residential Planned Community (R-PC), SP #3, Walnut Village Specific Plan, and Auto Center Overlay District
   Proposed: Residential Planned-Community (R-PC)/Aragon West District Walnut Village Specific Plan

7. **Zoning:**
   Existing: SP #3, Walnut Village Specific Plan – Commercial (Corner) and Residential Walnut Grove 6.0 du/acre

   The project includes a zone change amendment, revising the boundary of the City's Auto Center Overlay District to exclude the project site.

Proposed: Aragon West District Walnut Village Specific Plan

8. **Description of Property:**
The Project site is approximately 6.5 acres of vacant land located south of South Highland Avenue and west of Mango Avenue.

9. **Surrounding Land Uses and Setting:**
The site is located in an urbanized area of the City with single-family residential units to the south and east. Interstate 210 (Foothill Freeway) is located to the north. The Highland Village Shopping Center is located to the north and northwest. The nearest sensitive receptors to the site are the single-family residences homes located adjacent (south and east) to the Project site.

10. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, has consultation begun?**
Yes. Please refer to Checklist Section 3.18.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code Section 21083.3.2.) Information may also be available from the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code Section 21082.3(c) contains provisions specific to confidentiality.

Chapter 905, Statutes of 2004 (i.e., Senate Bill 18) of the California Government Code requires a City to consult with California Native American tribes for the purpose of preserving specified places, features, and objects described in Sections 5097.9 and 5097.995 of the Public Resources Code that are located within the city or county's jurisdiction prior to the adoption or amendment of a General Plan. Senate Bill (SB) 18 requires the Lead Agency (i.e., City of Fontana) to refer to the California Native American tribes specified by the NAHC and to provide them with opportunities for consultation.

Chapter 532, Statutes of 2014 (i.e., Assembly Bill 52), requires Lead Agencies evaluate a project's potential to affect "tribal cultural resources." Such resources include "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe that are eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources." Assembly Bill (AB) 52 also gives Lead Agencies the discretion to determine, supported by substantial evidence, whether a resource qualifies as a "tribal cultural resource."

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a potentially significant impact as indicated by the checklist on the following pages.

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

DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of the initial evaluation:

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

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

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

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

☐ I find that the amended project has previously been analyzed as part of an earlier CEQA document. Minor additions and/or clarifications are needed to make the previous documentation adequate to cover the project which are documented in this ADDENDUM to the earlier CEQA document (CEQA § 15164.)

Signature: Rina Leung for Date: 1/6/2022

Paul Gonzales, Senior Planner

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an Environmental Impact Report (EIR) is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
    a. Earlier Analysis Used. Identify and state where they are available for review.
    b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
    c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
    a. The significance criteria or threshold, if any, used to evaluate each question; and
    b. The mitigation measure identified, if any, to reduce the impact to less than significance.

3.1 AESTHETICS

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

Issues:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a State scenic highway?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the Project is in an urbanized area, would it 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?	☐	☐	☒	☐

Threshold A: Would the Project have a substantial adverse effect on a scenic vista?

Less than Significant Impact

Discussion of Effects: The City General Plan indicates Fontana includes a number of scenic resources that are viewable scenic vistas, including the La Sierra Hills, the Jurupa Hills, the Pedley Hills, and the San Gabriel and San Bernardino Mountains.

Scenic vistas are generally not available in the Project area due to the urbanized and built-out nature of the area, and due to adjacent properties obstructing clear views of the San Gabriel and San Bernardino Mountains to the northwest and northeast of the site.

Views of scenic vistas, such as the San Gabriel and San Bernardino Mountains, are from Mango Avenue and South Highland Avenue and the Project site are already obstructed by the existing development, such as commercial structures to northwest, elevated Interstate 210 directly to north, housing units to east and south, along with mature landscaping, and transportation and utility infrastructure. Additionally, the sound wall along the South Highland Avenue in the vicinity of the existing commercial center hinders the remaining view, leaving only peaks of the mountains to the north that would be visible from the site. These remaining views are distant and visible from various roadways and sites, so implementation of the Project at the planned site will not have a substantial effect on existing views. As a result, the Project would not obstruct views of a scenic vista due to it being in a typical urbanized area. The Project would have a **less than significant impact** on scenic vistas and mitigation is not required.

Threshold B: Would the Project substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a State scenic highway?

No Impact

Discussion of Effects: The California Department of Transportation (Caltrans) Scenic Highway Program does not identify any State-designated scenic highways near the Project site.[3] The nearest Scenic Highway is a portion of State Route 210 in La Cañada Flintridge, approximately 25 miles northwest of the Project site, and State Route 2 (near Wrightwood), approximately 26 miles north of the Project site.[4] Because there are no scenic highways or roadways near the Project site, the Project would not affect scenic resources within a State scenic highway. **No impact** would occur and no mitigation is required.

Threshold C: In non-urbanized areas, 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 publicly accessible vantage point). If the Project is in an urbanized area, would it conflict with applicable zoning and other regulations governing scenic quality?

Less than Significant Impact

Discussion of Effects: As of July 1, 2019, the United States Census Bureau estimated the City's population to be 214,547 persons and the City's land area to be approximately 42.43 square miles.[5] The Project is located in an area with at least 1,000 persons per square mile and therefore meets the definition of *Urbanized Area* under Section 15387 of the *CEQA Guidelines*.

In its existing condition, the Project property consists of a vacant lot. Undeveloped portions of the site contain a variety of weedy vegetation. The site is subject to seasonal weed abatement activities. During construction, the presence of construction vehicles and equipment could temporarily degrade the visual quality of the Project site by removal of vegetation, heavy equipment use, and storage, excavation, and the presence of other visible general construction activity. The presence of construction equipment and vehicles would be temporary and would cease once construction is complete, and they would not interfere with views or visual character of the surrounding area. Due to the temporary nature of construction activities, impacts to visual character of the site and its surroundings would be **less than significant** during construction.

According to the Aragon West District Regulations (Walnut Village Specific Plan), the development must conform to the Design Criteria in the architectural and design components of Specific Plan. This will ensure that the development is both aesthetically pleasing and cohesive with the surrounding structures. The Project aims to achieve this through incorporating a variety of landscape elements and structural design. For instance, the Primary Community Entry to the Project site will provide signage with a soft wash of light across it. Entrances to and exits from the community would be marked with appropriate directional signage. Specimen trees will be lit up with light fixtures into the canopy.

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3 City of Fontana. *Fontana Forward General Plan Update 2015–2035 Draft Environmental Impact Report. State Clearinghouse # 2016021099*. Page 5.1-8. City of Fontana. Adopted November 13, 2018.

4 California State Scenic Highway System Map. 2018. https://www.arcgis.com/apps/webappviewer/index.html?id=2e921695c43643b1aaf7000dfcc19983 (accessed July 28, 2021).

5 United States Census Bureau. *QuickFacts, Fontana City, California.* https://www.census.gov/quickfacts/fact/table/fontanacitycalifornia,US/PST045219 (accessed July 2, 2020).

Common area open space will be covered with canopy trees and include picnic areas and benches under the shade. Vegetation throughout the site will be compatible with water conservation and maintenance requirements. Hydrozoning, a phenomenon requiring grouping of similar vegetation, will be applied to address water conservation needs. Streets and walkways will facilitate interaction among residents and access to the commercial center located north of the Project site for routine errands. These paths will also provide full connectivity to bicyclists and pedestrians throughout Project to enhance their social experience.[6] Additionally, the Project will consist of underground installation and expansion of utilities such as sewer, water, electrical, gas, and telecommunications within the Mango Avenue and South Highland Avenue interconnection to the Project site. As a result, integration of these features will ensure the Project site does not conflict with the scenic quality of the area.

The proposed Project would be designed and constructed in conformance with the requirements of the City to ensure a high-quality development compatible with the surrounding community in accordance with the General Plan land use designation and zoning district. Therefore, the Project would not conflict with applicable zoning and other regulations governing scenic quality. Impacts would be **less than significant** and mitigation is not required.

Threshold D: Would the Project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?

Less than Significant Impact

Discussion of Effects: Currently, there are no sources of light and glare on the Project site. The existing residential structures and commercial facility surrounding the site have proper measures in place to prevent significant light or glare. Sources of light and glare in the Project area include street lighting and vehicle lighting on adjacent roadways. The Project is located south of South Highland Avenue and West of Mango Avenue with Interstate 210 to the north, which are heavily lit and well-traveled by vehicles. There are also residential light sources adjacent to the south and east of the Project site, and light from commercial sources that are visible from the Project site. Light-sensitive uses near the Project site include residential uses to the south and east.

Development of the Project site would introduce new sources of light into the Project area. Light poles would be installed throughout the open space area and along on-site pedestrian pathways. Both public and private lighting will conform to City's requirements for street lighting and the Aragon West District Regulations. For instance, public streetlights along the South Highland Avenue and Mango Avenue and common area open space will be LED bollard lights to illuminate the areas. Private street lighting fixtures will be paired with sensors for automatic nighttime lighting, include shielding devices to maintain the dark sky friendly effect, and direct or reflect light downward. All of these measures will be compatible with the standards in the Specific Plan.

Moreover, any street lighting associated with the proposed Project would be consistent with City standards. All lighting on the Project site would comply with Section Nos. 30-544 (Light and Glare) and 30-550(F) (Lighting) of the City Municipal Code, which require light shielding, functional and aesthetic design, and compatibility with surrounding uses. The purpose of these lighting standards is to minimize light pollution, glare, and spillover, conserve energy resources, and curtail the degradation

[6] City of Fontana. *Mango Avenue and South Highland Avenue Specific Plan Amendment. Draft. June 2021.* Page 4.3.

of the nighttime visual environment. Additionally, the City's Design Review process includes consideration of material composition and colors to reduce potential for substantial glare from the proposed development. Therefore, through compliance with Section Nos. 30-544 and 30-550(F) of the City Municipal Code, Project impacts from light and glare would be **less than significant.** Mitigation is not required.

3.2 AGRICULTURE AND FORESTRY RESOURCES

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

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

Threshold A: Would the Project convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact

Discussion of Effects: The Project site has been previously graded and developed. In addition, the Farmland Mapping and Monitoring Program (FMMP)[7] designates the project site as "Urban and Built-

[7] California Department of Conservation. California Important Farmland Finder. https://maps.conservation.ca.gov/DLRP/CIFF/ (accessed April 7, 2020).

Up Land." Neither the site nor adjacent properties are designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, **no impact** to farmland would occur and no mitigation is required.

Threshold B: Would the Project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact

Discussion of Effects: The City does not maintain any agricultural zones. No Williamson Act contracts are in effect in the City.[8] Therefore, there would be **no impact** in this regard and no mitigation is required.

Threshold C: Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

No Impact

Discussion of Effects: Neither the Project site nor adjacent lands are zoned for forest land or Timberland Production. Therefore, there is no potential for the Project to conflict with existing zoning for forest land or land zoned for Timberland Production. **No impact** would occur and no mitigation is required.

Threshold D: Would the Project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact

Discussion of Effects: The Project site and adjacent land are not occupied by forest resources. Implementation of the proposed Project would not result in the loss or conversion of forest land to non-forest land. **No impact** would occur to forest land and no mitigation is required.

Threshold 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?

No Impact

Discussion of Effects: No farmland or forest land occur on site or on adjacent land. Therefore, implementation of the proposed Project would not involve other changes in the existing environment that could result in the conversion of farmland to non-agricultural use, or conversion of forest land to non-forest use. **No impact** would occur and no mitigation is required.

[8] California Department of Conservation. San Bernardino County Williamson Act FY 2015/2016, Sheet 2 of 2. 2016.

3.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the Project:

Issues:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☒	☐

The following analysis is based in part on *Air Quality and Greenhouse Gas Emissions Report*, LSA Associates, Inc., August 19, 2021, and is included in full as Appendix B.

Threshold A: Would the Project conflict with or obstruct implementation of the applicable air quality plan?

Less than Significant Impact

Discussion of Effects: The current regional air quality plan is the Final 2016 Air Quality Management Plan (AQMP) adopted by the South Coast Air Quality Management District (SCAQMD) on March 10, 2017.[9] The 2016 AQMP incorporates current scientific, technological, and planning assumptions including the Southern California Association of Governments (SCAG) 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), and updated air pollution emission inventory methodologies for various air pollution source categories. The 2016 AQMP addresses new and changing federal requirements, implements new technology measures to reduce air pollution, and continues the SCAQMD legacy of developing economically sound and flexible regulatory compliance approaches for the South Coast Air Basin (Basin).

The Basin is currently a federal and State nonattainment area for particulate matter less than 10 microns in size (PM_{10}), particulate matter less than 2.5 microns in size ($PM_{2.5}$), and ozone (O_3). The 2016 AQMP proposes attainment demonstration of the federal $PM_{2.5}$ standards through a more focused control of sulfur oxides (SOx), directly-emitted $PM_{2.5}$, nitrogen oxides (NOx), and volatile organic compounds (VOCs).

[9] South Coast Air Quality Management District. *Final 2016 Air Quality Management Plan*. March 2016.

The AQMP uses the assumptions and projections of local planning agencies to determine control strategies for regional compliance status. Since the AQMP is based on the local General Plan, projects that are deemed consistent with the General Plan are found to be consistent with the AQMP. However, the proposed Project would include a General Plan Amendment for land use designation from (C-C) Commercial General to Residential Multi-Family (R-MF)/Aragon West District Walnut Village Specific Plan. The City's General Plan and the AQMP assumed the current commercial designation in its air quality emission estimates.

Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD *CEQA Air Quality Handbook*,[10] consistency for project development proposals that differ from the land use designation assumed within the 2016 AQMP is affirmed when a project: (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation; and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

1. The Project would result in short-term construction and long-term pollutant emissions that are below the CEQA significance emissions thresholds established in the SCAQMD's *CEQA Air Quality Handbook*, as demonstrated in Section 3.3 (Threshold B), below. Therefore, the Project would not result in an increase in the frequency or severity of any air quality standards violation and would not cause a new air quality standard violation.
2. The *CEQA Air Quality Handbook* indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan elements, Specific Plans, and significant projects.

   As detailed in the project-specific Trip Generation Memorandum (Appendix J), the proposed Project would generate 784 passenger-car-equivalent vehicle trips per day. However, development of the site under the existing land use designation of (C-G) Commercial General) would generate more vehicle trips per day (refer to Appendix J). The traffic analysis shows the proposed project meets the low Vehicle Miles Traveled (VMT) criteria due to generating VMT per service population 21.4 percent below the baseline County of San Bernardino. Therefore, development of the Project under proposed Residential Multi-Family (R-MF)/ Aragon West District Walnut Village Specific Plan land use designation would result in a substantially less intense use of the site when compared to the (C-C) Community Commercial land use designation assumed within the 2016 AQMP.

   The City maintains a performance standard of 5 acres for every 1,000 residents. Based on the per unit occupancy and number of residential units, the addition of housing units will lead to approximately 430 persons residing at the property. This figure is consistent with future growth projections made by the City, so development of the Project would not necessarily generate a population increase as some of the residents may already reside in the area. It will be accounted for in the City's existing/future population estimates defined by SCAG. Therefore, development of the Project under the proposed Aragon West District Walnut Specific Plan land use designation (would result in incrementally fewer people at the site

[10] South Coast Air Quality Management District. *CEQA Air Quality Handbook.* Chapter 12. 1993.

(approximately 430 persons) when compared to the (C-G) Commercial General land use designation assumed within the 2016 AQMP.

Based on the consistency analysis presented above, development of the proposed Project is not expected to exceed the growth projections anticipated in the 2016 AQMP. Furthermore, the Project does not qualify as a project of Statewide, Regional, or Areawide Significance pursuant to the criteria listed in Section 15206(b) of the California Code of Regulations.[11] Therefore, the proposed Project is consistent with the SCAQMD Final 2016 AQMP. Impacts would be **less than significant.** Mitigation is not required.

Threshold 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?

Less than Significant Impact

Discussion of Effects: The SCAQMD's *CEQA Air Quality Handbook* establishes suggested significance thresholds based on the volume of pollution emitted. According to the *Handbook*, any project in the South Coast Air Basin with daily emissions that exceed any of the following thresholds generally is considered as having individually and cumulatively significant air quality impacts:

- 55 lbs. per day of VOC (75 lbs./day during construction);
- 55 lbs. per day of NOx (100 lbs./day during construction);
- 550 lbs. per day of CO (carbon monoxide) (550 lbs./day during construction);
- 150 lbs. per day of PM_{10} (150 lbs./day during construction)
- 55 lbs. per day of $PM_{2.5}$ (55 lbs./day during construction); and
- 150 lbs. per day of SOx (150 lbs./day during construction).

The Project would generate short-term and long-term emissions of air pollutants, respectively, during construction and operation of the proposed residential community. These emissions are summarized below based on the California Emissions Estimator Model, Version 2020.4.0 (CalEEMod) runs prepared for the Project-specific Air Quality, Greenhouse Gas, and Energy Impact Analysis (Appendix B).

***Short-term Emissions*:** Short-term emissions would result from construction-related activities such as excavation and grading, machinery and equipment emissions, and vehicle emissions from construction employees,[12] etc. Emissions during grading, and construction activities would vary as construction activity levels change. Air pollutant emission sources during Project construction would include:

- Exhaust gas and particulate emissions generated by construction equipment engines;
- Fugitive dust from soil disturbance during site preparation, grading, and excavation activities; and

11 California Code of Regulations Title 14, Division 6, Chapter 3, Article 13, §15206(b). *Projects of Statewide, Regional, or Areawide Significance.*

12 This analysis assumes an average construction worker trip length of 14.7 miles one-way per default values in CalEEMod.

- VOCs that evaporate during site paving and architectural coating (e.g., painting of new structures).

The construction analysis includes estimating the construction equipment that would be used during each construction phase, the hours of use for that construction equipment, the quantities of earth and debris to be moved, and on-road vehicle trips (worker, soil hauling, and vendor trips).

The duration of construction activity and associated construction equipment was based on the CalEEMod Version 2020.4.0 defaults for phasing. Construction is expected to start in May 2022 and conclude up to eight months later. Default construction phase durations from CalEEMod were used for all phases except the building construction and architectural coating phases, which were adjusted according to Project plans. Table 3.3.A identifies the maximum daily emissions associated with construction activities and indicates no criteria pollutant emission thresholds would be exceeded from construction of the proposed Project.

Table 3.3.A: Short-Term Regional Construction Emissions

Construction Phase	Total Regional Pollutant Emissions, lbs/day							
	VOC	NOx	CO	SOx	Fugitive PM_{10}	Exhaust PM_{10}	Fugitive $PM_{2.5}$	Exhaust $PM_{2.5}$
Site Preparation	1	34	24	<1	9	1	5	1
Grading	1	26	20	<1	3	1	2	1
Building Construction	2	24	22	<1	1	1	0	1
Paving	1	20	18	<1	0	1	<1	1
Architectural Coating	34	1	2	<1	0	<1	<1	<1
Peak Daily	**34**	**34**	**24**	**<1**	**10**		**6**	
SCAQMD Threshold	**75**	**100**	**550**	**150**	**150**		**55**	
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**		**No**	

Source: Table I Air Quality Memo
Note: PM_{10} and $PM_{2.5}$ fugitive emissions are from the Mitigated results; the only "mitigation" measures applied in this modeling are required dust control measures per SCAQMD Rule 403.

CO = carbon monoxide
lbs/day = pounds per day
NOx = nitrogen oxides
PM_{10} = particulate matter less than 10 microns in size
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
SCAQMD = South Coast Air Quality Management District
SOx = sulfur oxides
VOC = volatile organic compounds

The construction calculations prepared for the Project assume that dust control measures would be employed to reduce emissions of fugitive dust during site grading. Adherence to Rule 403, including the implementation of Best Available Control Measures (BACMs), is a standard requirement for any construction activity occurring within the Basin. Among the requirements under this rule, fugitive dust must be controlled so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. These measures may include, but are not limited to:

- Water active sites at least twice daily (locations where grading is to occur would be thoroughly watered prior to earthmoving).
- Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 2 feet (0.6 meter) of freeboard (vertical space between the top of the load and the top of the trailer) in accordance with the requirements of California Vehicle Code Section 23114.

- Reduce traffic speeds on all unpaved roads to 15 miles per hour or less.

SCAQMD published its *Final Localized Significance Threshold Methodology* in June 2003 and updated it in July 2008,[13] recommending that all air quality analyses include an assessment of both construction and operational impacts on the air quality of nearby sensitive receptors. Localized significance thresholds (LSTs) represent the maximum emissions from a project site of up to 5 acres that are not expected to result in an exceedance of the National Ambient Air Quality Standards (NAAQS) or California Ambient Air Quality Standards (CAAQS) for CO, NO_2, PM_{10}, and $PM_{2.5}$. LSTs are based on the ambient concentrations of that pollutant within the project Source Receptor Area (SRA) and the distance to the nearest sensitive receptor. For this Project, the appropriate SRA is the Central San Bernardino Valley area (SRA 34). Sensitive receptors include residences, schools, hospitals, and similar uses that are sensitive to adverse air quality. The nearest sensitive receptors are identified as the single-family residences located along Prospect Avenue adjacent to the project's southern boundary. The residences backyard walls are located approximately 5 feet from the project site. Additional single-family homes are located to the east along Pacific Avenue across Mango Avenue approximately 75 feet from the eastern edge of the project site, and commercial retail shopping is located approximately 100 feet northeast from project site.

Long-term Emissions: The occupation of proposed residential uses would result in an incremental increase in the generation of regional air pollution during operation of the proposed townhomes. Long-term air pollutant emission impacts are those associated with area sources, stationary sources, and mobile sources involving any project-related changes. Area sources include architectural coatings, consumer products, hearths, and landscaping. Stationary sources include natural gas and electricity consumption for heating and lighting. Mobile sources consist of vehicle trips associated with a project.

The proposed Project would result in net increases in area-, stationary-, and mobile-source emissions. The area- and stationary-source emissions would come from many sources, including the use of consumer products, landscape equipment, general energy, and solid waste. Calculation of emissions from these sources is based primarily on CalEEMod defaults and assumes compliance with Title 24/2019 California Building Code (CBC). Long-term operational emissions associated with the Project were calculated using the CalEEMod (Version 2020.4.0) and are summarized in Table 3.3.B.

As shown in Table 3.3.B, operation of the proposed housing community would not exceed the SCAQMD daily emission thresholds for any criteria pollutant.

By design, the localized impact analysis only includes on-site sources; however, the CalEEMod outputs do not separate on-site and off-site emissions for mobile sources. For a worst-case scenario assessment, the emissions detailed in Table 3.3.D (see Threshold C) assume all area source emissions would occur on site, all of the energy source emissions would occur off site at the utility power stations, and 5 percent of the Project-related new mobile sources, which is an estimate of the amount

[13] South Coast Air Quality Management District. *Final Localized Significance Thresholds Methodology*. June 2003, Revised July 2008.

of Project-related on-site vehicle travel, would occur on site. Considering the total trip length included in CalEEMod, the 5 percent assumption is conservative.[14]

Table 3.3.B: Project Operation Emissions (Pounds per Day)

Source	Pollutant Emissions, lbs/day					
	ROG	NOx	CO	SOx	PM_{10}	$PM_{2.5}$
Area Source Emissions	3	2	9	<1	0	0
Energy Source Emissions	<1	1	0	<1	<1	<1
Mobile Source Emissions	3	3	27	<1	6	2
Total Project Emissions	**5**	**5**	**37**	**<1**	**7**	**2**
SCAQMD Significance Threshold	**55**	**55**	**550**	**150**	**55**	**150**
Emissions Exceed Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Source: Table K. *Air Quality Memo.*

CO = carbon monoxide
lbs/day = pounds per day
NOx = nitrogen oxides
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
PM_{10} = particulate matter less than 10 microns in size
SCAQMD = South Coast Air Quality Management District
SOx = sulfur oxides
ROG = reactive organic gases

Vehicular trips associated with the proposed Project would contribute to congestion at intersections and along roadway segments in the Project vicinity. Localized air quality impacts could occur when emissions from vehicular traffic increase as a result of the proposed Project. The primary mobile-source pollutant of local concern is CO, a direct function of vehicle idling time and, thus, of traffic flow conditions. CO transport is extremely limited; under normal meteorological conditions, it disperses rapidly with distance from the source. However, under certain extreme meteorological conditions, CO concentrations near a congested roadway or intersection may reach unhealthful levels, affecting local sensitive receptors (e.g., residents, schoolchildren, the elderly, and hospital patients). Typically, high CO concentrations are associated with roadways or intersections operating with extremely high traffic volumes at unacceptable levels of service.

The significance of localized Project impacts under CEQA depends on whether ambient CO levels in the vicinity of the Project are above or below State and federal CO standards. Because ambient CO levels are below the standards throughout the Basin, the Project would be considered to have a significant CO impact if its emissions result in an exceedance of one or more of the 1-hour or 8-hour standards. The following are applicable local emission concentration standards for CO:

- California State 1-hour CO standard of 20 ppm; and
- California State 8-hour CO standard of 9 ppm.

The highest CO concentrations would normally occur during peak traffic hours, so CO measured under peak traffic conditions represents the worst-case scenario. As described in the Project-specific Traffic Study (Appendix J), the Project is anticipated to generate approximately 49 a.m. peak hour trips and

[14] Average round-trip lengths assumed in CalEEMod are 16.6 miles for commercial-work, 8.4 miles for commercial-customer, and 6.98 miles for other types of trips. Since the average on-site distance driven is unlikely to exceed even 1,000 feet (approximately 2 percent of the lowest of the CalEEMod trip lengths), the 5 percent assumption is conservative.

60 p.m. peak hour trips. With mitigation, the Project's contribution to the surrounding transportation network would be less than significant. Given the low level of CO concentrations in the Project area and the mitigated traffic impacts, Project-related traffic is not expected to contribute CO emissions to the extent CO concentrations would exceed the State or federal CO standards.

The cumulative impacts analysis is based on projections in the regional AQMP. As detailed in Section 3.3 (Threshold A), the proposed Project is consistent with growth projections of the General Plan and would not conflict with or obstruct implementation of the regional AQMP.

Due to the nonattainment status of the Basin, the primary air pollutants of concern would be NOx and reactive organic gases (ROGs), which are ozone precursors, and PM_{10} and $PM_{2.5}$. As detailed in Table 3.3.C, long-term emissions were calculated for NOx, ROG, CO, SOx, PM_{10}, and $PM_{2.5}$ expected to be generated through operation of the proposed Project, and Project-related emissions would not exceed the established SCAQMD daily emission thresholds for any criteria pollutants.

No single project is sufficient in size, by itself, to result in nonattainment of ambient air quality standards. Instead, a project's individual emissions would contribute to existing cumulatively significant impacts to air quality. The SCAQMD developed the operational thresholds of significance based on the level above which a project's individual emissions would result in a cumulatively considerable contribution to the Basin's existing air quality conditions. Therefore, a project that exceeds the SCAQMD operational thresholds would also have a cumulatively considerable contribution to a significant air quality impact. Since the proposed Project would not exceed any air quality emissions thresholds for both construction and operations, the Project would not result in a cumulatively considerable contribution to significant air quality impacts. Short-term and long-term cumulative air quality impacts would be **less than significant.** Mitigation is not required.

Threshold C: Would the Project expose sensitive receptors to substantial pollutant concentrations?

Less than Significant Impact

Discussion of Effects: The SCAQMD recommends the evaluation of localized CO, NOx, PM_{10}, and $PM_{2.5}$ construction- and operation-related impacts to sensitive receptors[15] in the immediate vicinity of the Project site. Sensitive receptors include residences, schools, hospitals, and similar uses that are sensitive to air quality. The nearest sensitive receptors are identified as the single-family residences located along Prospect Avenue adjacent to the project's southern boundary. The residences backyard walls are located approximately five feet from the project site. Additional single-family homes are located to the east along Pacific Avenue across Mango Avenue approximately 75 feet from the eastern edge of the project site, and commercial retail shopping is located approximately 100 feet northeast from project site. Table 3.3.C indicates the on-site construction emissions would not exceed the LSTs for the nearby residences. Therefore, the construction of the Project would not result in a locally significant air quality impact.

15 According to the SCAQMD's *Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning* (May 6, 2005), sensitive receptors (individuals) are those segments of a population such as children, athletes, elderly, and sick that are more susceptible to the effects of air pollution than the population at large. Land uses where sensitive receptors are most likely to spend time include schools and schoolyards, parks and playgrounds, daycare centers, nursing homes, hospitals, and residential communities (Pp. G-6).

Table 3.3.C: Construction Localized Impact Analysis

On-site Emissions Sources	Pollutant Emissions (lbs/day)			
	NOx	CO	PM_{10}	$PM_{2.5}$
Construction Equipment	34	23	3	2
LST	**144**	**820**	**6**	**4**
Emissions Exceed Threshold?	**No**	**No**	**No**	**No**

Source: Table J. *Air Quality Memo*

Note: SRA 34 is Central San Bernardino Valley, 1.5 acres, receptors at 82 feet.
SRA = Source Receptor Area

CO = carbon monoxide
lbs/day = pounds per day
LST = local significance threshold
NOx = nitrogen oxides
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
PM_{10} = particulate matter less than 10 microns in size

Table 3.3.D indicates the localized operational emissions would not exceed the LSTs on site and at nearby residences. Therefore, the proposed operational activity would not result in a locally significant air quality impact.

Table 3.3.D: SCAQMD Localized Significance Thresholds

Emissions Sources Category	Pollutant Emissions (lbs/day)			
	NOx	CO	PM_{10}	$PM_{2.5}$
Construction (1.5 acres, 82 feet distance)	144	820	6	4
Operations (5 acres, 82 feet distance)	**270**	**1,746**	**4**	**2**

Source*: Table F Air Quality Memo.*
Note: Source Receptor Area: Central San Bernardino Valley.

CO = carbon monoxide
lbs/day = pounds per day
LST = localized significance threshold
NOx = nitrogen oxides
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
PM_{10} = particulate matter less than 10 microns in size

Tables 3.3.C and 3.3.D identify the on-site construction and operational emissions of CO, NOx, PM_{10}, and $PM_{2.5}$, respectively, and demonstrate that all concentrations of pollutants would be below the SCAQMD thresholds of significance for construction and operation of the Project. Therefore, both short-term (i.e., construction) and long-term (i.e., operational) LST air quality impacts would be **less than significant**. No mitigation is required.

Threshold D: Would the Project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less than Significant Impact

Discussion of Effects: Project construction would generate limited odors over the short term, mainly from fumes emanating from gasoline- and diesel-powered construction equipment and architectural coating, asphalt laying, and paving activities. These odors would be temporary and are expected to be isolated to the immediate vicinity of the construction site.

SCAQMD Rule 402 regarding nuisances states: "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a

natural tendency to cause, injury or damage to business or property." Additionally, Title 13, Section 2449(d)(D) of the California Code of Regulations requires operators of off-road vehicles (i.e., self-propelled diesel-fueled vehicles 25 horsepower and up that were not designed to be driven on road) to limit vehicle idling to five minutes or less.

SCAQMD Rule 402 and Title 13, Section 2449(d)(D) of the California Code of Regulations require the Project Applicant to implement standard control measures to limit fugitive dust and construction equipment emissions. These temporary emissions are expected to be isolated to the immediate vicinity of the construction site. Therefore, operation of fueled equipment during construction would not adversely affect a substantial number of people.

The painting of buildings and structures or the installation of asphalt surfaces may also create odors. SCAQMD Rule 1113 outlines standards for paint applications, while Rule 1108 identifies standards regarding the application of asphalt. Adherence to the standards identified in these SCAQMD rules is required for all construction projects in the City to reduce emissions and objectionable odors impacts.

Land uses generally associated with long-term objectionable odors include agricultural uses, wastewater treatment plants, food-processing plants, chemical plants, composting operations, refineries, landfills, dairies, and fiberglass molding facilities. The Project is a proposed residential development that does not include uses that would generate long-term objectionable odors.

During Project operation, temporary storage of typical solid waste (refuse) associated with occupation of the site could generate potential odors. Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City's solid waste regulations.

Compliance with mandated regulatory policies designed to reduce emissions from construction equipment and in conjunction with removal of solid waste (refuse) at regular intervals, would ensure the Project would not involve short-term or long-term emissions or sources of odors that could affect a substantial number of people. Impacts would be **less than significant**. Mitigation is not required.

3.4 BIOLOGICAL RESOURCES

Would the Project:

Issues:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 the 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?	☐	☐	☐	☒

The following analysis is based in part on *Biological Resources Technical Memorandum for the Proposed Mango and South Highland Townhomes Project in the City of Fontana,* LSA Associates, Inc., July 14, 2021, and is included in full as Appendix C.

Threshold 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 the U.S. Fish and Wildlife Service?

Less than Significant Impact with Mitigation Incorporated

Discussion of Effects: The Project site located approximately 740 feet east of the intersection of Sierra Avenue and South Highland Avenue, in the City of Fontana, as shown in the *Devore, California* and *Fontana, California* 7.5-minute USGS topographic quadrangle maps. The site is currently vacant and surrounded by South Highland Avenue and commercial businesses to the north, South Highland Avenue to the west, Mango Avenue and single-family residences to the east, single-family residences to the south, and a vacant lot to the southwest. The site has historically been disked for weed abatement and is vegetated with non-native grass and scattered shrubs (see Figure 2, Site Photographs). As such, the site is highly disturbed and contains no native habitat or connections to natural lands.

The Biological Resources Assessment prepared for the Project included a literature review and field survey to determine the existence or potential occurrence of threatened, endangered, or candidate plant or animal species and critical habitats on or in the vicinity of the site (Appendix C). The results of the literature search indicate the Project site is not within designated critical habitat of any species although there is a low potential for burrowing owl to occur. Table 3.4.A provides a list of special-status plant and animal species known to occur or that potentially occur in the vicinity of the Project site, and also include each species' probability of occurrence within the proposed construction footprint.

To determine the potential for threatened, endangered, or candidate plant and animal species to occur on the Project site, a general biological survey of the project site was conducted by a qualified biologist, on June 22, 2021. Conditions on the Project site indicate that no special-status plant or animal species were observed during the site survey and suitable habitat for such species is absent from the proposed Project site, with the exception of suitable habitat present for burrowing owl. Although burrowing owl has a low potential to occur on the Project site and was not observed on site, it may be adversely affected if present.

The results of the field survey indicate the Project site is strictly upland in nature consisting of disturbed and barren ground, with patches of mixed herbaceous invasive species. Ongoing soil disturbance and the resulting competitive exclusion by invasive non-native plants limit the potential for native flora to occur or to host special-status animal species on the Project site.[16] Therefore, as detailed in Table 3.4.A, none of the species with potential to occur on the Project site are expected to occur based on lack of suitable habitat.

Table 3.4.A: CNDDB/CNPS Special-Status Species Identified as Potentially Occurring or Known to Occur in the Project Vicinity

Species	Status	Habitat and Distribution	Species Occurrence Probability
Plants			
Ambrosia monogyra	US: – CA: –	Sandy soils in washes and ravines in chaparral and desert scrub below 500 meters (1,640	**Not Expected to Occur.** There are no known occurrences in the

16 *Ibid.* Page 3.

Table 3.4.A: CNDDB/CNPS Special-Status Species Identified as Potentially Occurring or Known to Occur in the Project Vicinity

Species	Status	Habitat and Distribution	Species Occurrence Probability
Singlewhorl burrobush	CNPS: 2B.2	feet) elevation. In California, known from Riverside, San Bernardino, and San Diego Counties. Also occurs in Arizona, New Mexico, Texas, and Mexico.	vicinity of the Project site and suitable habitat is absent from the Project site.
Arenaria paludicola **Marsh sandwort**	US: FE CA: CE CNPS: 1B.1	Boggy areas in freshwater marshes and swamps below 170 meters (560 feet) elevation (formerly higher). Known to presently occur only in San Luis Obispo County (at Oso Flaco Lake and Morro Bay). Believed extirpated from Los Angeles, San Francisco, Santa Cruz, Riverside, and San Bernardino Counties, and from the State of Washington. The last known record of this species in Riverside, San Bernardino, or Los Angeles Counties is from 1900.	**Not Expected to Occur.** There are no known occurrences in the vicinity of the Project site and suitable habitat is absent from the Project site.
Calochortus plummerae **Plummer's mariposa-lily**	US: – CA: – CNPS: 4.2	Rocky sites of granitic or alluvial material in grassland, coastal scrub, chaparral, cismontane woodland, and lower montane coniferous forest, at 100 to 1,700 meters (300 to 5,600 feet) elevation. Known from Riverside, San Bernardino, Orange, Los Angeles, and Ventura Counties, California.	**Not Expected to Occur.** Site is highly disturbed and suitable habitat is absent. No known occurrences in the vicinity of the Project site.
Chloropyron maritimum spp. *maritimum* **Salt marsh bird's-beak**	US: FE CA: CE CNPS: 1B.2	Coastal dunes and salt marshes. In California, known from Los Angeles, Orange, Santa Barbara, San Bernardino, San Diego, San Luis Obispo, and Ventura Counties. Historical collections referred to this taxon from alkaline meadow in vicinity of San Bernardino Valley and from interior San Diego County are intermediate to *C. maritimus* ssp. *canescens*. Also occurs in Mexico.	**Not Expected to Occur.** There are no known occurrences in the vicinity of the Project site and suitable habitat is absent on the Project site.
Chorizanthe parryi var. *parryi* **Parry's spineflower**	US: – CA: – CNPS: 1B.1	Sandy or rocky soils in chaparral, coastal scrub, oak woodlands, and valley and foothill grassland at 40 to 1,705 meters (100 to 5,600 feet) elevation. Known only from Los Angeles, Riverside, and San Bernardino Counties.	**Not Expected to Occur.** Site is highly disturbed and suitable habitat is absent. No known occurrences in the vicinity of the Project site.
Chorizanthe xanti var. *leucotheca* **White-bracted spineflower**	US: – CA: – CNPS: 1B.2	Sandy to gravelly places in Mojave desert scrub, pinyon and juniper woodland, or coastal scrub in the Transverse and Peninsular Ranges and desert edge foothills at 300 to 1,200 meters (980 to 3,900 feet) elevation in coastal southern California and adjacent desert areas. Known only from Los Angeles, Riverside, San Bernardino, and San Diego Counties, California.	**Not Expected to Occur.** There are no known occurrences in the vicinity of the Project site and suitable habitat is absent on the Project site.
Cryptantha incana **Tulare cryptantha**	US: – CA: – CNPS: 1B.3	Gravelly to rocky places in lower montane coniferous forest at 1,430 to 2,150 meters (4,690 to 7,055 feet) elevation in the southern High Sierra Nevada Mountains.	**Not Expected to Occur.** There are no known occurrences in the vicinity of the Project site and

Table 3.4.A: CNDDB/CNPS Special-Status Species Identified as Potentially Occurring or Known to Occur in the Project Vicinity

Species	Status	Habitat and Distribution	Species Occurrence Probability
		Known to occur in Tulare, Fresno, Kern, Inyo, and San Bernardino Counties, California.	suitable habitat is absent on the Project site.
Deinandra paniculata **Paniculate tarplant**	US: – CA: – CNPS: 2B.2	Occurs in coastal scrub, valley and foothill grassland, and vernal pools at 25 to 940 meters (80 to 3,085 feet), often found in sandy soil. Known in Kern, Los Angeles, Orange, Riverside, San Bernardino, San Diego, San Luis Obispo, Santa Barbara, and Ventura Counties.	**Not Expected to Occur.** There are no known occurrences in the vicinity of the Project site and suitable habitat is poor due to frequent weed control.
Dodecahema leptoceras **Slender-horned spineflower**	US: FE CA: CE CNPS: 1B.1	In the Vail Lake area, occurs in gravel soils of Temecula arkose deposits in openings in chamise chaparral. In other areas, occurs in sandy cobbly riverbed alluvium in alluvial fan sage scrub (usually late seral stage), on floodplain terraces and benches that receive infrequent overbank deposits from generally large washes or rivers, where it is most often found in shallow silty depressions dominated by leather spineflower (*Lastarriaea coriacea*) and other native annual species, and is often associated with cryptogamic soil crusts composed of bryophytes, algae and/or lichens. Occurs at 200 to 760 meters (600 to 2,500 feet) elevation. Known only from Los Angeles, Riverside, and San Bernardino Counties, California.	**Not Expected to Occur.** There are no known occurrences in the vicinity of the Project site and suitable habitat is absent on the Project site.
Eriastrum densifolium ssp. *sanctorum* **Santa Ana River woollystar**	US: FE CA: SE CNPS: 1B.1	Riversidean alluvial fan sage scrub and chaparral in sandy or gravelly soils of floodplains and terraced fluvial deposits of the Santa Ana River and larger tributaries (Lytle and Cajon Creeks, lower portions of City and Mill Creeks) at 90 to 625 meters (300 to 2,100 feet) elevation in San Bernardino and Riverside Counties. Presumed extirpated from Orange County.	**Not Expected to Occur.** There are no known occurrences in the vicinity of the Project site and suitable habitat is absent on the Project site**.**
Galium jepsonii **Jepson's bedstraw**	US: – CA: – CNPS: 4.3	Lower and upper montane coniferous forest in granitic, rocky or gravelly soil. Occurs at 1,540 to 2,500 meters (5,055 to 8,205 feet) in Los Angeles, Riverside, and San Bernardino Counties.	**Not Expected to Occur.** There are no known occurrences in the vicinity of the Project site and suitable habitat is absent on the Project site.
Galium johnstonii **Johnston's bedstraw**	US: – CA: – CNPS: 4.3	Chaparral, lower montane coniferous forest, pinyon and juniper woodland, and riparian woodland at 1,220 to 2,300 meters (4,005 to 7,545 feet). Distributed throughout the San Gabriel and San Bernardino Mountains, found in Los Angeles, Riverside, and San Bernardino Counties.	**Not Expected to Occur.** There are no known occurrences in the vicinity of the Project site and suitable habitat is absent on the Project site.

Table 3.4.A: CNDDB/CNPS Special-Status Species Identified as Potentially Occurring or Known to Occur in the Project Vicinity

Species	Status	Habitat and Distribution	Species Occurrence Probability
Galium californicum ssp. *primum* **Alvin Meadow bedstraw**	US: – CA: – CNPS: 1B.2	Granitic and sandy soils in chaparral and lower montane coniferous forest. Found at 1,350 to 1,700 meters (4,430 to 5,580 feet). Distributed along the south coast of California and San Jacinto Mountains, found in Riverside and San Bernardino Counties.	**Not Expected to Occur.** There are no known occurrences in the vicinity of the Project site and suitable habitat is absent on the Project site.
Horkelia cuneate var. *puberula* **Mesa horkelia**	US: – CA: – CNPS: 1B.1	Dry, sandy, coastal chaparral, and cismontane woodland, and coastal scrub on sandy or gravely soils. Occurs at 70 to 870 meters (229 to 2,854 feet). Distributed along the central to south coast of California, found in San Luis Obispo, Riverside, Santa Barbara, and Los Angeles Counties.	**Not Expected to Occur.** There are no known occurrences in the vicinity of the Project site, and suitable habitat is absent on the Project site.
Juglans californica **Southern California black walnut**	US: – CA: – CNPS: 4.2	Primarily alluvial areas in chaparral, coastal sage scrub, and cismontane woodland at 50 to 900 meters (160 to 3,000 feet) elevation. In California, known only from Los Angeles, Orange, Riverside, Santa Barbara, San Bernardino, San Diego, and Ventura Counties, California.	**Not Expected to Occur.** There are no known occurrences in the vicinity of the Project site, and suitable habitat is absent on the Project site.
Lepidium virginicum var. *robinsonii* **Robinson's pepper-grass**	US: – CA: – CNPS: 4.3	Chaparral and coastal scrub at 1 to 885 meters (5 to 2,905 feet). Known in Los Angeles, Mono, Orange, Riverside, San Bernardino, San Diego, Santa Barbara, and Ventura Counties.	**Not Expected to Occur.** There are no known occurrences in the vicinity of the Project site and suitable habitat is absent on the Project site.
Lilium humboldtii ssp. *ocellatum* **Ocellated Humboldt lily**	US: – CA: – CNPS: 4.2	Perennial bulbiferous herb found in chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, and riparian woodland at 30 to 1,800 meters (100 to 5,905 feet). Known to occur in Los Angeles, Orange, Riverside, San Bernardino, San Diego, Santa Barbara, and Ventura Counties.	**Not Expected to Occur.** There are no known occurrences in the vicinity of the Project site and suitable habitat is absent on the Project site.
Lilium parryi **Lemon lily**	US: – CA: – CNPS: 1B	Bulbiferous perennial herb of wet areas in meadows and riparian and montane coniferous forests at 1,220 to 2,790 meters (4,000 to 9,200 feet) elevation. In California, known from Los Angeles, Riverside, San Bernardino, and San Diego Counties. Also occurs in Arizona and Mexico.	**Not Expected to Occur.** There are no known occurrences in the vicinity of the Project site and suitable habitat is absent on the Project site.
Lycium parishii **Parish's desert-thorn**	US: – CA: – CNPS: 2B.3	Coastal scrub and Sonoran desert scrub at 135 to 1,000 meters (440 to 3,300 feet) elevation. In California, known from Imperial and San Diego Counties. Report from Riverside County is based on a misidentification. Known only historically from San Bernardino County (benches and/or foothills north of San Bernardino).	**Not Expected to Occur.** One occurrence approximately 1.5 miles northeast of Project site. Species last observed in 1885, believed to be extirpated from the area. Suitable habitat is absent on the Project site.

Table 3.4.A: CNDDB/CNPS Special-Status Species Identified as Potentially Occurring or Known to Occur in the Project Vicinity

Species	Status	Habitat and Distribution	Species Occurrence Probability
Malacothamnus parishii **Parish's bush mallow**	US: – CA: – CNPS: 1A	Known only from one occurrence in 1895, in chaparral and coastal sage scrub at 490 meters (1,600 feet) elevation in vicinity of San Bernardino. Presumed extinct.	**Not Expected to Occur.** There are no known occurrences in the vicinity of the Project site and suitable habitat is absent on the Project site.
Monardella pringlei **Pringle's monardella**	US: – CA: – CNPS: 1A	Sandy hills in coastal sage scrub at 300 to 400 meters (980 to 1,300 feet) elevation. Known only from two occurrences west of Colton. Last seen in 1941. Habitat lost to urbanization. Presumed extinct.	**Not Expected to Occur.** There are no known occurrences in the vicinity of the Project site and suitable habitat is absent on the Project site.
Monardella saxicola **rock monardella**	US: – CA: – CNPS: 4.2	Rocky and usually serpentine areas in closed-cone coniferous forest, chaparral, and lower montane coniferous forest at 500 and 1,800 meters (1,640 to 5,905 feet). Found in Los Angeles County and San Bernardino County.	**Not Expected to Occur.** There are no known occurrences in the vicinity of the Project site and suitable habitat is absent on the Project site.
Opuntia basilaris var. *brachyclada* **Short-joint beavertail**	US: – CA: – CNPS: 1B.2	Sandy soil or coarse, granitic loam in chaparral, Joshua tree woodland, Mojavean desert scrub, and pinyon-juniper woodland at 425 to 1,800 meters (1,400 to 5,900 feet) elevation in the Providence Mountains and desert slopes of the San Gabriel and San Bernardino Mountains. Known only from Los Angeles and San Bernardino Counties, California.	**Not Expected to Occur.** There are no known occurrences in the vicinity of the Project site and suitable habitat is absent on the Project site.
Quercus durata var. *gabrielensis* **San Gabriel oak**	US: – CA: – CNPS: 4.2	Chaparral and cismontane woodland at 450 to 1,000 meters (1,475 to 3,280 feet) in Los Angeles and San Bernardino Counties.	**Not Expected to Occur.** There are no known occurrences in the vicinity of the Project site and suitable habitat is absent on the Project site.
Senecio aphanactis **Chaparral ragwort**	US: – CA: – CNPS: 2B.2	Openings (especially alkaline flats) in cismontane woodland, coastal sage scrub, and chaparral at 15 to 800) meters (50 to 2,600 feet) elevation. Known in California from Alameda, Contra Costa, Fresno, Los Angeles, Merced, Monterey, Orange, Riverside, Santa Barbara, Santa Clara, San Diego, San Luis Obispo, Solano, and Ventura Counties. Also occurs in Baja California.	**Not Expected to Occur.** There are no known occurrences in the vicinity of the Project site and suitable habitat is absent on the Project site.
Senecio astephanus **San Gabriel ragwort**	US: – CA: – CNPS: 4.3	Steep rocky slopes in chaparral, coastal sage scrub, and oak woodland at 400 to 1,500 meters (1,310 to 4,920 feet). Known to occur in Los Angeles, Monterey, San Bernardino, San Diego, San Luis Obispo, and Santa Barbara Counties.	**Not Expected to Occur.** There are no known occurrences in the vicinity of the Project site and suitable habitat is absent on the Project site.
Sphenopholis obtusata **Prairie wedge grass**	US: – CA: – CNPS: 2B.2	Wet meadows, stream banks, and ponds at 300 to 2,000 meters (1,000 to 6,600 feet) elevation. Widely distributed. In Southern California, known only from San Bernardino,	**Not Expected to Occur.** There are no known occurrences in the vicinity of the Project site and suitable habitat is absent on the Project site.

Table 3.4.A: CNDDB/CNPS Special-Status Species Identified as Potentially Occurring or Known to Occur in the Project Vicinity

Species	Status	Habitat and Distribution	Species Occurrence Probability
		Riverside (Santa Ana River), and perhaps San Diego Counties.	
Streptanthus bernardinus **Laguna Mountains jewel-flower**	US: – CA: – CNPS: 4.3	Chaparral and lower montane coniferous forest at 670 to 2,500 meters (2,200 to 8,200 feet) elevation. In California, known only from Riverside, San Bernardino, and San Diego Counties. May also occur in Mexico.	**Not Expected to Occur.** There are no known occurrences in the vicinity of the Project site and suitable habitat is absent on the Project site.
Symphyotrichum defoliatum **San Bernardino aster**	US: – CA: – CNPS: 1B.2	Vernally wet sites (such as ditches, streams, and springs) in many plant communities below 2,040 meters (6,700 feet) elevation. In California, known from Ventura, Kern, San Bernardino, Los Angeles, Orange, Riverside, and San Diego Counties. May also occur in San Luis Obispo County. In the western Riverside County area, this species is scarce, and documented only from Temescal and San Timoteo Canyons (*The Vascular Plants of Western Riverside County, California*. F.M. Roberts et al., 2004).	**Not Expected to Occur.** There are no known occurrences in the vicinity of the Project site, and suitable habitat is absent on the Project site.
Invertebrates			
Bombus crotchii **Crotch bumble bee**	US: – CA: SCE	Inhabits open scrub and grassland from coastal California to crest of Sierra-Cascade and in desert edge areas, south into Mexico. Primarily nests underground. Suitable bumble bee habitat requires the continuous availability of flowers on which to forage throughout the duration of the colony (spring through fall), colony nest sites, and overwintering sites for the queens.	**Not Expected to Occur.** Annual disking of the site and isolation from undisked habitat make the site unsuitable for this species. The only CNDDB records of this species from the general vicinity of Fontana are based on observations at three locations (Verdemont, Rialto, and 3 miles north of Fontana) before 1955.
Cicindela tranquebarica viridissima **Greenest tiger beetle**	US: – CA: SA	Inhabits the woodlands adjacent to the Santa Ana River Basin. Usually found in open spots between trees.	**Not Expected to Occur.** Not within the current known range of species.
Rhaphiomidas terminatus abdominalis **Delhi Sands flower-loving fly**	US: FE CA: SA	Restricted to Delhi series sands in western Riverside and San Bernardino Counties.	**Not Expected to Occur.** No Delhi series sands or dunes on site.
Fish			
Catostomus santaanae **Santa Ana sucker**	US: FT CA: SSC	The Santa Ana sucker's historical range includes the Los Angeles, San Gabriel, and Santa Ana River drainage systems located in Southern California. An introduced population also occurs in the Santa Clara	**Absent.** No perennial streams on site.

Table 3.4.A: CNDDB/CNPS Special-Status Species Identified as Potentially Occurring or Known to Occur in the Project Vicinity

Species	Status	Habitat and Distribution	Species Occurrence Probability
		River drainage system in southern California. Found in shallow, cool, running water.	
Gila orcuttii **Arroyo chub**	US: – CA: SSC	Perennial streams or intermittent streams with permanent pools; slow water sections of streams with mud or sand substrates; spawning occurs in pools. Native to Los Angeles, San Gabriel, San Luis Rey, Santa Ana, and Santa Margarita River systems; introduced in Santa Ynez, Santa Maria, Cuyama, and Mojave River systems and smaller coastal streams.	**Absent.** No perennial streams on site.
Oncorhynchus mykiss irideus **Southern steelhead - Southern California**	US: FT CA: SA	Federal listing refers to runs in coastal basins from the Pajaro River south to, but not including, the Santa Maria River.	**Absent.** No streams on site.
Rhinichthys osculus ssp. *3* **Santa Ana speckled dace**	US: – CA: SSC	Found in the headwaters of the Santa Ana and San Gabriel River drainages. Found in riffles in small streams and shore areas with abundant gravel and rock.	**Absent.** No streams on site.
Amphibians			
Batrachoseps gabrieli **San Gabriel Mountains slender salamander**	US: – CA: SA	Found under rocks, wood, fern fronds and on soil at the base of talus slopes. This salamander is most active on the surface in winter and early spring. Known only from the San Gabriel Mountains.	**Not Expected to Occur.** No suitable wet areas on site.
Rana muscosa **Southern mountain yellow-legged frog**	US: FE CA: SE	Ponds, lakes, and streams at moderate to high elevation; appears to prefer bodies of water with open margins and gently sloping bottom. Transverse Ranges in southern California from 370 to 2,290 meters (1,200 to 7,500 feet) elevation. Restricted to streams in ponderosa pine, montane hardwood-conifer, and montane riparian habitats.	**Not Expected to Occur.** No suitable wet areas on site.
Reptiles			
Anniella stebbinsi **Southern California legless lizard**	US: – CA: SSC	Inhabits sandy or loose loamy soils with high moisture content under sparse vegetation in Southern California.	**Not Expected to Occur.** No loose or moist soils on site.
Arizona elegans occidentalis	US: – CA: SSC	Scrub and grassland habitats, often with loose or sandy soils. Patchily distributed from the eastern portion of San Francisco Bay to	**Not expected to Occur.** Site is highly disturbed and too isolated for this species. Closest

Table 3.4.A: CNDDB/CNPS Special-Status Species Identified as Potentially Occurring or Known to Occur in the Project Vicinity

Species	Status	Habitat and Distribution	Species Occurrence Probability
California glossy snake		southern San Joaquin Valley and in non-desert areas of southern California. Also occurs in Baja California, Mexico.	occurrence is 3.2 miles north near Interstate 15.
Phrynosoma blainvillii (coronatum) **Coast horned lizard**	US: – CA: SSC	Primarily in sandy soil in open areas, especially washes and floodplains, in many plant communities. Requires open areas for sunning, bushes for cover, patches of loose soil for burial, and an abundant supply of ants or other insects. Occurs west of the deserts from northern Baja California north to Shasta County below 2,400 meters (8,000 feet) elevation.	**Not expected to Occur.** Site is highly disturbed, within an urban environment with associated predators, and isolated from better habitat.
Birds			
Agelaius tricolor (nesting colony) **Tricolored blackbird**	US: – CA: ST/SSC (breeding)	Open country. Forages in grassland and cropland habitats. Nests in large groups near fresh water, preferably in emergent wetland with tall, dense cattails or tules, but also in thickets of willow, blackberry, wild rose, or tall herbs. Seeks cover for roosting in emergent wetland vegetation, especially cattails and tules, and also in trees and shrubs. Occurs in western Oregon, California, and northwestern Baja California.	**Not Expected to Occur.** No suitable habitat on site.
Artemisiospiza (Amphispiza) belli belli **Bell's sage sparrow**	US: – CA: WL	Occupies chaparral and coastal sage scrub from west central California to northwestern Baja California.	**Not Expected to Occur.** No chaparral or coastal sage scrub on site.
Athene cunicularia (burrow sites) **Burrowing owl**	US: – CA: SSC (breeding)	Open country in much of North and South America. Usually occupies ground squirrel burrows in open, dry grasslands, agricultural and range lands, railroad rights-of-way, and margins of highways, golf courses, and airports. Often utilizes man-made structures, such as earthen berms, cement culverts, cement, asphalt, rock, or wood debris piles. They avoid thick, tall vegetation, brush, and trees, but may occur in areas where brush or tree cover is less than 30 percent.	**Low Potential to Occur.** Site is highly disturbed, within an urban environment with associated predators, and isolated from better and larger habitat.
Polioptila californica californica **Coastal California gnatcatcher**	US: FT CA: SSC	Inhabits coastal sage scrub in low-lying foothills and valleys up to about 500 meters (1,640 feet) elevation in cismontane southwestern California and Baja California.	**Not Expected to Occur.** No coastal sage scrub on site.
Vireo bellii pusillus **Least Bell's vireo**	US: FE CA: SE	Riparian forests and willow thickets. The most critical structural component of Least Bell's Vireo habitat in California is a dense shrub	**Not Expected to Occur.** No riparian habitat on site.

Table 3.4.A: CNDDB/CNPS Special-Status Species Identified as Potentially Occurring or Known to Occur in the Project Vicinity

Species	Status	Habitat and Distribution	Species Occurrence Probability
		layer 2 to 10 feet (0.6–3.0 meter) above ground. Willows usually dominant. Nests from central California to northern Baja California. Winters in southern Baja California.	
Mammals			
Chaetodipus fallax fallax **Northwestern San Diego pocket mouse**	US: – CA: SSC	Found in sandy herbaceous areas, usually associated with rocks or coarse gravel in coastal scrub, chaparral, grasslands, and sagebrush, from Los Angeles County through southwestern San Bernardino, western Riverside, and San Diego Counties to northern Baja California.	**Not expected to Occur.** Site is highly disturbed, within an urban environment with associated predators, and isolated from better habitat.
Chaetodipus fallax pallidus **Pallid San Diego pocket mouse**	US: – CA: SSC	Found in sandy herbaceous areas, usually associated with rocks or coarse gravel in desert wash, desert scrub, desert succulent scrub, pinyon-juniper woodlands, etc. in desert border areas of Southern California into Mexico.	**Not Expected to Occur.** No desert wash, desert scrub, desert succulent scrub, or pinyon-juniper woodlands present on site.
Dipodomys merriami parvus **San Bernardino kangaroo rat**	US: FE CA: SSC	Gravelly and sandy soils of alluvial fans, braided river channels, active channels and terraces; San Bernardino Valley (San Bernardino County) and San Jacinto Valley (Riverside County). In San Bernardino County, this species occurs primarily in the Santa Ana River and its tributaries north of Interstate 10, with small remnant populations in the Etiwanda alluvial fan, the northern portion of the Jurupa Mountains in the south Bloomington area, and in Reche Canyon.	**Not Expected to Occur.** No suitable alluvial fans, braided river channels, active channels, or terraces on site.
Lasiurus xanthinus **Western yellow bat**	US: – CA: SSC	Found mostly in desert and desert riparian areas of the southwest U.S., but also expanding its range with the increased usage of native and non-native ornamental palms in landscaping. Individuals typically roost amid dead fronds of palms in desert oases, but have also been documented roosting in cottonwood trees. Forages over many habitats.	**Not Expected to Occur.** No suitable habitat on site.
Lepus californicus bennettii **San Diego black-tailed jackrabbit**	US: – CA: SSC	Variety of habitats including herbaceous and desert scrub areas, early stages of open forest and chaparral. Most common in relatively open habitats. Restricted to the cismontane areas of Southern California, extending from the coast to the Santa Monica, San Gabriel, San Bernardino, and Santa Rosa Mountain ranges.	**Not Expected to Occur.** No suitable habitat on site.
Nyctinomops femorosaccus	US: – CA: SSC	Usually associated with cliffs, rock outcrops, or slopes. May roost in buildings (including	**Not Expected to Occur.** No suitable habitat on site.

Table 3.4.A: CNDDB/CNPS Special-Status Species Identified as Potentially Occurring or Known to Occur in the Project Vicinity

Species	Status	Habitat and Distribution	Species Occurrence Probability
Pocketed free-tailed bat		roof tiles) or caves. Rare in California, where it is found in Riverside, San Diego, Imperial, and possibly Los Angeles Counties. More common in Mexico.	
Perognathus longimembris brevinasus **Los Angeles pocket mouse**	US: – CA: SSC	Prefers sandy soil for burrowing, but has been found on gravel washes and stony soils. Found in coastal sage scrub and grasslands in Los Angeles, Riverside, and San Bernardino Counties.	**Not expected to Occur.** Site is highly disturbed, within an urban environment with associated predators, and isolated from better habitat. No nearby occurrences.

*Project Vicinity = project site plus a 5-mile buffer
California Native Plant Society (CNPS) Designations:
1A = California Rare Plant Rank 1A: Presumed extinct in California.
1B = California Rare Plant Rank 1B: Rare, threatened, or endangered in California and elsewhere.
2B = California Rare Plant Rank 2B: Rare, threatened, or endangered in California, but more common elsewhere.
4 = California Rare Plant Rank 4: A watch list of plants of limited distribution.
0.1 Seriously endangered in California (greater than 80% of occurrences threatened/high degree and immediacy of threat).
0.2 Fairly endangered in California (20 to 80% occurrences threatened).
0.3 Not very endangered in California (less than 20% of occurrences threatened).
Additional Abbreviation/Acronym Definitions:
CNDDB = California Natural Diversity Database
FE = Federally Endangered
ST = State Threatened
SA = Special Animal
WL = Watch List
SSC = Species of Special Concern
FT = Federally Threatened
SE = State Endangered
SCE = State Candidate for Endangered

The Project site does offer marginal suitable habitat for burrowing owl (*Athene cunicularia*) due to general lack of vegetative cover and presence of California ground squirrels and their burrows, which generally provide suitable burrows for burrowing owl occupation. Impacts to species identified as a candidate, sensitive, or special-status species and their habitats would be **less than significant with mitigation incorporated. Mitigation Measures (MMs) BIO-1 and BIO-2** provided to reduce potential effects on burrowing owl.

MM BIO-1: **Burrowing Owls.** Prior to the start of any vegetation removal or ground-disturbing activities, a pre-construction clearance survey for burrowing owls shall be conducted to ensure that burrowing owls remain absent, and impacts to any occupied burrows do not occur. In accordance with the *California Department of Fish and Wildlife Staff Report on Burrowing Owl Mitigation*, two pre-construction clearance surveys shall be conducted 14 days and 24 hours, respectively, prior to any vegetation removal or ground-disturbing activities. In the event this species is not identified on site, no further mitigation is required. If during the pre-construction burrowing owl survey, this species is found to occupy the site, Mitigation Measure BIO-2 shall be required.

MM BIO-2: In the event burrowing owls are identified during the survey periods, the City shall contact the California Department of Fish and Wildlife (CDFW) to develop a burrowing owl relocation and conservation strategy. Prior to ground-disturbing activities, the project applicant shall take the following actions:

- A minimum 75-meter (250-foot) buffer shall be provided around any active nest until fledging has occurred. Following fledging, owls may be passively relocated (use of one-way doors and collapse of burrows) by a qualified biologist.
- If impacts to occupied (non-nesting) burrows are unavoidable, on-site passive relocation techniques, as approved by the CDFW, may be employed to encourage owls to move to alternative burrows outside of the impact area.
- If relocation of the owls is approved for the site by the CDFW, the City shall require the developer to hire a qualified biologist to prepare a plan for relocating the owls to a suitable site. The relocation plan must include all of the following:
  - The location of the nest and owls proposed for relocation.
  - The location of the proposed relocation site.
  - The number of owls involved and the time of year when the relocation is proposed to take place.
  - The name and credentials of the biologist who shall be retained to supervise the relocation.
  - The proposed method of capture and transport for the owls to the new site.
  - A description of site preparation at the relocation site (e.g., enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control).
  - A description of efforts and funding support proposed to monitor the relocation.

Threshold 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?

No Impact

Discussion of Effects: The site is highly disturbed and contains no native habitat or connections or natural lands. No riparian or sensitive natural community is located on site.[17] Therefore, **no impact** to riparian habitat or other sensitive natural community would occur and no mitigation is required.

Threshold 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?

No Impact

Discussion of Effects: The Project site does not include any federally protected wetlands or any drainage features, ponded areas, wetlands, or riparian habitat subject to jurisdiction by the California Department of Fish and Wildlife (CDFW), U.S. Army Corps of Engineers (USACE), and/or Regional

17 *Ibid. Pages 4 through 8.*

Water Quality Control Board (RWQCB).[18] Therefore, neither Federal Clean Water Act (CWA) Sections 404 and 401 permits nor a CDFW streambed alteration agreement are required for the Project. **No impact** on federally protected wetlands would occur and no mitigation is required.

Threshold 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?

Less than Significant Impact with Mitigation Incorporated

Discussion of Effects: Due to surrounding development, the Project would not affect a wildlife movement corridor. The Project site is located in an area surrounded by urban development in all directions and bordered by a busy intersection and streets.[19] The Project site does not correspond to any natural landscape blocks or essential connectivity areas, and there are no drainage channels within the Project vicinity. The Project would not substantially limit wildlife movement.

Though limited, any trees or shrubs located on site have the potential to harbor nesting birds. Implementation of **Mitigation Measure (MM) BIO-3** would reduce Impacts to nesting birds would to a **less than significant with mitigation incorporated.**

MM BIO-3 Pursuant to the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code, prior to removal of any trees, shrubs, or any other potential nesting habitat, a qualified biologist shall first conduct a pre-construction survey for active bird nests outside the avian nesting season. The nesting season generally extends from early February through August, but can vary slightly from year to year based upon seasonal weather conditions. The report shall be provided to the Community Development Department.

Implementation of **MM BIO-3** would ensure the avoidance of active nests during construction activities. Impacts to native resident or migratory fish or wildlife species, established native resident or migratory wildlife corridors, or a native wildlife nursery would remain less than significant.

Threshold E: Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact

Discussion of Effects: Protected trees are absent from the Project site and there are no other local policies or ordinances protecting biological resources that are applicable to the Project site. The proposed Project would not conflict with local policies or ordinances protecting biological resources.[20] Therefore, there would be **no impact** related to ordinances protecting biological resources, such as a tree preservation policy or ordinance.

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18 *Ibid.* Page 5.

19 *Ibid.* Page 5.

20 LSA Associates, Inc. *Biological Resources Technical Memorandum for the Proposed Mango and South Highland Townhomes Project in the City of Fontana.* Attachment C: Summary of Special-Status Species. July 14, 2021 (Appendix C), Page 6.

Threshold 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?

No Impact

Discussion of Effects: The Project site does not lie within an area covered by an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.[21] **No impact** would occur and no mitigation is required.

21 *Ibid.* Page 5.

3.5 CULTURAL RESOURCES

Would the Project:

Issues:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☒	☐

The following analysis is based in part on *Cultural Resources Assessment, Frontier Enterprises: Mango – South Highland Townhomes, City of Fontana, San Bernardino County, California,* LSA Associates, Inc., August 2021, and is included in full as Appendix D.

Threshold A: Would the Project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

No Impact

Discussion of Effects: The Project site was subject to a cultural resources investigation comprising archival research, review of records search data collected between June and August 2021 at the South Central Coastal Information Center (SCCIC) and an intensive pedestrian survey of the Project site (June 18, 2018) (Appendix D).

Data from the SCCIC indicate there have been 27 cultural resource studies previously conducted within one mile of the proposed Project, three of which included portions of the Project area. As Tabel 3.5.A shows, although no cultural resources are documented within the Project area, 32 historic period archaeological sites and built resources (residences and a motel) were recorded within one mile. The nearest resource (36-007332, standing ruins, associated features and refuse) is approximately 700 feet west of the Project area. No recorded features were located on site.

Online research revealed that there are buildings within the project area from the late 1950s that had been removed by the mid-1990s.[22] No cultural resources have documented within the Project parcels. Furthermore, no prehistoric resources are recorded within one mile and pedestrian survey results were negative, indicating low sensitivity for undocumented subsurface resources.

No impact related to *Historical Resources* as defined in *CEQA Guidelines* Section 15064.5 would result from implementation of the Project; therefore, no mitigation is required.

22 HistoricAerials.com 2021.

Table 3.5.A: Cultural Resources Within One Mile

Primary #	Trinomial #	Site Description	Status Codes
36-006583	CA-SBR-6583H	Historic period foundations, refuse, landscaping	—
36-006584	CA-SBR-6584H	Historic period standing ruins, foundations	—
36-006585	CA-SBR-6585H	Historic period farm complex, well	—
36-006586	CA-SBR-6586H	Historic period farm complex, well, refuse deposit	—
36-006589	CA-SBR-6589H	Historic period water conveyance feature	6Y
36-007327	CA-SBR-7327H	Historic period foundations, well	—
36-007328	CA-SBR-7328H	Historic period foundations, well, water conveyance feature	—
36-007329	CA-SBR-7329H	Historic period refuse, water conveyance feature, landscaping	—
36-007330	CA-SBR-7330H	Historic period refuse deposit, well, water conveyance feature, landscaping	—
36-007331	CA-SBR-7331H	Historic period standing ruins, foundations, wall, water conveyance feature	—
36-007332	CA-SBR-7332H	Historic period standing ruins, refuse, well, water conveyance feature	—
36-008696	CA-SBR-8696H	Military built environment, foundations, road	—
36-010660	CA-SBR-10660H	Historic period foundations, refuse	—
36-010909	CA-SBR-10909H	Historic period foundations, refuse, landscaping	—
36-014198	—	16223 Highland Avenue – White/Coombs House c. 1930	6Z
36-014199	—	16273–16283 Highland Avenue – McAdam House c. 1944	6Z
36-014200	—	16295 Highland Avenue – motel c. 1938	6Z
36-014201	—	16491 Highland Avenue – residence c. 1930	6Z
36-014202	—	16687 Highland Avenue – Poissant residence c. 1920	6Z
36-015291	—	16211 Highland Avenue – Blackstone House c. 1924	5S3?
36-015376 (/-015396?)*	—	Historic Grapeland Homestead and Water Works District c. 1890	—
36-015497	—	Baseline Road c. 1853	—
36-019911	—	6619 Oleander Avenue – residence c. 1949	6Z
36-019912	—	6607 Oleander Avenue – residence c. 1949	6Z
36-019913	—	6531 Oleander Avenue – residence c. 1933	6Z
36-020648	—	6807 Juniper Avenue – residence c. 1946	6Z
36-020649	—	7146 Sierra Avenue – residence c. 1947	6Z
36-021564	CA-SBR-13869H	Historic period foundations, refuse	—
36-021613	—	1352 Alder Avenue - residences c. 1944–1952	6Z
36-021614	—	1478 Alder Avenue - residence c. 1940	6Z
36-029447	CA-SBR-29447H	Historic period foundations, refuse	—
36-029913	CA-SBR-29913H	1446 Alder Avenue - White Homestead c. 1958	6Z

*Listed in Built Environment Resource Directory (BERD)

Threshold B: Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less than Significant Impact

Discussion of Effects: As stated above (Threshold A), the Project site was subject to a cultural resources investigation comprising archival research, review of records search data collected between June and August 2021 at the SCCIC, and an intensive pedestrian survey of the Project site (Appendix D).

Archival research did not identify the presence of archaeological resources on the Project site. A pedestrian survey (June 18, 2021) was conducted of the entire Project area utilizing transects spaced approximately 10 meters apart. The majority of the Project area surface was disturbed by vegetation-abatement disking but visibility was excellent, with approximately 95 percent of the ground surface unobscured by vegetation or debris. Soils are cobble-rich silty alluvium with some boulders. Temporally ambiguous building or construction debris (concrete, brick, asphalt, and rebar fragments) and modern refuse was noted throughout the site. No cultural resources were identified.

In accordance with State law, the Project would be required to comply with Title 14, California Code of Regulations (CCR) Section 15064.5 and California Public Resources Code (PRC) Section 21083.2 *California Environmental Quality Act-Archeological Resources,* which enable the City to require the Project Applicant to make reasonable effort to preserve or mitigate impacts to any affected significant or unique archaeological resource. Penal Code Section 622 *Destruction of Sites,* establishes as a misdemeanor the willful injury, disfiguration, defacement, or destruction of any object or thing of archaeological or historical interest or value, whether situated on private or public lands. California Administrative Code, Title 14, Section 4307 states that no person shall remove, injure, deface or destroy any object of paleontological, archaeological, or historical interest or value. Furthermore, CCR Section 1427 recognizes that California's archaeological resources need to be preserved and that every person, not the owner thereof, who willfully injures, disfigures, defaces, or destroys any object or thing of archaeological or historical interest or value, whether situated on private lands or within any public park or place, is guilty of a misdemeanor.

As discussed above (Threshold A), no resource meeting the criteria for *Historical Resources* as defined in *CEQA Guidelines* Section 15064.5(a) has been identified on-site. Nevertheless, the proposed Project must comply with all applicable regulations protecting archaeological resources and would be conditioned through **Standard Conditions (SCs) CUL-1** through **CUL-3** to cease excavation or construction activities if cultural, tribal cultural, or archaeological resources are identified during Project execution.

SC CUL-1: Upon discovery of any cultural, tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All cultural, tribal cultural and archaeological resources unearthed by Project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant. If the resources are Native American in origin, interested Tribes (as a result of correspondence with area Tribes) shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request

preservation in place or recovery for educational purposes. Work may continue on other parts of the project while evaluation takes place.

SC CUL-2: Preservation in place shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavation to remove the resource along the subsequent laboratory processing and analysis. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe or a local school or historical society in the area for educational purposes.

SC CUL-3: Archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel shall meet the Secretary of the Interior standards for archaeology and have a minimum of 10 years' experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

Upon implementation of **Standard Conditions CUL-1** through **CUL-3**, the proposed Project would be conditioned to cease excavation or construction activities if cultural, tribal cultural, or archaeological resources are identified during Project execution pursuant to applicable regulatory policies. Therefore, impacts to archaeological resources pursuant to Section 15064.5 would remain **less than significant.** Mitigation is not required.

Threshold C: Would the Project disturb any human remains, including those interred outside of formal cemeteries?

Less than Significant Impact

Discussion of Effects: Considering the extensive ground disturbances that have occurred on the Project site (refer to Section 2.1), the likelihood of encountering human remains is minimal. In the event that human remains (or remains that may be human) are discovered at the Project site, no further disturbance shall occur within 100 feet of the find, and the Project Applicant shall notify the San Bernardino County Coroner and the City of Fontana Community Development Director or designee. The County Coroner shall make a determination of origin and disposition.[23] Section 7050.5 of the California Health and Safety Code requires that excavation be stopped in the vicinity of the discovered human remains while the coroner determines whether the remains are those of a Native American. If human remains are determined as those of Native American origin, the Project Applicant shall comply with the State relating to the disposition of Native American burials that fall within the jurisdiction of the Native American Heritage Commission (NAHC) (PRC Section 5097). The coroner shall contact the NAHC to determine the most likely descendant(s) (MLDs). The MLD shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted

[23] California Health and Safety Code. *Division 7, Dead Bodies;* Chapter 2, *General Provisions*, § 7050.5.

access to the site. The MLD shall oversee disposition of the remains to determine the most appropriate means of treating the human remains and any associated grave artifacts.

The specific locations of Native American burials and reburials shall be proprietary and not disclosed to the general public. The County Coroner shall notify the NAHC in accordance with PRC Section 5097.98. Additionally, Section 7052 of the California Health and Safety Code states that disturbance of Native American cemeteries is a felony. As adherence to State regulations is required for all development, impacts associated with the inadvertent discovery of human remains would be **less than significant**. Mitigation is not required.

3.6 ENERGY

Would the Project:

Issues:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

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

Threshold B: Would the Project conflict with or obstruct a State or local plan for renewable energy or energy efficiency?

Less than Significant Impact

Discussion of Effects: The Project's consumption of energy during construction and operation is calculated via CalEEMod (Version 2020.4.0), as detailed in Appendix B.

Construction. The tentative construction schedule would begin in May 2022 with completion between June 2023 and December of 2023, a duration of 13 to 19 months. Construction would require energy for the manufacture and transport of building materials, preparation of the site for demolition and grading activities, utility installation, paving, and building construction and architectural coating. Petroleum fuels (e.g., diesel and gasoline) would be the primary sources of energy for these activities. However, energy usage on the Project site during construction would be temporary.

The CalEEMod output for energy consumption incorporates project compliance with SCAQMD Rule 431.2, Title 13-Section 2449 of the CCR, and California Department of Resources Recycling and Recovery (CalRecycle) Sustainable (Green) Building Program regulations, which include implementation of standard control measures for equipment emissions and materials recycling. Adherence to these regulations, including the implementation of BACMs, is a standard requirement for any construction or ground disturbance activity occurring within the Basin.

BACMs include, but are not limited to, requirements that the project proponent utilize only low-sulfur fuel having a sulfur content of 15 parts per million by weight or less; ensure off-road vehicles (i.e., self-propelled diesel-fueled vehicles 25 horsepower and above that were not designed to be driven on road) limit vehicle idling to five minutes or less; register and label vehicles in accordance with the

CARB Diesel Off-Road Online Reporting System; restrict the inclusion of older vehicles into fleets; and retire, replace, or repower older engines or install Verified Diesel Emission Control Strategies (i.e., exhaust retrofits). Additionally, the construction contractor would recycle/reuse at least 65 percent of the construction material and use "Green Building Materials," such as those materials that are rapidly renewable or resource efficient and recycled and manufactured in an environmentally friendly way, for at least 10 percent of the Project in accordance with CalRecycle regulations. Through compliance with SCAQMD Rule 431.2, Title 13-Section 2449 of the CCR, and the CalRecycle Green Building Program as a matter of regulatory policy, construction of the Project would demand only the energy required, and impacts from wasteful, inefficient, or unnecessary energy consumption would be **less than significant**.

Operation. During Project operation, electricity would be the main form of energy consumed on the site. Electricity would be used for building heating and cooling, lighting, and water heating. Table 3.6.A presents the estimated annual energy use from operation of the proposed Project.

Table 3.6.A: Estimated Annual Energy Use from Project Operation

Land Use	Electricity Use (kWh/year)	Natural Gas (kBTU/year)	Gasoline (gallons per year)
100 townhomes and ancillary features	540,032	2,257,700	107,026

Source: *Sections 4.2, 5.2 and 5.3, Air Quality and Greenhouse Gas Emissions Report, LSA Associates, Inc., August 19, 2021* (Appendix B).
kWh = kilowatt hours
kBTU = thousand British thermal units

As identified in Table 3.6.A, proposed uses on the site would demand a total of 540,032 kilowatt hours (kWh) of electricity and 2,257,700 thousand British thermal units (kBTU) of natural gas on an annual basis. In addition, the Project would result in energy usage associated with consumption of motor vehicle gasoline for Project-related trips. Using the 2019 estimate of 24.9 miles per gallon (mpg) for passenger vehicles,[24] the proposed Project would result in the consumption of approximately 107,026 gallons of gasoline.

The State of California provides a minimum standard for building design and construction standards through Title 24 of the CCR, known as the CBC. The CBC is updated every three years, and the current 2019 CBC went into effect in January 2020. Compliance with Title 24 is mandatory at the time new building permits are issued by local governments. The California Building Standards Commission (CBSC) adopted Part 11 of the Title 24 Building Energy Efficiency Standards (also referred to as the California Green Building Standards Code, or CALGreen) in 2010 as part of the State's efforts to reduce GHG emissions and energy consumption from residential and nonresidential buildings. CALGreen code covers the following five categories: (1) planning and design, (2) energy efficiency, (3) water efficiency and conservation, (4) material conservation and resource efficiency, and (5) indoor environmental quality. The City has adopted both the CBC and CALGreen Code as part of Article XVIII (California Green Building Standards Code) of the City Municipal Code pertaining to energy conservation standards in effect at the time of construction. Accordingly, the Project would comply

[24] Figure ES-3, https://www.epa.gov/automotive-trends/highlights-automotive-trends-report, accessed August 31, 2021.

with the current 2019 CALGreen Code requirements and Title 24 efficiency standards**,** which would further improve energy efficiency during operation.

Electricity is provided in the State through a complex grid of power plants and transmission lines. In 2018, California's in-state electric generation totaled 194,842 gigawatt-hours (GWh); the State's total system electric generation, which includes imported electricity, totaled 285,488 GWh.[25] Population growth is the primary source of increased energy consumption in the State; population projections show annual electricity use is anticipated to increase by approximately 1 percent per year through 2027.[26] The Project's net electricity usage would total approximately 0.00028 percent[27] of electricity generated in the State in 2018, which would not represent a substantial demand on available electricity resources.

California's receipt capacity of natural gas per day totals approximately 9.8 billion cubic feet (Bcf), and the State's average consumption is approximately 5.8 Bcf per day.[28] With a surplus receipt capacity of approximately four Bcf of natural gas per day, the proposed Project would demand approximately 0.00000033 percent of the State's natural gas surplus receipt capacity,[29] which would not represent a substantial demand on available natural gas resources.

The United States Environmental Protection Agency (EPA) indicate the average fuel economy for light-duty vehicles (autos, pickups, vans, and SUVs) in the United States has steadily increased from about to 24.9 mpg in 2019. As stated previously, implementation of the proposed Project would increase the project-related annual fuel demand by approximately 107,026 gallons of gasoline. Improvements in fuel efficiency of vehicles operated by residents of the Project would rise as fuel economy and efficiency standards applied throughout the State. As such, the fuel efficiency of vehicles associated with Project operation would increase throughout the life of the Project as fuel efficiency of vehicles continues to improve in order to meet the State's 2030 GHG emission reduction goals. Future improvements in the availability and affordability of electric passenger vehicles is expected to increase usage of these vehicles, thereby reducing the number and use of fossil fuel-dependent vehicles on the road. The long-term operation of the Project would realize a general decrease in fuel consumption per mile due to continuous improvements to vehicles and transportation infrastructure, which would demand less energy consumption through the life of the Project.

Increasingly stringent electricity, natural gas, and fuel efficiency standards combined with compliance with the CBC and CALGreen Code as part of Article XVIII (California Green Building Standards Code) of the City Municipal Code and improved alternative transportation infrastructure throughout the region would ensure operation of the Project would demand only the energy required, and impacts from wasteful, inefficient, or unnecessary energy consumption would be **less than significant.**

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25 California Energy Commission. *Total System Electric Generation*. https://www.energy.ca.gov/almanac/electricity_data/total_system_power.html (accessed May 26, 2020).

26 California Energy Commission. *California Energy Demand 2018–2030 Revised Forecast.* Table ES-1. https://www.energy.ca.gov/data-reports/reports/integrated-energy-policy-report/2017-integrated-energy-policy-report (accessed May 26, 2020).

27 0.540032 GWh (proposed Project) ÷ 194,842 GWh (generated in State in 2018) = 0.00028 percent.

28 California Energy Commission. *Final 2017 Integrated Energy Policy Report*. Page 228. April 2018.

29 13,321 Btu = 0.0000000133 Bcf ÷ 4 Bcf = 0.0000003325 percent of surplus receipt capacity.

Construction and operation of the proposed Project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources. Impacts would be **less than significant** and mitigation is not required.

3.7 GEOLOGY AND SOILS

Would the Project:

Issues:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? ii. Strong seismic ground shaking? iii. Seismic-related ground failure, including liquefaction? iv. Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable 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, 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?	☐	☒	☐	☐

The following analysis is based in part on *Geotechnical and Infiltration Evaluation Proposed Single-Family Residential Development, Southwest Corner of Mango and South Highland Avenue, Fontana, San Bernardino County, California*, GEOTEK, Inc., November 20, 2025, and is included in full as Appendix E.

Threshold A: Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

- ***i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?***
- ***ii. Strong seismic ground shaking?***
- ***iii. Seismic-related ground failure, including liquefaction?***
- ***iv. Landslides?***

Less than Significant Impact

Discussion of Effects:

i. The Project site is not located within an Earthquake Fault Zone as defined by the State of California in the Alquist-Priolo Earthquake Fault Zone Act of 1972 or as defined by the City's Local Hazard Mitigation Plan.[30] In addition, there is no evidence of any faults or faulting activity on the Project site. The risk of ground rupture due to fault displacement beneath the site is low. Impacts would be **less than significant.** Mitigation is not required.

ii. The Project site is located within a seismically active region, with a number of faults traversing or in proximity to the City, including the Red Hill, Cucamonga, San Jacinto, and San Andreas Faults. The nearest active faults in proximity to the Project site are the San Jacinto Fault and the Sierra Madre Fault, located approximately three miles to the northeast and northwest, respectively.[31] Due to the presence of active and inferred faults in proximity to the Project site, the Project site is expected to experience occasionally moderate to severe ground-shaking, as well as some background shaking from other seismically active areas of the Southern California region. The extent of ground-shaking associated with an earthquake is dependent upon the size of the earthquake and the geologic material of the underlying area. Construction and development of the Project would be required to comply with applicable provisions of the CBC. State law requires the design and construction of new structures comply with current CBC requirements, which address general geologic, seismic (including ground shaking), and soil constraints for new buildings. Accordingly, design and construction of the proposed Project would be required to adhere to 2019 CBC requirements to reduce any potential impacts from seismic related activity. Chapter 5, Article III (California Building Code) of the City Municipal Code incorporates, by reference, the design and construction standards of the 2019 edition of the CBC. Prior to the issuance of a grading permit, the Project Applicant would be required to submit detailed grading plans and a site-specific geotechnical investigation of the Project prepared in conformance the current CBC and applicable City standards.

Post-construction differential movements of shallow foundations designed and constructed in accordance with applicable provisions of the most current edition of the CBC and measures

30 City of Fontana. *Local Hazard Mitigation Plan*. Figure 4-9: Active Fault Map. June 2017; Approved and Adopted August 14, 2018.

31 *Geotechnical and infiltration Evaluation Proposed Single-Family Residential Development Southwest Corner of Mango Avenue and South Highland Avenue.* Fontana, San Bernardino County, California. Page 5. November 25, 2020.

identified in a Project-specific geotechnical investigation are expected to occur within the CBC tolerable limits of post-construction static and differential settlements of 1.0 and 0.5 inches, respectively. Impacts from seismic ground-shaking would be **less than significant** and no mitigation is warranted.

iii. Liquefaction occurs when loose, unconsolidated, water-laden soils are subject to shaking, causing the soils to lose cohesion. A relatively shallow groundwater table (within approximately 50 feet below ground surface) or completely saturated soil conditions in conjunction with a source of ground shaking, such as an earthquake, may facilitate soil mass distortion such as liquefaction. The California Department of Water Resources indicates groundwater levels are at least 495 feet below the ground surface at monitoring wells within three miles of the Project site.[32] Based on the substantial groundwater depth near the Project site, the site is not located in an area susceptible to liquefaction. Compliance with applicable regulations and the design standards detailed in the Project-specific geotechnical investigation would ensure potential impacts from seismic-related ground failure due to seasonal saturation of the near-surface sediments remain **less than significant;** therefore, no mitigation is warranted.

iv. Factors that contribute to slope failure include slope height and steepness, shear strength and orientation of weak layers in the underlying geologic units, and pore water pressures. The Project site is flat with no potential for landslides. Any retaining walls proposed on site shall be designed and constructed pursuant to the recommendations of the Project-specific Geotechnical Investigation to protect against lateral spreading and landslides. Additionally, any retaining walls greater than six feet tall shall be designed for seismic lateral earth pressures pursuant to applicable provisions of the CBC. Accordingly, the flat-lying topography of the Project site ensures the likelihood of landslides or lateral spreading is **less than significant;** therefore, no mitigation is warranted.

Threshold B: Would the Project result in substantial soil erosion or the loss of topsoil?

Less than Significant Impact

Discussion of Effects: Development on the Project site would convert a majority of existing permeable surfaces to paved surfaces, which would generally reduce the potential for soil erosion from the site. However, earthwork activities as part of the construction process would expose soils to the potential for soil erosion or loss of topsoil. Short-term erosion effects during the construction phase would be prevented through required grading permits and implementation of a Storm Water Pollution Prevention Plan (SWPPP) and incorporation of best management practices (BMPs) intended to reduce soil erosion.[33] Refer to Section 3.10 (Threshold A) for additional information.

Compliance with storm water regulations includes minimizing storm water contact with potential pollutants by providing covers and secondary containment for construction materials, designating

32 California Department of Water Resources. *Water Data Library (WDL) Station Map.* 2020. https://wdl.water.ca.gov/WaterDataLibrary/GroundwaterBrowseData.aspx?LocalWellNumber=&StationId=37906&StateWellNumber=01N05W29Q001S&SelectedCounties=&SiteCode=341372N1174282W001&SelectedGWBasins= (accessed July 29, 2021).

33 Pursuant to the National Pollutant Discharge Elimination System (NPDES) program and Chapter 23, Article IX, Section 23-519 (Regulation of construction and industrial discharges) of the City Municipal Code.

areas away from storm drain systems for storing equipment and materials, and implementing good housekeeping practices at the construction site. Prior to the issuance of a grading permit, the Project Applicant would be required to prepare and submit site-specific SWPPP and detailed grading plans to the City in accordance with Section 28-102 (Grading and design plan) of the City Municipal Code to minimize soil erosion, runoff, and water waste.

Operation of the Project would be subject to a Water Quality Management Plan (WQMP), which incorporates measures to capture excess storm water runoff and prevent soil erosion to downstream water courses from the conversion of permeable surfaces to impermeable surfaces pursuant to Section 23-519 of the City Municipal Code.

The SWPPP and WQMP would identify BMP measures to treat and/or limit the entry of contaminants into the storm drain system. The WQMP is required to be incorporated by reference or attached to a project's SWPPP as the Post-Construction Management Plan. Adherence to the BMPs contained in the SWPPP and WQMP would ensure that impacts related to soil erosion would remain **less than significant.** No mitigation is required.

Threshold C: Would the Project be located on a geologic unit or soil that is unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Less than Significant Impact

Discussion of Effects: The Project site is mostly flat with a gentle downward slope to the south and is surrounded by urban development. There is no evidence of landslides and/or slope instabilities on the Project site. As detailed in Section 3.7 (Threshold A) (iii) and (iv) above, the Project site is not located in an area considered susceptible to liquefaction or landslides. Due to the property's deep groundwater table, relatively flat topography, and the planned site development, potential impacts from landslides, slope instabilities, lateral spreading, and/or liquefaction at the Project site would be **less than significant** and no mitigation is required.

Post-construction differential movements of shallow foundations designed and constructed in accordance with applicable provisions of the 2019 edition of the CBC and measures identified in a Project-specific Geotechnical Investigation would be within CBC tolerable limits of post-construction static and differential settlements of 1.0 and 0.5 inches, respectively. Therefore, impacts from subsidence and/or collapse would be **less than significant** and no mitigation is required.

Threshold D: Would the Project be located on expansive soil, as defined in Table 1-B of the Uniform Building Code, creating substantial direct or indirect risks to life or property?

Less than Significant Impact

Discussion of Effects: Expansive soils generally have a substantial amount of clay particles, which can give up water (shrink) or absorb water (swell). The change in the volume exerts stress on buildings and other loads placed on these soils. The amount and types of clay present in the soil influence the extent or range of the shrink/swell. The occurrence of clayey soils is often associated with geologic units having marginal stability. Expansive soils can be widely dispersed and they can occur along hillside areas as well as low-lying alluvial basins.

Soils on site consist of alluvial soils that extend to the maximum depth explored of about 40 feet. These alluvial soils consist of medium dense to very dense silty sands, with no appreciable clay content.[34] Therefore, these soils are considered non-expansive (EI = 0). The Project would not create substantial direct or indirect risks to life or property. Impacts would be **less than significant** and no mitigation is required.

Threshold 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?

No Impact

Discussion of Effects: The Project would connect to the municipal wastewater collection system along Mango and South Highland Avenues, and septic systems are not proposed. The Project would not use septic systems, so there would be **no impact** relative to septic system or alternative wastewater disposal systems. Mitigation is not required.

Threshold F: Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less than Significant with Mitigation Incorporated

Discussion of Effects: According to the USGS, the Project site is underlain by old alluvial-fan deposits (Qof_3) ranging in age from late to middle Pleistocene (126,000 years ago).[35] These types of soils are unconsolidated and tan-colored with cobbles and boulders dispersed throughout it. Some deposits in these soils may come from the Holocene age. Generally, Holocene sediments are too young to yield paleontological resources, but Pleistocene sediments have yielded significant paleontological resources elsewhere in San Bernardino, Riverside, Los Angeles, and Orange Counties.

In accordance with State law, the Project would be required to comply with Penal Code Section 622 *Destruction of Sites,* which establishes as a misdemeanor the willful injury, disfiguration, defacement, or destruction of any object or thing of archaeological or historical interest or value, whether situated on private or public lands. California Administrative Code, Title 14, Section 4307 states that no person shall remove, injure, deface or destroy any object of paleontological, archaeological, or historical interest or value. Furthermore, California Code of Regulations Section 1427 recognizes that California's archaeological resources need to be preserved and that every person, not the owner thereof, who willfully injures, disfigures, defaces, or destroys any object or thing of archaeological or historical interest or value, whether situated on private lands or within any public park or place, is guilty of a misdemeanor.

No paleontological resources were observed during the pedestrian survey of the property. However, disturbance of subsurface sediments from past agricultural and residential activities on the Project site does not preclude the potential for paleontological resources to be encountered if excavation activities reach Pleistocene-age sediments below the ground surface. The proposed Project must

[34] *Geotechnical and infiltration Evaluation Proposed Single-Family Residential Development Southwest Corner of Mango Avenue and South Highland Avenue, Fontana, San Bernardino County, California*. Page 4. November 25, 2020.

[35] United States Geological Survey. *Preliminary Geologic Map of the Fontana 7.5' Quadrangle, San Bernardino and Riverside Counties, California.* Version 1.0 by D.M. Morton. 1973.

comply with all applicable regulations protecting paleontological resources and would be conditioned to cease excavation or construction activities if paleontological resources are identified during execution through **Mitigation Measures GEO-1** and **GEO-2**.

MM GEO-1: Prior to issuance of grading permits, the City of Fontana (City) shall verify that the following note is included on all grading plans:

> "If paleontological resources are encountered during the course of ground disturbance, work within 60 feet of the find shall be halted, and an exclusionary buffer shall be established. A qualified paleontologist (defined as an individual with an M.S. or Ph.D. in paleontology or geology who is experienced with paleontological procedures and techniques, who is knowledgeable in the geology of California, and who has worked as a paleontological mitigation project supervisor for a least one year) shall be contacted to assess the find for scientific significance. Construction personnel shall not collect or move any suspected paleontological materials or further disturb any soils within the exclusionary buffer without the consent of the paleontologist and the City Community Development Director, but construction activity may continue unimpeded on other portions of the Project site. If the paleontologist determines the find is not a paleontological resource, no further evaluation shall be required within the exclusionary buffer, and construction activity shall be allowed to resume therein. However, if the paleontologist determines the find is a paleontological resource, construction activity shall not resume within the exclusionary buffer, and **Mitigation Measure GEO-2** shall apply."

This measure shall be implemented to the satisfaction of the City Community Development Director or designee.

MM GEO-2: If the qualified paleontologist determines paleontological resources are encountered on the Project site, the paleontologist shall prepare a Paleontological Resource Impact Mitigation Plan (PRIMP) to be implemented during the balance of ground-disturbing activities. Implementation of the PRIMP shall include (but not be limited to) the following:

- Review of Project-specific geotechnical report data, with particular regard to location and depth of earthmoving and the rock unit(s) encountered;
- Development of a formal agreement between the Project Applicant and the San Bernardino County Museum, Natural History Museum of Los Angeles County, Western Science Center, San Diego Natural History Museum, Riverside Municipal Museum, or other accredited museum repository for the final disposition, permanent storage, and maintenance of any fossil collections and associated data;
- The construction schedule, term/schedule of on-site paleontological monitor(s) and the extent of areas and activities to be monitored;
- Authority of paleontological monitor(s) to temporarily redirect construction activity in the vicinity of any paleontological discovery;

- Procedures for the evaluation and option to recover large fossil specimens and for the evaluation, recovery, and processing of small fossil specimens;
- Fossil specimen preparation, identification to the lowest taxonomic level possible, curation, and cataloging; and
- A report of findings.

The paleontologist shall monitor remaining ground-disturbing activities in native soils at the Project site and shall be equipped to record and salvage fossil resources that may be unearthed during construction. The paleontologist shall temporarily halt or divert construction equipment to allow recording and removal of the unearthed resources. Significant fossils shall be offered for curation at an accredited museum repository in accordance with the PRIMP. A report of findings, including, when appropriate, an itemized inventory of recovered specimens and a discussion of their significance, shall be prepared upon completion of the steps outlined above. The report and inventory, when submitted to and approved by the City of Fontana (City), would signify completion of the program. This measure shall be implemented to the satisfaction of the City Community Development Director or designee.

With implementation of **Mitigation Measures GEO-1** and **GEO-2,** impacts to paleontological resources would be reduced to **less than significant.**

3.8 GREENHOUSE GAS EMISSIONS AND CLIMATE CHANGE

Would the Project:

Issues:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

The following analysis is based in part on *Air Quality and Greenhouse Gas Emissions Report*, LSA Associates, Inc., August 19, 2021, and is included in full as Appendix B.

Threshold A: Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less than Significant Impact

Discussion of Effects: The City of Fontana adheres to the greenhouse gas (GHG) emissions thresholds of significance developed by the SCAQMD. For the proposed Project, the City adheres to the SCAQMD Tier 3 threshold of 3,000 metric tons (MT) of carbon dioxide equivalent (CO_2e) emissions per year.[36] Therefore, the Project would be considered to have a significant impact on the environment if it would generate 3,000 or more MT CO_2e per year.

The Project would generate GHG emissions during on-site construction activities (e.g., site grading, utility engines, on-site heavy-duty construction vehicles, equipment hauling materials to and from the site, asphalt paving, and motor vehicles transporting the construction crew). The combustion of fossil-based fuels as a result of these activities creates GHGs such as carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O). Furthermore, CH_4 is emitted during the fueling of heavy equipment. Exhaust emissions from on-site construction activities would vary daily as construction activity levels change.

The SCAQMD does not have an adopted threshold of significance for construction-related GHG emissions. However, lead agencies are encouraged to quantify and disclose GHG emissions that would occur during construction. Using CalEEMod, it is estimated that construction activities would generate approximately 474 metric tons of CO_2e.[37]

Additionally, long-term operation of the Project would generate GHG emissions from area and mobile sources and indirect emissions from stationary sources associated with energy consumption. Mobile-source emissions of GHGs would include Project-generated vehicle trips associated with on-site

[36] City of Fontana. *Fontana Forward General Plan Update 2015-2035. Draft Environmental Impact Report. SCH #2016021099.* Page 5.6-13. June 8, 2018.

[37] City of Fontana. *Air Quality and Greenhouse Gas Emissions Impact Analysis Memorandum for the proposed 107-unit Mango Townhome Project in Fontana.* Page 26. Accessed September 2, 2021.

facilities and visitors to the Project site. Area-source emissions would be associated with activities such as landscaping and maintenance of proposed land uses, natural gas for heating, and other sources. Energy sources include natural gas consumption for space heating. The Project would include indoor low-flow water appliances and outdoor water-efficient irrigation systems in accordance with the 2019 CBC. Table 3.8.A summarizes the Project's GHG emissions from construction and operation.

Table 3.8.A: Project Greenhouse Gas Emissions

Emission Source Category	Emissions (metric tons per year)			
	CO_2	CH_4	N_2O	CO_2e
Construction (30-year amortized) Construction Emissions Amortized over 30 Years	16	<1	<1	16
Operational Emissions				
Area	24	<1	<1	24
Energy	216	<1	<1	217
Mobile	901	<1	<1	915
Waste	10	<1	0	25
Water	28	0	<1	35
Total Operational	—	—	—	**1,216**
Total Construction Emissions Amortized over 30 years	—	—	—	**1,232**
SCAQMD Tier 3 Threshold (scaled for 2022)	—	—	—	**2,640**
Significant Emissions?	—	—	—	**No**

Source: Table M Air Quality, Greenhouse Gas Memo.
Note: Numbers in table may not appear to add up correctly due to rounding of all numbers to two decimal places.
CH_4 = methane CO_2e = carbon dioxide equivalent
CO_2 = carbon dioxide N_2O = nitrous oxide

As shown in Table 3.8.A, the Project would generate 1,232 MT of CO_2e per year. This is less than SCAQMD's Tier 3 threshold of 3,000 MT CO_2e per year and less than the post-2020-adjusted Tier 3 threshold of 2,640 MT CO_2e per year. Therefore, the proposed Project would not exceed the SCAQMD's GHG emission reduction target and the impact would be **less than significant**.

Threshold B: Would the Project conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

Less than Significant Impact

Discussion of Effects: Chapter 12, *Sustainability and Resilience* of the City General Plan Update includes several goals designed help the City meet the State's 2030 GHG reduction goal of 40 percent below 1990 levels pursuant to Senate Bill 32.[38] The majority of these goals are designed to be implemented citywide by the City, but select goals are applicable to site- and project-specific developments, such as the proposed Project.

[38] City of Fontana General Plan 2015-2035. *Chapter 12, Sustainability and Resilience.* Page 12.5. Adopted November 13, 2018.

As shown in Table 3.8.B, the proposed Project would be consistent with the City's GHG reduction measures set forth in the General Plan. Therefore, the Project would be consistent with applicable plans adopted for the purpose of reducing GHG emissions.

Table 3.8.B: GHG Emissions Compliance Measures

General Plan Sustainability and Resilience Element Goals	
Goal 3: Renewable sources of energy, including solar and wind, and other energy-conservation strategies are available to city households and businesses.	*Consistent*: The Project would include photovoltaic cells (solar panels) producing at minimum 460 kWh to the Project residences, further reducing the demand for off-site energy generation.
Goal 4: Fontana meets the greenhouse gas reduction goals for 2030 and subsequent goals set by the State.	*Consistent:* The Project would meet the 2030 GHG reductions targets consistent with the City's goals and SB 32.
Goal 5: Green building techniques are used in new development and retrofits.	*Consistent:* The Project would be consistent with Title 24 and CalGreen standards. The Project would incorporate solar panels as part of the Project design. The Project would include low-flow water fixtures and designs.

Source: Table N, Air Quality Memo (Refer to Appendix A of this IS)

The proposed Project would include a General Plan Amendment for land use designation from (C-G) Commercial General to Residential Multi-Family (R-MF)/Aragon West District. The City's General Plan and the AQMP assumed the current commercial designation in its air quality emission estimates. The emissions associated with the proposed Commercial General to Residential Multi-Family (R-MF)/ Aragon West District development were not included in the City's land use projections. However, as detailed in Section 3.3 (Threshold A), the proposed Project would generate 784 passenger-car-equivalent (PCE) vehicle trips per day, while development of the site under the existing land use designation of (C-C) Community Commercial would generate more vehicle trips per day. Additionally, development of the Project under the proposed Commercial General to Residential Multi-Family (R-MF)/Aragon West District land use designation would result in incrementally fewer people at the site (approximately 430 residents) when compared to the (C-C) Community Commercial land use designation assumed within the General Plan. Therefore, development of the Project under the proposed land use designation would result in a substantially less intense use of the site and result in incrementally fewer persons at the site. Therefore, the proposed Project is not expected to exceed the growth projections anticipated in the General Plan, and the programmatic GHG reduction goals designed for citywide implementation inherently reduce the GHG contribution of the proposed Project. Furthermore, the Project would be developed in accordance with the latest edition of Title 24/CBC and CALGreen Code pursuant to Article XVIII (California Green Building Standards Code) of the City Municipal Code.

As detailed in Section 3.6 (Threshold B), compliance with the latest edition of Title 24/CBC and CALGreen Code for energy and water conservation is required for all development projects as a matter of City and State policy. Through implementation of Title 24/CBC and CALGreen Code, the Project would not conflict with site- and project-specific GHG reduction goals administered by the State and City. Therefore, impacts would be **less than significant** and mitigation is not required.

3.9 HAZARDS AND HAZARDOUS MATERIALS

Would the Project:

Issues:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 ¼ mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which 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 within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the Project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☒	☐

The following analysis is based in part on *Phase I Environmental Site Assessment, Assessor Parcel Number 0240-121-22-0000, Fontana, San Bernardino County, California 92336*, and is included in full as Appendix F.

Threshold A: Would the Project create a significant hazard to the public through the routine transport, use, or disposal of hazardous materials?

Less than Significant Impact

Discussion of Effects: The site has historically been disked for weed abatement and is vegetated with non-native grass and scattered shrubs. Online research revealed buildings within the Project area from the late 1950s that had been removed by the mid-1990s.

Construction. Construction of the Project has the potential to create a hazard to the public or environment through the routine transportation, use, and disposal of construction-related hazardous materials such as fuels, oils, solvents, and other materials. Potential hazardous materials such as fuel, paint products, lubricants, solvents, and cleaning products may be used and/or stored on site during construction of the proposed Project. These materials are typical of materials delivered to construction sites. Due to the relatively small scale of proposed development (6.5 acres), only limited quantities of these materials are expected to be used during construction, so they are not considered hazardous to the public at large.

The transport, use, and disposal of hazardous materials during construction would be regulated by the San Bernardino County Fire Department, the Fontana Fire Protection District, and the California Occupational Safety and Health Administration (Cal/OSHA). The Code Enforcement Division of the Fontana Police Department is responsible for weed and rubbish abatement in coordination with other City and County departments. Additionally, the United States Department of Transportation (USDOT) Office of Hazardous Materials Safety prescribes strict regulations for the safe transportation of hazardous materials by truck and rail on State highways and rail lines, as described in Title 49 of the *Code of Federal Regulations*, and implemented by Title 13 of the CCR.

Operation. Residential operations and maintenance on the Project site would utilize relatively small amounts of hazardous materials, such as chemicals associated with heating and cooling systems, fuel for landscape equipment, solvents, cleaning products, pesticides/fertilizers, and other similar chemicals. These materials are substantially similar to household chemicals and solvents already in wide use throughout the City and in the vicinity of the Project site.

Similar to Project construction, the transport, use, and disposal of hazardous materials during Project operation would be regulated by the San Bernardino County Fire Department, the Fontana Fire Protection District, and the Cal/OSHA. The Code Enforcement Division of the Fontana Police Department is responsible for weed and rubbish abatement in coordination with other City and County departments. Additionally, transport of hazardous materials by truck and rail on State highways and rail lines would be regulated by the USDOT Office of Hazardous Materials Safety.

This regulatory oversight would ensure transport, use, and storage of hazardous materials during construction and operation of the proposed Project would not create a significant hazard to the public or the environment. Impacts would be **less than significant** and no mitigation is required.

Threshold 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?

Less than Significant Impact

Discussion of Effects: A Phase I Environmental Site Assessment (ESA) was prepared for the proposed Project site in accordance with the American Society for Testing and Materials (ASTM) International Standard E1527-13 for the purposes of identifying recognized environmental conditions (REC) on the Project site[39] (Appendix F).

The Phase I ESA includes federal, State, and local records reviews (up to a one-mile radius), interviews with persons occupying [and adjacent to] the Project site, and an on-site inspection of the properties comprising the Project site. According to the Phase I ESA, no RECs, Controlled Recognized Environmental Conditions (CRECs), or Historically Recognized Environmental Conditions (HRECs) occur on the Project site, nor do any such environmental conditions within one mile of the Project site pose a substantial environmental hazard to the Project site or its occupants.

As stated above, the Project-specific Phase I ESA did not identify any hazardous materials on the Project site, but construction activities as part of the proposed Project could release hazardous materials into the environment. Health and Safety Code Section 25507 requires the Project to comply with applicable regulations for the treatment and disposal of hazardous materials to ensure impacts from reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment during construction and operation are reduced to **less than significant**. No mitigation is required.

Threshold C: Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school?

Less than Significant Impact

Discussion of Effects: There are no existing or planned schools within a 0.25-mile of the Project site.[40] According to the School Boundary Maps of the Fontana Unified School District, the nearest school in

[39] An REC means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not RECs. A CREC is defined as a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. An HREC means an environmental condition that in the past would have been considered an REC, but which may or may not be considered an REC currently. If a past release of any hazardous substances or petroleum products has occurred in connection with the property, with such remediation accepted by the responsible regulatory agency (for example, as evidenced by the issuance of a case closed letter or equivalent), this condition shall be considered an HREC. In addition to these environmental conditions, the Phase I ESA considered "environmental issues," defined as conditions that do not meet the ASTM definition of an REC, CREC, or HREC but that warrant consideration for disclosure in the context of acquiring and/or redeveloping the site.

[40] Fontana Unified School District. *School Boundary Maps and Maps to Schools*. 2019/20. https://www.fusd.net/Page/321 (accessed August 3, 2020).

proximity to the Project site is Wayne Ruble Middle School at 6762 Juniper Avenue, approximately 0.45 mile southwest of the Project site.[41] Furthermore, any transport of hazardous materials associated with construction of the proposed Project would be in accordance with the USDOT, which regulates the transport of hazardous materials and waste and requires carriers to register with the California Department of Toxic Substances (DTSC). Only Cal/OSHA licensed Hazardous Materials Substances Removal contractors, and/or California State Registered Asbestos Abatement Contractors registered by the Division of Occupational Health and Safety in accordance with the California Administrative Code, Title 8, and article 2.5 and the SCAQMD Asbestos Hazard Emergency Response Act pursuant to Code of Federal Regulations Chapter 40, Part 763, subpart E would transport hazardous materials off site, as detailed in Section 3.9(a).

Since no schools are located or proposed within 0.25 mile of the Project site, and any transport of hazardous materials associated with construction of the proposed Project would be in accordance with applicable regulatory policy, impacts related to an accidental release of hazardous materials or emissions of hazardous substances within one-quarter mile of an existing or proposed school would be **less than significant.** No mitigation is required.

Threshold D: Would the Project be located on a site which 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?

No Impact

Discussion of Effects: Hazardous materials sites compiled pursuant to Government Code Section 65962.5 are listed on the "Cortese List" (named after the Legislator who authored the legislation that enacted it), which is maintained by the California DTSC.[42] The Project site is not on any list of hazardous material sites compiled pursuant to Government Code Section 65962.5. Therefore, **no impact** would occur. Mitigation is not required.

Threshold 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?

No Impact

Discussion of Effects: Ontario International Airport (ONT) is located 9.9 miles southwest of the Project site. The Project site is located outside the ONT Airport Influence Area as detailed in the Ontario

41 *Ibid.*

42 California Department of Toxic Substances Control. *Hazardous Waste and Substances Site List (Cortese).* 2020. https://www.envirostor.dtsc.ca.gov/public/search.asp?page=3&cmd=search&business_name=&main_street_name=&city=&zip=&county=&status=ACT%2CBKLG%2CCOM&branch=&site_type=CSITES%2CFUDS&npl=&funding=&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29&reporttype=CORTESE&federal_superfund=&state_response=&voluntary_cleanup=&school_cleanup=&operating=&post_closure=&non_operating=&corrective_action=&tiered_permit=&evaluation=&spec_prog=&national_priority_list=&senate=&congress=&assembly=&critical_pol=&business_type=&case_type=&searchtype=&hwmp_site_type=&cleanup_type=&ocieerp=&hwmp=False&permitted=&pc_permitted=&inspections=&complaints=&censustract=&cesdecile=&school_district=&orderby=city (accessed August 3, 2020).

International Airport Land Use Compatibility Plan (ONTLUCP).[43] The Project site is also outside an ONTLUCP Safety Zone or Noise Impact Zone[44] and the ONTLUCP Overflight Notification Zone for Real Estate Transaction Disclosures and within the ONT Airspace Protection Zone for structural heights greater than 200 feet above grade.[45] Therefore, **no impact** would occur. Mitigation is not required.

Threshold F: Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact

Discussion of Effects:

Construction. Construction activities that may temporarily restrict vehicular traffic would be required to implement appropriate measures to facilitate the passage of persons and vehicles through/around any required road closures. Typical City requirements include prior notification of any lane or road closures with sufficient signage before and during any closures, flag crews with radio communication when necessary to coordinate traffic flow, etc. The developer would be required to comply with these requirements, which would maintain emergency access and allow for evacuation if needed during construction activities. Compliance with these requirements would ensure that short-term impacts related to this issue are **less than significant.** Mitigation is not required.

Operation. The proposed Project is required to design, construct, and maintain structures, roadways, and facilities in accordance with applicable standards governing vehicular access, resulting in adequate vehicular access that would provide for adequate emergency access and evacuation. In accordance with the California Fire Code, the Project Applicant is required to design, construct, and maintain structures, roadways, and facilities to maintain appropriate emergency/evacuation access to and from the Project site as codified in Section Nos. 30-529 (Public Safety), 30-541(D)(7)(a) and (b) (Fences and Walls), and 30-550 (H) (Site Plan Design) of the City Municipal Code.

These improvements would be subject to compliance with the City Municipal Code sections specified above and would be reviewed by the Fontana Fire Protection District and Police Department through the City's general development review process. Proper site design and compliance with standard and emergency City access requirements would allow for evacuation if necessary. This would ensure that long-term impacts related to this issue are **less than significant.** Mitigation is not required.

Threshold G: Would the Project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

Less than Significant Impact

Discussion of Effects: The Project is not within a Very High Fire Hazard Severity Zone (VHFHSZ) in the Local Responsibility Areas (LRAs).[46] Additionally, the Project site and vicinity are not located in areas

43 Ontario International Airport Land Use Compatibility Plan. *Chapter 2: Procedural and Compatibility Policies.* Map 2-1: Airport Influence Area. April 19, 2011.

44 *Ibid.* Map 2-2: Safety Zones, and Map 2-3: Noise Impact Zones.

45 *Ibid.* Map 2-4: Airspace Protection Zones, and Map 2-5: Overflight Notification Zones.

46 California Department of Forestry and Fire Protection (CAL FIRE). *Fontana Very High Fire Hazard Severity Zones in LRA as Recommended by CAL FIRE.* October 29, 2008.

identified by the City to be areas at risk of a wildfire event.[47] The Project is surrounded by developed land and would be required to comply with 2019 CBC requirements for ignition-resistant construction and with the Safety Element of the City's General Plan. In consideration of the Project site's location in a developed area of the City away from wildland areas susceptible to fires and compliance with wildland fire safety policies, it is not expected that the Project would expose people or structures to significant loss or injury from wildland fires. Impacts are **less than significant** and mitigation is not required.

47 City of Fontana. *Local Hazard Mitigation Plan*. Figure 4-5: Fire Perimeter City of Fontana. June 2017; Approved and Adopted August 14, 2018.

3.10 HYDROLOGY AND WATER QUALITY

Would the Project:

Issues:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? 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?	☐	☒	☐	☐

The following analysis is based in part on *Highland / Mango Townhome at the S-W corner of Highland Ave. & Mango Ave., Fontana APN: 0240-121-22 Preliminary Drainage Report,* Allard Engineering, June 14, 2021 and *Preliminary Water Quality Management Plan For Mango Ave. / S. Highland Ave. Townhome APN(s): 0240-121-22 Fontan, San Bernardino County, California 92336*, Allard Engineering, June 14, 2021, which are included in full as Appendices G and H, respectively.

Threshold A: Would the Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less than Significant with Mitigation Incorporated

Discussion of Effects:

Construction. The City is a co-permittee under the Santa Ana RWQCB Order number R8-2010-0036, NPDES Permit No. CAS618036, also known as the MS4 permit. The San Bernardino County Water Quality Management Plan (SBCWQMP) was developed to implement compliance with the MS4 permit. The Project site clearing and grading phases would disturb vegetation and surface soils, potentially resulting in erosion and sedimentation. If left exposed and with no vegetative cover, the Project site's bare soil could be subject to additional wind and water erosion. Since the proposed Project involves over one acre of ground disturbance, it is subject to National Pollutant Discharge Elimination System (NPDES) requirements. Coverage under an NPDES permit includes the submittal of a Notice of Intent (NOI) application to the State Water Resources Control Board (SWRCB), the receipt of a Waste Discharge Identification Number (WDIN) from SWRCB, and the preparation of an SWPPP for construction discharges.

A Storm Water Pollution Prevention Plan (SWPPP) is a written document that describes the construction operator's activities to comply with the requirements in the NPDES permit. The SWPPP is intended to facilitate a process whereby the operator evaluates potential pollutant sources at the site and selects and implements BMPs designed to prevent or control the discharge of pollutants in storm water runoff. During the construction phases, the Project would incorporate a series of BMPs to reduce erosion and sedimentation. These measures may include the use of gravel bags, silt fences, hay bales, check dams, hydroseed, and soil binders. The construction contractor(s) would be required to operate and maintain these controls throughout the duration of construction activities. In addition, the construction contractor(s) would be required to maintain an inspection log and have the log on site to be reviewed by the City and representatives of the SWRCB.

An NPDES permit would generally specify an acceptable level of a pollutant or pollutant parameter in a discharge (for example, a certain level of bacteria). The permittee may choose which technologies to use to achieve that level. Some permits, however, do contain certain generic BMPs. Table 3.10.A lists BMPs for runoff control, sediment control, erosion control, and housekeeping that may be used during the construction of the proposed Project.

Table 3.10.A: General Best Management Practices

Runoff Control	Sediment Control	Erosion Control	Good Housekeeping
• Minimize clearing • Preserve natural vegetation • Stabilize drainage ways	• Install perimeter controls • Install sediment trapping devices • Inlet protection	• Stabilize exposed soils • Protect steep slopes • Complete construction in phases	• Create waste collection area • Put lids on containers • Clean up spills immediately

Source: United States Environmental Protection Agency. *National Menu of Stormwater Best Management Practices*. https://www.epa.gov/npdes/national-menu-best-management-practices-bmps-stormwater#constr (accessed July 9, 2020). More detailed Best Management Practices are available at this web site.

Operation. Under existing conditions, the Project site consists of 100 percent pervious surface area. Storm water drains southeast into City's storm water drain on Mango Avenue. From there, runoff drains to Cactus Channel, which then drains to Santa Ana River Reach 3 before entering the Prado Dam. From Prado Dam, flows enter Santa Ana River Reach 2, then Santa Ana River Reach 1 before finally entering the Pacific Ocean. To address potential water contaminants, the Project is required to

comply with applicable federal, State, and local water quality regulations. All development projects that would disturb more than one acre of land in the City are required to prepare a WQMP to reduce water pollution impacts from construction and operation of the developments. According to the Project-specific WQMP, the EPA-approved Section 303(d) listed impairments for the Project's receiving waters (Cactus Channel, Santa Ana River Reach 3, Prado Dam, Santa Ana River Reach 2, Santa Ana River Reach 1, and the Pacific Ocean) include heavy metals, organic compounds, trash/debris, bacteria, viruses, nutrients, pesticides, sediments, and oxygen-demanding substances. These are the Project's priority pollutants of concern.[48]

Development of the Project site is expected to increase the amount of impervious surface area up to 80 percent due to the proposed townhomes, parking lot, and internal street system. However, the Project is expected to generally maintain the existing drainage pattern, and all runoff would be infiltrated via a subsurface Stormtech infiltration chamber system prior to discharge into the detention basin located across Mango Avenue, at volumes that do not exceed the existing, pre-developed condition.[49]

The Project is exempt from hydrologic conditions of concern because all downstream conveyance drain to an adequate sump (Prado Dam), and the runoff flow rate, volume, and velocity for the post-development condition of the Project would not exceed the pre-development (i.e., naturally occurring condition)[50] as described below.

The Project would include a single Drainage Management Area (DMA-1) with five Stormtech Underground Chamber Systems (1 through 5) to manage storm water runoff. The on-site runoff will be captured and directed through the proposed infiltration chamber system (BMP) and undergo necessary pre-treatment prior to discharge into the City's municipal storm drain system.[51]

According to the Project-specific WQMP (Appendix H), the proposed infiltration chamber BMP must be sized with a design capture volume (DCV) of at least 28,514 cubic feet of runoff in order to adequately manage runoff from the building rooftops (all DMAs), parking lot and drive aisles, and sidewalks of DMA-1 pursuant to the NPDES MS4 Permit.[52] In order to treat identified pollutants of concern,[53] the proposed infiltration chamber BMP would be designed and constructed to capture

48 Frontier Enterprises. *Preliminary Water Quality Management Plan for Mango and South Highland Avenue Townhome.* APN(s): 0240-121-22. Page 4-5. Accessed September 2, 2021.

49 Allard Engineering. Highland/Mango Townhome At the S-W corner of Highland Ave. & Mango Ave., Fontana. *Preliminary Drainage Report.* APN(s): 0240-121-22. Discussion. Accessed September 2, 2021.

50 San Bernardino County Department of Public Works. *San Bernardino County Water Quality Management Plan.* Appendix F, Figure F-1. http://cms.sbcounty.gov/Portals/50/Land/AppendixF-HCOCExemptionCriteriaandMap.pdf?ver=2013-02-28-193056-000 (accessed August 3, 2020).

51 Allard Engineering, Inc. *Preliminary Water Quality Management Plan for Mango Avenue and South Highland Avenue Townhome*. Form 1-1. Submitted June 14, 2021 (Appendix H).

52 Pursuant to the Santa Ana Regional Water Quality Control Board Order Number R8-2010-0033, National Pollutant Discharge Elimination System (NPDES) Permit No. CAS618033, as amended by Order No. R8-2013-0024, also known as the Municipal Separate Storm Sewer System (MS4) permit, the hydrologic performance standard for the proposed bioretention basin is a flow duration curve of the post-development DMA not to exceed that of the pre-development, naturally occurring, DMA by more than five percent of the 2-year peak flow.

53 The project-specific priority pollutants of concern are copper, lead, nutrients, and indicator bacteria (pathogens) pursuant to Section 3.3(d) of the Clean Water Act and the United States Environmental Protection Agency. Refer to Appendix H for additional information.

approximately 28,514 cubic feet of runoff. With adequate DCV, the infiltration chamber BMP would treat "first-flush" runoff[54] from the Project site and ensure post-development storm water runoff volume or time of concentration would not exceed pre-development conditions by more than five percent of the 2-year peak flow pursuant to the NPDES MS4 Permit.

Mitigation Measures HYD-1 through **HYD-3** are prescribed to ensure proper engineering design and construction in conformance with the requirements of the City, the intent of the NPDES Permit for San Bernardino County and the incorporated cities of San Bernardino County within the Santa Ana Region (MS4 permit), and Project-specific recommendations outlined in an SWPPP and WQMP are implemented to reduce impacts related to water quality standards or waste discharge requirements to **less than significant with mitigation incorporated.**

MM HYD-1: Prior to the issuance of a grading permit, the Project Applicant shall file and obtain a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) in order to be in compliance with the State National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit for discharge of surface runoff associated with construction activities. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to the City of Fontana (City) for coverage under the NPDES General Construction Permit. This measure shall be implemented to the satisfaction of the City Public Works Department.

MM HYD-2: Prior to the issuance of a grading permit, the Project Applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) to the City of Fontana (City). The SWPPP shall include a surface water control plan and erosion control plan citing Best Management Practices (BMPs) to control on-site and off-site erosion during the entire grading and construction period. In addition, the SWPPP shall emphasize structural and nonstructural BMPs to control sediment and non-visible discharges from the site. The SWPPP shall include inspection forms for routine monitoring of the site during the grading and construction phases to ensure National Pollutant Discharge Elimination System (NPDES) compliance and that additional BMPs and erosion control measures would be documented in the SWPPP and utilized if necessary. The SWPPP shall be kept on site for the entire duration of Project construction and shall be available to the local Regional Water Quality Control Board (RWQCB) for inspection at any time. BMPs to be implemented may include the following:

- Sediment discharges from the site may be controlled by the following: sandbags, silt fences, straw wattles and temporary basins (if deemed necessary), and other discharge control devices. The construction and condition of the BMPs shall be periodically inspected during construction, and repairs shall be made when necessary as required by the SWPPP.

[54] "First-flush" runoff is the initial surface runoff of storm water along impervious surfaces, such as parking lots, and is typically more concentrated with pollutants compared to the remainder of a storm event.

- All loose piles of soil, silt, clay, sand, debris, and other earthen material shall be protected in a reasonable manner to eliminate any discharge from the site. Stockpiles shall be surrounded by silt fences and covered with plastic tarps.
- The construction contractor shall be responsible for performing and documenting the application of BMPs identified in the SWPPP. Weekly inspections shall be performed on sandbag barriers and other sediment control measures called for in the SWPPP. Monthly reports and inspection logs shall be maintained by the contractor and reviewed by the City and representatives of the RWQCB. In the event that it is not feasible to implement specific BMPs, the City can make a determination that other BMPs would provide equivalent or superior treatment either on or off site.

This measure shall be implemented to the satisfaction of the City Public Works Department.

MM HYD-3: Prior to the issuance of a grading permit, the Project Applicant shall submit a Final Water Quality Management Plan (Final WQMP) to the City of Fontana (City) for review and approval. The Project shall include Project design features identified in the Final WQMP. The Final WQMP shall demonstrate that any proposed on-site development plan includes best management practices (BMPs) for source control, pollution prevention, site design, low impact development (LID) implementation, and structural treatment control. BMPs to be implemented may include the following:

- Property Owner/Occupant will be required to review and implement Storm Water Pollution Brochures, Hazardous Waste Guidelines, and the "After the Storm" handouts.
- Property Owner/Occupant shall clean and dispose of any hazardous spills and educate and train employees on use of pesticides and in pesticide application techniques to prevent pollution. Pesticide application must be under the supervision of a California qualified pesticide applicator.
- Property Owner/Occupant shall clean and maintain all proposed LID BMPs and ensure that underground infiltration BMP is in proper working order by inspecting and cleaning out the system of silt/sediment as needed after every qualifying event.
- Property Owner/Occupant shall implement trash management and litter control procedures in the common areas aimed at reducing pollution of drainage water.
- Stenciling shall be provided at all catch basin inlets that states "No Dumping - Drains to Ocean."
- Drainage is routed around the trash enclosure area. Additionally, the trash enclosure area shall be walled to prevent off-site transport of trash. Enclosure area shall also have a roof and attached lids to prevent rainfall from entering the containers.

- A landscape plan is to be submitted to the City for approval. The landscape plan shall have an emphasis on efficient water use and irrigation methods and on water conservation.

BMPs shall be designed and implemented to address Section 303(d) listed pollutants and retain the Project site's minimum design capture volume and, if applicable, hydromodification volume to ensure post-development storm water runoff volume or time of concentration does not exceed pre-development storm water runoff by more than five percent of the two-year peak flow in accordance with the *Technical Guidance Document for Water Quality Management Plans* prepared for the County of San Bernardino Areawide Stormwater Program, National Pollutant Discharge Elimination System Permit Number CAS618036, Order Number R8-2010-0036. The proposed LID BMPs specified in the Final WQMP shall be incorporated into the grading and development plans submitted to the City for review and approval. Periodic maintenance of any required BMPs and landscaped areas during Project occupancy and operation shall be in accordance with the schedule outlined in the Final WQMP. This measure shall be implemented to the satisfaction of the City Public Works Department.

The Project site is in a developed and urbanized area of the City. The California Department of Water Resources indicates groundwater levels are at least 495 feet below the ground surface at monitoring wells within three miles of the Project site. Maximum depths during site development are expected to occur during construction of the subterranean infiltration chamber system but it would not reach depths that would impair or alter the direction or rate of flow of groundwater or introduce Total Dissolved Solids (TDS) or other contaminants into the groundwater table. Additionally, no groundwater extraction would occur as part of the Project.

The Fontana Water Company (FWC) plans to install treatment or drill replacement wells in order to maintain the health and adequate capacity of the basins supplying groundwater to its customers. Project implementation of the NPDES permit ensures that the State's mandatory standards for the maintenance of clean water and the federal minimums are met. The Santa Ana RWQCB regulates waste discharges to minimize and control their effects on the quality of the region's groundwater and surface waters. The Project-specific SWPPP and Final WQMP would be reviewed and approved as routine actions during the processing of the Project by the City; therefore, the required measures and features detailed in the SWPPP and WQMP to safeguard surface and groundwater quality would be incorporated into the proposed Project. Water and groundwater quality and waste discharge impacts would be reduced to **less than significant with mitigation incorporated** through implementation of **Mitigation Measures HYD-1** through **HYD-3**.

Threshold 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?

Less than Significant with Mitigation Incorporated

Discussion of Effects: As discussed in Section 3.10 (Threshold A), above, the FWC would supply water to the Project site via groundwater supplies from three adjudicated basins, including the Chino Basin,

Rialto-Colton Basin, and the Lytle Basin, and one unadjudicated basin (No Man's Land Basin). Local and regional authorities in medium and high priority groundwater basins have formed Groundwater Sustainability Agencies (GSAs) that oversee the preparation and implementation of a local Groundwater Sustainability Plan (GSP). Per the Sustainable Groundwater Management Act (SGMA), adjudicated basins[55] are not required to form GSAs or prepare GSPs. These basins are required to submit an annual report to the Department of Water Resources (DWR), which provide much of the same information required by Courts during the adjudication process. As detailed below, three of the four basins from which the FWC (and ultimately the Project itself) may obtain water have previously been adjudicated, and the No Man's Land Basin is not in critical condition of overdraft; therefore, the Project does not conflict with the stated purpose or provisions of the SGMA.

The Chino Basin is the main source of water for the FWC. Adjudicated in 1975 under the Chino Basin Judgment, the Chino Basin is managed by the Chino Basin Optimum Management Plan. This basin lies in the southwest corner of San Bernardino County, bordered on the east by the Rialto-Colton Fault and on impermeable rock of the San Gabriel Mountains, Jurupa Mountains, and Puente Hills. This area is drained by San Antonio Creek and Cucamonga Creek southerly to the Santa Ana River. The basin has a safe operating yield of 145,000 acre-feet per year (AFY). FWC's groundwater production from the Chino Basin from 2011 to 2015 averaged approximately 11,100 AFY. FWC's production from the Chino Basin in 2015 was 14,504 acre-feet.[56]

The Rialto Basin is adjudicated pursuant to the 1961 Rialto Basin Degree. The surface area of the Rialto-Colton Basin is approximately 30,100 acres. The principal recharge areas within the Rialto-Colton groundwater basin are Lytle Creek, Reche Canyon in the southeastern part of the subbasin, and the Santa Ana River in the south-central part of the subbasin. A lesser amount of recharge is provided by percolation of precipitation to the valley floor, underflow, and irrigation and septic returns. Underflow occurs from fractured basement rock and through the San Jacinto Fault in younger river deposits at the south end of the subbasin in the northern reaches of the San Jacinto Fault system and artificial recharge. FWC's groundwater production from the Rialto-Colton Basin from 2011 to 2015 averaged approximately 6,000 AFY. FWC's production from the Rialto-Colton Basin in 2015 was 2,728 AFY. A preliminary injunction granted in 2015 by a San Bernardino County Superior Court judge allows the FWC to pump up to 2,520 AFY from the Rialto-Colton Basin, which is the amount projected to be available to FWC from this basin in future normal and single dry or multiple dry years.[57]

Lytle Basin is adjudicated pursuant to the McKinley Decree of 1897. The surface area of the Lytle Basin is approximately 22.3 square miles. FWC's average groundwater production from the Lytle Basin is approximately 9,400 AFY in normal rainfall years. This amount is estimated to be available for pumping and diversion by FWC during normal rainfall years in 2025 through 2040. However, due to recent drought conditions, FWC conservatively projects to receive 5,000 AFY of groundwater from the Lytle Basin during normal years in 2020. Additionally, the Lytle Basin is subject to significant changes

55 Through adjudication, the courts can assign specific water rights to water users and can compel the cooperation of those who might otherwise refuse to limit their pumping of groundwater. Watermasters are typically appointed by the court to ensure that pumping conforms to the limits defined by the adjudication.

56 San Gabriel Water Company, Fontana Water Company Division. *2015 Urban Water Management Plan.* Page 6-6. June 2016, Amended December 2017.

57 *Ibid.* Pages 6-6 and 6-7.

in groundwater elevation due to highly permeable sediments and a high specific yield of the aquifer, which would result in a 20 percent reduction of water production during multiple dry years.[58]

The No Man's Land Basin is an unadjudicated subbasin of the Upper Santa Ana Valley Basin. FWC's groundwater production from the No Man's Land Basin from 2011 to 2015 averaged approximately 4,000 AFY. FWC's production from the No Man's Land Basin in 2015 was 4,523 AF.[59]

According to the FWC Urban Water Management Plan (UWMP), none of the basins supplying groundwater to the FWC are in "critical condition of overdraft."[60] FWC's current available pumping capacity totals approximately 39,300 gpm, with individual well production ranging from approximately 165 gpm to 2,700 gpm. Current pumping capacity (as of March 2016) from each basin is as follows:[61]

- Chino Basin: 31,007 gpm.
- Lytle Basin: 3,700 gpm.
- Rialto-Colton Basin: 1,650 gpm (pursuant to Court-ordered Groundwater Production Injunction).
- No-Man's Land: 3,314 gpm.

The City maintains a performance standard of 5 acres for every 1,000 residents. Based on the per-unit occupancy and number of residential units, the addition of 107 townhomes will lead to approximately 430 persons residing at the property. The FWC UWMP indicates FWC's Normal Year demand projection is 156 gallons per capita per day (GPCD) for 2020, and 176 GPCD for 2025 and subsequent years through 2040.[62] Based on a rate of 176 GPCD, development of the site would use approximately 70,752 gallons per day[63] or 79.25 AFY, which would be a worst-case scenario assuming the residents would occupy the site 24 hours per day.

According to SCAG, development of 285,753 square feet of commercial retail and services is estimated to generate an average of 1 employee for every 514 square feet of commercial retail and service land use.[64] This would equate to approximately 556 employees if the site were developed under the existing (C-C) Community Commercial land use.[65] Based on the 176 GPCD rate, development of the site under the existing land use would use approximately 97,856 gallons per day or 109.7 AFY, which is greater than the residential use.

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58 *Ibid.* Pages 6-7 and 6-8.
59 *Ibid.* Pages 6-7 and 6-8.
60 *Ibid.* Page 6-19.
61 *Ibid.* Page 6-5.
62 San Gabriel Water Company, Fontana Water Company Division. *2015 Urban Water Management Plan.* Page 7-5. June 2016, Amended December 2017.
63 176 gallons per person per day × 402 persons = 70,752 gallons per day ÷ 325,851 gallons per acre foot = 79.52 acre-feet per year.
64 Southern California Association of Governments. *Employment Density Study Summary Report*. Table 2B. October 31, 2001.
65 *Ibid.* (285,753 square feet of "other retail/service" uses ÷ 514 square feet of retail/services in southern California per employee = 555.9 employees).

The FWC production capacity for 2040 is 56,562 AFY and assumes the site would be developed under the current land use designation. However, the Project is anticipated to generate less water demand under the proposed Multi-Family Residential land use (up to 79.258 AFY) than if the site were developed under the existing Community Commercial land use designation (109.7 AFY). Furthermore, the anticipated water demand of the proposed Project is less than 0.1974 percent of available FWC supplies in 2020.[66] Therefore, the amount of water available for the Project is sufficient for normal, single-dry, and multiple-dry years for the next 23 years. Since planned supplies are sufficient, the Project would not substantially decrease groundwater supplies. Furthermore, implementation of **Mitigation Measure HYD-3** would ensure the Project would include an infiltration chamber system designed to capture and infiltrate storm water runoff at rates in accordance with the NPDES MS4 Permit, which would not interfere substantially with groundwater recharge or impede sustainable groundwater management of the basins supplying groundwater to the Project. Impacts to groundwater supply and sustainability of groundwater management are reduced to **less than significant with mitigation incorporated**.

Threshold C: 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:

- ***i. Result in substantial erosion or siltation on or off site?***
- ***ii. Substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site?***
- ***iii. Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?***
- ***iv. Impede or redirect flood flows?***

Less than Significant with Mitigation Incorporated

Discussion of Effects: Currently, storm water generally sheet flows from west to east and drains southeast on Mango Avenue before discharging into the existing municipal storm drain on Mango Avenue. The proposed Project is expected to generally maintain the existing drainage pattern. Upon development of the site, all on-site storm water would be captured on site in accordance with Santa Ana RWQCB Order Number R8-2010-0036, NPDES Permit No. CAS618036, also known as the MS4 permit. The runoff would be infiltrated via a subterranean chamber system located on the southeast side of the proposed townhomes prior to discharge into the municipal storm drain system at volumes that do not exceed the existing, pre-developed condition.

i. Currently, 100 percent of the Project site consists of pervious surface area. Construction activities would expose surface soils to the potential for wind and water erosion. Pursuant to **Mitigation Measure HYD-2**, the Project Applicant would submit to the City an SWPPP that shall include a surface water control plan and erosion control plan citing specific measures to control on-site and off-site erosion during the entire grading and construction period. In addition, the SWPPP shall emphasize structural and nonstructural BMPs to control sediment and non-visible discharges

[66] San Gabriel Water Company, Fontana Water Company Division. *2015 Urban Water Management Plan.* Table 6-12. June 2016, Amended December 2017. (79.25 acre-feet Project demand ÷ 40,140 acre-feet FWC supply = 0.1974 percent.)

from the site. The SWPPP would include inspection forms for routine monitoring of the site during construction phases to ensure NPDES compliance and that additional BMPs and erosion control measures would be documented in the SWPPP and utilized if necessary. Upon completion of construction and during operation, the Project site would be paved and vegetated, which would prevent erosion and siltation of sediments. Through implementation of **Mitigation Measure HYD-2,** impacts from substantial erosion or siltation on or off site would be reduced to **less than significant with mitigation incorporated**.

ii. On-site conversion of permeable surfaces to impermeable surfaces could increase storm water runoff rates and/or volume. NPDES regulations require development projects to retain storm water runoff on site at levels that generally do not exceed the existing condition. Pursuant to **Mitigation Measure HYD-3,** the Project Applicant shall prepare a Final WQMP that details incorporation of self-treating or self-retaining areas such as landscaped areas of permeable surfaces to the greatest extent practicable and streets/sidewalks/parking lots designed to minimum permitted widths to increase permeable areas. The Final WQMP shall verify the site's minimum DCV of runoff and specify appropriate LID BMPs to ensure post-development storm water runoff volume or time of concentration does not exceed pre-development storm water runoff by more than five percent of the 2-year peak flow in accordance with the NPDES MS4 Permit. Periodic maintenance of any required BMPs during Project occupancy and operation would be in accordance with the schedule outlined in the Final WQMP.

   The Project-specific SWPPP and WQMP would be reviewed and approved as routine actions during the processing of the Project by the City; therefore, the required measures and features detailed in the SWPPP and WQMP to maintain drainage patterns and control the rate and volume of runoff would be incorporated into the proposed Project. Risks from flooding due to increases in storm water runoff would be reduced to **less than significant with mitigation incorporated** through implementation of **Mitigation Measures HYD-2** and **HYD-3**.

iii. The CWA delegates authority to the states to issue NPDES permits for discharges of storm water from construction, industrial, and municipal entities to Waters of the United States. The purpose of the MS4 permit is to meet the SWRCB's requirements to mitigate for the negative impact of increases in storm water runoff caused by new development and redevelopment. The Project storm water discharge rates cannot exceed the pre-development runoff condition.

   The Project is over one acre in size and is required to have coverage under the State's General Permit for Construction Activities SWPPP. Pursuant to **Mitigation Measure HYD-2,** an SWPPP would be prepared and detail BMPs to be implemented during construction to reduce/eliminate adverse water quality impacts resulting from development. All impacts related to runoff during site preparation, and construction would be addressed through implementation of the SWPPP.

   Pursuant to **Mitigation Measure HYD-3,** the Applicant shall prepare a WQMP to address Section 303(d) listed pollutants and retain the project site's minimum DCV. Through implementation of **Mitigation Measure HYD-3,** BMPs shall be designed and implemented to ensure post-development storm water runoff volume or time of concentration does not exceed pre-development storm water runoff by more than five percent of the 2-year peak flow in accordance with the NPDES MS4 Permit. Additional Project design features, such as roof downspouts draining

into pervious, landscaped areas, and maintenance of existing surface flows across the Project site into a subterranean infiltration chamber system, would further maintain the site's existing drainage pattern and prevent additional sources of polluted runoff. Periodic maintenance of the infiltration chamber system and landscaped areas during Project occupancy and operation shall be in accordance with the schedule outlined in the Final WQMP.

Proposed storm drain infrastructure includes curb and gutter along the east side of along Mango Avenue and reinforced concrete pipe through the Project Site leading again to Mango Avenue. All storm drain infrastructure would be constructed to specifications detailed in Section 3000 (Storm Drain) of the City construction standards and Chapters 23 (Sewers and Sewage Disposal), Article V of Chapter 26 (Storm Drainage Benefit Area Fees), and Section 30-526(D) (Infrastructure, Storm Drains) of the City Municipal Code. The City Public Works Department would review these proposed storm drain improvements as part of the routine plan check process required by the City to ensure adequate capacity.

BMPs to mitigate the pollutants of concern would treat runoff prior to discharge to the Municipal storm drain system. Storm water from the Project site would be conveyed to an on-site infiltration chamber system southeast of the proposed townhomes in accordance with **Mitigation Measure HYD-3**. Any sources of storm water pollution would be addressed through adherence to NPDES permit requirements. Implementation of **Mitigation Measures HYD-2** and **HYD-3** would ensure polluted runoff during site preparation and construction would be addressed by the SWPPP, and post-development storm water runoff volume or time of concentration would not exceed pre-development conditions by more than five percent of the 2-year peak flow. Therefore, impacts related to the creation or contribution of runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff would be reduced to **less than significant with mitigation incorporated**.

iv. According to the Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) No. 06071C7915H the Project site is located in Zone X, which is defined as an area determined to be outside the 0.2 percent annual chance floodplain, or Zone D, areas in which flood hazards are undetermined, but possible.[67] Currently, storm water sheet flows generally in an easterly direction across the site toward Mango Avenue. Upon development of the Project, storm water on impervious surfaces would flow toward the subterranean infiltration chamber southeast of the proposed residential community. Therefore, the Project would be designed and constructed in accordance with the NPDES MS4 Permit, and impacts would be **less than significant**. Mitigation is not required.

[67] City of Fontana. Federal Emergency Management Agency. *Flood Insurance Rate Map No. 06071C7915H.* https://www.fontana.org/DocumentCenter/View/4473/Flood-Insurance-Rate-Map-11x17 (accessed August 27, 2021).

Threshold D: In flood hazard, tsunami, or seiche zones, would the Project risk release of pollutants due to project inundation?

Less than Significant Impact

Discussion of Effects: According to the City's Local Hazard Mitigation Plan, the Project site is not located in flood hazard or inundation zones,[68] and the site is not located near bodies of water or enclosed water storage features that could result in tsunamis or seiches. Impacts would be **less than significant** and mitigation is not required.

Threshold E: Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less than Significant with Mitigation Incorporated

Discussion of Effects: Please refer to the discussion presented in Sections 3.10 (Threshold A) and 3.10 (Threshold B). **Mitigation Measures HYD-1** through **HYD-3** would ensure the Project would not substantially degrade surface or groundwater quality, inhibit groundwater recharge potential, or substantially deplete groundwater supplies, and the Project would not conflict with any applicable water quality control plan or sustainable groundwater management plan. Impacts would be reduced to **less than significant with mitigation incorporated**.

68 City of Fontana. *Local Hazard Mitigation Plan*. Figure 4-1: Flood Hazard Map and Figure 4-2: Dam Inundation areas in Fontana. June 2017; Approved and Adopted August 14, 2018.

3.11 LAND USE AND PLANNING

Would the Project:

Issues:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☒	☐

Threshold A: Would the Project physically divide an established community?

No Impact.

Discussion of Effects: The Project site is bounded by Mango Avenue (and residential uses) on the east, South Highland Avenue to the north, and existing single-family residential uses to the south. No residential structures are located on the site. The Project does not include the installation of infrastructure or roadways that would divide an existing community or dislocate current residents. The development of residential uses on the site would extend the existing pattern of residential development within the Project area. **No impact** related to the division of established community would result from development of the proposed uses; therefore, no mitigation is warranted.

Threshold 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?

Less than Significant Impact

Discussion of Effects: The City's General Plan Land Use Map designates the land use for the Project Site as C-C (Community Commercial), R-PC (Residential Planned Community), SP #3, (Walnut Village Specific Plan), and Auto Center Overlay District. The City of Fontana Zoning District for the Project site is "SP #3 (Walnut Village Specific Plan). Previously referenced Table 2.2.A summarizes the Project site and surrounding land uses, General Plan designations, and Zoning designations.

The Project will change the land use designation and development regulations for the Project site from "Commercial (Corner) and Residential Walnut Grove 6.0 du/acre" to the "Aragon West District Walnut Village Specific Plan" to provide new land use and development regulations to permit development of 100 townhomes. Adoption of the Project by the City will supersede the existing regulations of the Walnut Village Specific Plan for the Project site. Furthermore, the City's General Plan land use map changing the land use designation for the Project site from "C-C Community Commercial, R-PC Residential Planned Community, SP #3, Walnut Village Specific Plan, and Auto Center Overlay District" to "R-MF Multi-Family Residential/Aragon West District Walnut Village Specific Plan."

The Southern California Association of Governments (SCAG) functions as the Metropolitan Planning Organization (MPO) for six counties in Southern California, including San Bernardino County. As the designated MPO, SCAG is federally mandated to research and plan for transportation, growth management, hazardous waste management, and air quality. SCAG's main responsibilities under State and federal law are preparing the Regional Housing Needs Assessment (RHNA) and the Regional Transportation Plan (RTP). The RTP includes policies and regulations set forth to ensure development within the SCAG regional area is within planned and forecast socioeconomic projections. As part of the RTP, SCAG developed its Sustainable Communities Strategies (SCS), required under Senate Bill 375, The SCS is intended to combine land use and transportation planning with the overall goal of reducing GHG emissions generated by vehicle travel.

Although SCAG does not have formal regulatory authority and cannot directly implement land use decisions, SCAG guides land use planning for the Southern California region through intergovernmental coordination and consensus building. The City's General Plan bases the City's target growth forecast on regional growth forecasts detailed in SCAG's latest (2016–2040) RTP/SCS. Therefore, the analysis of the proposed Project's impacts to the City's growth forecast is based on the latest data provided in SCAG's 2016–2040 RTP/SCS.[69]

As of July 1, 2019, the United States Census Bureau estimated the City's population to be 214,547 persons.[70] Development of the proposed Project and other projects in the City and in San Bernardino County would lead to increases in population, housing, and employment. The Project's estimated resident population of up to 402 persons is generally consistent with future growth projections made by the City. Typically, growth-inducing potential of a project would be considered significant if it fosters growth or a concentration of population in excess of what is assumed in pertinent master plans and land use plans. Significant growth impacts could also occur if the project provides infrastructure or service capacity to accommodate growth beyond the levels currently permitted by local or regional plans and policies. The City's General Plan has a year 2035 buildout horizon; however, the General Plan does not specify or anticipate when complete buildout would occur, as long-range demographic and economic trends are speculative. The designation within the General Plan of a site for a certain use does not necessarily mean that the site would be developed with that use during the planning period, as most development depends on property owner initiative.

The proposed Project would generate 794 passenger-car-equivalent vehicle trips per day (Appendix J). If the site were developed under the existing General Plan general land use designation of (C-C) Commercial General with the maximum floor-to-area ratio of 1.0, the 6.5 acre site could theoretically be developed with up to 285,750 square feet of community-serving commercial uses.[71] This level of commercial development would generate approximately 12,201 daily two-way vehicle trips.[72] Development of the Project with the proposed residential uses would result in a substantially less intense use of the site when compared to the development of the site with commercial uses. Furthermore, unlike commercial uses, the Project 's VMT contribution would achieve a greater than

69 Southern California Association of Governments. *Final 2016/2040 Regional Transportation Plan/Sustainable Communities Strategy.* Table 11 in Demographics & Growth Forecast Appendix. Adopted April, 2016.

70 United States Census Bureau. *QuickFacts, Fontana City, California.* https://www.census.gov/quickfacts/fact/table/fontanacitycalifornia,US/PST045219 (accessed July 2, 2020).

71 Fontana Municipal Code, Table No. 30-494.A

72 ITE Land Use 820: Shopping Center, 42.71 daily two-way trips per 1,000 square feet.

15 percent reduction (21.4 percent) when compared to the baseline County VMT condition (see Appendix K). Due to the far greater traffic generated by commercial uses, development of site with current permitted uses would likely contribute to levels of VMT in excess of City guidelines, resulting in significant VMT impact, increased pressure on local roadways, and accompanying increases in air pollutants and GHG emissions.

Amendments to land use designations do not in and of themselves constitute a significant environmental impact. Changes to planned land uses are considered to be environmental impacts only when they would result in direct physical impacts or where those changes relate to avoiding or mitigating environmental impacts. As such, associated physical environmental impacts that could be generated from development of the Project site as proposed rather than as previously anticipated in the General Plan or Specific Plan for a broad range of environmental issues are addressed in this Initial Study. The Project is consistent with the 2016 AQMP and impacts to the environment resulting from the proposed Project are subject to applicable mitigation and local, State, and/or federal regulations.

Although the Project site's existing General Plan land use designation is Community Commercial (C-C), amending the land use designation to (R-MF) Multi-Family Residential/Aragon West District Walnut Village Specific Plan would not result in growth in the area or City beyond that which was planned for at General Plan buildout. Therefore, impacts related to conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect are **less than significant**. No mitigation is warranted.

3.12 MINERAL RESOURCES

Would the Project:

Issues:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 plans?	☐	☐	☒	☐

Threshold 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?

And

Threshold 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 plans?

Less than Significant Impact

Discussion of Effects: The Project site is located within Mineral Resource Zone 2 (MRZ-2),[73] which is defined as an area where adequate information indicates that significant mineral resources are present, or where it is judged that a high likelihood for their presence exists. Land included in MRZ-2 is of prime importance because it contains known economic mineral deposits.[74]

The project site comprises 6.5 acres of vacant land surrounded by single-family residential development to the south and east, and Highland Village Shopping Center immediately to the north. The City of Fontana General Plan Land Use Map designates the Project site as Community Commercial (C-C).[75] No mineral extraction has historical occurred or is currently conducted on the site.

Mineral resources extraction is not a use compatible with either the existing or the proposed on-site and surrounding land uses, nor is the sufficient to support productive or cost effective mineral extraction.

The Project site and vicinity are not considered a State-designated mineral resource extraction zone. Mineral resources extraction would conflict with the purpose and scope of the existing and proposed General Plan and Zoning District in this part of the City. Therefore, impacts from the loss of available mineral resources would be **less than significant**. Mitigation is not required.

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73 California Department of Conservation. *Mineral Land Classification of a Part of Southwestern San Bernardino County: The San Bernardino Valley Area, California (West).* Accessed July 26, 2021.

74 California Department of Conservation State Mining and Geology Board. *Guidelines for Classification and Designation of Mineral Lands.* http://www.conservation.ca.gov/smgb/guidelines/documents/classdesig.pdf (accessed July 26, 2021).

75 City of Fontana. *General Plan Land Use Map 3/2/2021*. Accessed July 26, 2021.

3.13 NOISE

Would the Project:

Issues:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) 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?	☐	☐	☒	☐
b) Result in 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?	☐	☐	☐	☒

The following analysis is based in part on *Noise and Vibration Impact Analysis for the Mango and South Highland Townhome Project in Fontana, California*, LSA Associates, Inc., September 7, 2021, which is included in full as Appendix I.

Threshold 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?

Less than Significant with Mitigation Incorporated

Discussion of Effects: Section 30.469 of the City's Municipal Code (City of Fontana 2021) has established daytime (7:00 a.m. to 10:00 p.m.) and nighttime (10:00 p.m. to 7:00 a.m.) exterior noise standard of 65 A-weighted decibels (dBA) for activities conducted in residential-zoning districts to protect residents from annoying or potentially harmful environmental conditions. Section 18.63(b)(7) of the City's Municipal Code establishes exemption criteria for construction activities, specifically exempting noise generated from construction between the hours of 7:00 a.m. and 6:00 p.m. on weekdays and between the hours of 8:00 a.m. and 5:00 p.m. on Saturdays. Finally, the General Plan identifies three main categories (audible, potentially audible, and inaudible) associated with noise impacts; only an audible change in noise level, which is a change of 3 dBA or more, is considered potentially significant.

To establish baseline conditions, one short-term (20-minute) and three long-term (24-hour) ambient noise level measurements were conducted on July 20, 2021. Tables 3.13.A and 3.13.B detail the results of the ambient noise monitoring.

Table 3.13.A: Short-Term Ambient Noise Level Measurements

Monitor No.	Location	Date	Start Time	Noise Level (dBA)			Noise Source(s)
				L_{eq}	L_{max}	L_{min}	
ST-1	17052 Prospect Avenue, approximately 20 feet to the north from the property wall	7/20/21	9:24 a.m.	50.3	60.4	46.5	Traffic on SR-210 and South Highland Avenue. Faint and occasional traffic on Mango Avenue. Some aircraft noise.

Source: Compiled by LSA Associates, Inc. (2021). *Mango-South Highland Avenue Residential Building Noise and Vibration Impact Analysis.* Table F. September 2021 (Appendix I)

dBA = A-weighted decibel
L_{eq} = equivalent continuous sound level
SR = State Route
L_{max} = maximum instantaneous noise level
L_{min} = minimum instantaneous noise level

Table 3.13.B: Long-Term Ambient Noise Monitoring Results

Monitoring No.	Location	Start Date	Start Time	Duration (hours)	Noise Level (dBA)				Noise Source(s)
					CNEL[1]	L_{eq}	L_{max}	L_{min}	
LT-1	North of the project site	7/20/21	11:00 AM	24	73.9	62.8–72.3	81.0–92.8	45.9–63.7	Traffic on SR-210 and South Highland Avenue; occasional traffic on Mango Avenue
LT-2	West of the project site	7/20/21	10:00 AM	24	72.8	59.0–71.9	78.3–96.3	43.8–56.4	Traffic on SR-210 and South Highland Avenue
LT-3	East of the project site	7/20/21	10:00 AM	24	72.3	59.0–70.9	77.8–92.8	41.7–56.8	Traffic on SR-210. Some traffic noise from South Highland Avenue and Mango Avenue

Source: Compiled by LSA Associates, Inc. (2021). *Mango-South Highland Avenue Residential Building Noise and Vibration Impact Analysis.* Table J. September 2021 (Appendix I).

[1] The CNEL was calculated from the long-term noise level measurement.

CNEL = Community Noise Equivalent Level
dBA = A-weighted decibels
L_{eq} = equivalent continuous sound level
SR = State Route
L_{max} = maximum measured sound level
L_{min} = minimum measured sound level

Temporary (Construction) Noise. Noise increases from the Project would be generated on a short-term basis during construction activities. Noise impacts associated with construction activity are a function of the noise generated by the type of equipment used, the location and sensitivity of nearby land uses, and the timing and duration of the noise-generating activities. Two types of short-term construction noise would occur during construction. The first type would be from construction crew commutes and the transport of construction equipment and materials to the Project site and would incrementally raise noise levels on roadways leading to the site.

Although there would be a relatively high single-event noise exposure potential causing intermittent noise nuisance (passing trucks at 50 feet would generate up to a maximum of 84 dBA) during equipment and material delivery to and from the site for construction preparation, the effect on

longer-term ambient noise levels would be negligible because the daily construction-related vehicle trips are few when compared to existing daily traffic volume on Mango Avenue and South Highland Avenue. Construction-related traffic would increase noise levels by approximately 0.2 dBA along adjacent roadways. This level of increase is substantial below the threshold of human perception and it would not exceed the City's impact threshold of 3 dBA[76] for such increases. Therefore, no short-term, construction-related impacts associated with worker commute and transport of construction equipment and material to and from the Project site would occur.

The second type of short-term construction noise is related noise generated from heavy equipment used during construction activities. The Project includes site preparation, grading, building construction, architectural coating, and paving phases of construction. These sequential phases change the character of the noise generated on a project site. The site preparation phase, which includes excavation and grading of the site, tends to generate the highest noise levels. Noise associated with earthmoving equipment is estimated to be between 55 dBA L_{max} and 85 dBA L_{max} at a distance of 50 feet from the active construction area. The maximum noise level generated by each grader is approximately 85 dBA L_{max} at 50 feet. A doubling of sound sources with equal strength (e.g., the concurrent operation of additional piece of equipment) increases the noise level by 3 dBA (one piece of equipment = 85 dBA, two pieces = 88 dBA, etc.). Assuming two active graders, the worst-case combined noise level during this phase of construction would be 88 dBA L_{max} at a distance of 50 feet from the active construction area. Based on a usage factor of 40 percent, the worst-case combined noise level during this phase of construction would be 84 dBA[77] equivalent continuous sound level (L_{eq})[78] at a distance of 50 feet from the active construction area.

The nearest noise-sensitive receptors are single-family residences, located less than 50 feet south and east and may be subject to short-term construction noise reaching 88 dBA L_{max} (84 dBA L_{eq}). This noise level represents a worst-case scenario during grading activity, which constitutes a limited duration of total Project construction. Although the noise generated by Project construction activities could exceed the ambient noise levels, this sort of noise is exempted under the City's noise control standards. The proposed Project will be required to comply with the construction hours specified in Section 18.63(b)(7) of the City Municipal Code. Implementation of **Standard Condition NOI-1** would ensure compliance with the City's prohibition of construction noise during selected times.

SC NOI-1 The construction contractor will use the following source controls at all times:

a. Construction shall be limited to 7:00 a.m. to 6:00 p.m. on weekdays, 8:00 a.m. to 5:00 p.m. on Saturdays, and no construction on Sundays and Holidays unless it is approved by the building inspector for cases that are considered urgently necessary as defined in Section 18-63(7) of the Municipal Code.

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76 City of Fontana. *Fontana Forward General Plan Update 2015–2035. Draft Environmental Impact Report. SCH #2016021099.* Page 5.10-4. June 8, 2018.

77 The usage factor of 40 percent is approximately 4 dBA less than the maximum noise level (88 dBA maximum noise level - 4 dBA usage factor = 84 dBA).

78 The L_{eq} noise level is provided to describe construction noise levels for a longer period of time (compared to the maximum instantaneous noise level, L_{max}) and compare it to ambient noise levels anticipated to be generated by the proposed Project.

b. For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise-generating potential practical for their intended use.

c. The construction contractor will ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and lubricated, and that mufflers are working adequately.

d. Have only necessary equipment on site.

e. Use manually-adjustable or ambient-sensitive backup alarms. When working adjacent to residential use(s), the construction contractor will also use the following path controls, except where not physically feasible, when necessary:

   i. Install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.

   ii. Temporarily enclose localized and stationary noise sources.

   iii. Store and maintain equipment, building materials, and waste materials as far as practical from as many sensitive receivers as practical.

With implementation of **Standard Condition NOI-1**, construction-related noise impacts would conform to established City standards, ensuring impacts remain **less than significant**.

Permanent (Operational) Noise. Long-term noise associated with the Project would be generated from vehicle traffic and on-site stationary sources. Whereas mobile noise sources such as vehicle traffic are measured as Community Noise Equivalent Level (CNEL), stationary noise sources such as parking lot activities and heating ventilation air conditioning are measured as L_{max} and L_{eq}.

Mobile Noise: Noise levels from vehicle traffic (including resident vehicles) entering and exiting the site are analyzed along roadway segments in the project vicinity using the Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model (1977; FHWA RD-77-108). Tables 3.13.C, 3.13.D and 3.13.E summarize the existing (2020) opening year (2023) and the horizon year (2040) traffic noise levels without and with the Project. These noise levels represent the worst-case scenario, which assumes that no shielding is provided between the traffic and the location where the noise contours are drawn.

As detailed in Tables 3.13.C, 3.13.D and 3.13.E, Project-related traffic would increase ambient noise in the Project vicinity by up to 0.2 dBA. This noise level increase would be lower when factoring traffic noise from SR-210. Noise level increases less than 3 dBA would not be perceptible to the human ear in an outdoor environment. Therefore, no traffic noise impacts from project-related traffic on off-site sensitive receptors would occur. Impacts would be **less than significant** and no noise reduction measures are required.

Heating-Ventilation-Air Conditioning (HVAC) Activity: The Project includes ground floor HVAC units for each residential dwelling unit. The HVAC equipment could operate up to 24 hours per day. Each HVAC unit would generate a noise level of 44.4 dBA L_{eq} at a distance of 50 feet. The closest residential use area to proposed HVAC equipment is located approximately 90 feet east and 20 feet south of the Project site.

Table 3.13.C: Existing Traffic Noise Levels Without and With Project

Roadway Segment	Without Project Traffic Conditions					With Project Traffic Conditions					
	ADT	Centerline to 70 dBA CNEL (feet)	Centerline to 65 dBA CNEL (feet)	Centerline to 60 dBA CNEL (feet)	CNEL (dBA) 50 feet from Centerline of Outermost Lane	ADT	Centerline to 70 dBA CNEL (feet)	Centerline to 65 dBA CNEL (feet)	Centerline to 60 dBA CNEL (feet)	CNEL (dBA) 50 feet from Centerline of Outermost Lane	Increase from Without Project Conditions (dBA)
South Highland Avenue west of Highland Village Center/Driveway 1	16,100	61	124	263	68.6	16,700	63	127	269	68.8	0.2[1]
South Highland Avenue between Highland Village Center/Driveway 1 and Mango Avenue	11,150	< 50	98	206	67.2	11,300	< 50	98	208	67.3	0.1[1]
South Highland Avenue east of Mango Avenue	8,400	< 50	81	171	66.2	8,550	< 50	82	173	66.3	0.1[1]
Mango Avenue between South Highland Avenue and Walnut Grove/ Driveway 2	6,500	< 50	< 50	99	63.7	6,750	< 50	< 50	102	63.9	0.2[1]
Mango Avenue south of Walnut Grove/Driveway 2	6,050	< 50	< 50	94	63.4	6,350	< 50	< 50	98	63.6	0.2[1]

Source: Compiled by LSA Associates, Inc. (2021).

Note: Traffic noise within 50 feet of the roadway centerline should be evaluated with site-specific information.

[1] The Project-related traffic noise increase would be lower when factoring traffic noise from SR-210.

ADT = average daily traffic
CNEL = Community Noise Equivalent Level
dBA = A-weighted decibels
SR = State Route

Table 3.13.D: Opening Year (2023) Traffic Noise Levels Without and With Project

Roadway Segment	Without Project Traffic Conditions					With Project Traffic Conditions					
	ADT	Centerline to 70 dBA CNEL (feet)	Centerline to 65 dBA CNEL (feet)	Centerline to 60 dBA CNEL (feet)	CNEL (dBA) 50 feet from Centerline of Outermost Lane	ADT	Centerline to 70 dBA CNEL (feet)	Centerline to 65 dBA CNEL (feet)	Centerline to 60 dBA CNEL (feet)	CNEL (dBA) 50 feet from Centerline of Outermost Lane	Increase from Without Project Conditions (dBA)
South Highland Avenue west of Highland Village Center/Driveway 1	18,100	66	134	284	69.1	18,700	67	136	290	69.2	0.1[1]
South Highland Avenue between Highland Village Center/Driveway 1 and Mango Avenue	13,050	< 50	108	229	67.9	13,200	< 50	109	230	67.9	0.0
South Highland Avenue east of Mango Avenue	10,450	< 50	93	197	67.2	10,600	< 50	94	199	67.2	0.0
Mango Avenue between South Highland Avenue and Walnut Grove/ Driveway 2	7,200	< 50	< 50	106	64.2	7,450	< 50	51	108	64.3	0.1[1]
Mango Avenue south of Walnut Grove/Driveway 2	6,750	< 50	< 50	102	63.9	6,800	< 50	< 50	102	63.9	0.0

Source: Compiled by LSA Associates, Inc. (2021).

Note: Traffic noise within 50 feet of the roadway centerline should be evaluated with site-specific information.

[1] The Project-related traffic noise increase would be lower when factoring traffic noise from I-210.

ADT = average daily traffic
CNEL = Community Noise Equivalent Level
dBA = A-weighted decibels

Table 3.13.E: Horizon Year (2040) Traffic Noise Levels Without and With Project

Roadway Segment	Without Project Traffic Conditions					With Project Traffic Conditions					
	ADT	Centerline to 70 dBA CNEL (feet)	Centerline to 65 dBA CNEL (feet)	Centerline to 60 dBA CNEL (feet)	CNEL (dBA) 50 feet from Centerline of Outermost Lane	ADT	Centerline to 70 dBA CNEL (feet)	Centerline to 65 dBA CNEL (feet)	Centerline to 60 dBA CNEL (feet)	CNEL (dBA) 50 feet from Centerline of Outermost Lane	Increase from Without Project Conditions (dBA)
South Highland Avenue west of Highland Village Center/Driveway 1	22,000	74	152	323	70.0	22,600	75	154	329	70.1	0.1[1]
South Highland Avenue between Highland Village Center/Driveway 1 and Mango Avenue	15,850	60	122	260	68.7	16,000	60	123	262	68.8	0.1[1]
South Highland Avenue east of Mango Avenue	13,100	< 50	108	229	68.1	13,300	< 50	109	231	68.2	0.1[1]
Mango Avenue between South Highland Avenue and Walnut Grove/ Driveway 2	8,750	< 50	56	121	65.0	9,000	< 50	57	123	65.2	0.2[1]
Mango Avenue south of Walnut Grove/Driveway 2	8,200	< 50	54	116	64.8	8,250	< 50	54	116	64.8	0.0

Source: Compiled by LSA Associates, Inc. (2021).

Note: Traffic noise within 50 feet of the roadway centerline should be evaluated with site-specific information.

[1] The Project-related traffic noise increase would be lower when factoring traffic noise from SR-210.

ADT = average daily traffic
CNEL = Community Noise Equivalent Level
dBA = A-weighted decibels
SR = State Route

Table 3.13.F details the combined stationary noise from ground floor HVAC equipment at the closest residential and commercial properties. The measurements account for the various shielding features (i.e., other townhome buildings) and distance attenuation of 6 dBA for every doubling of distance from the noise source.

Table 3.13.F: Stationary Noise Levels

Land Use	Direction	Reference Noise Level at 50 feet (dBA L_{eq})	Distance to Receptor Property Line (feet)	Distance Attenuation (dBA)	Shielding[1] (dBA)	Noise Level (dBA L_{eq})
Commercial	North	44.4	120	7.6	5	31.8
Residential	East	44.4	90	5.1	5	34.3
Residential	South	44.4	20	-8.0[2]	5	47.4
Commercial	West	44.4	120	7.6	5	31.8

Source: Compiled by LSA Associates, Inc. (2021).

[1] The screen and 6-foot high perimeter block wall would provide a minimum noise reduction of 5 dBA.
[2] A negative number denotes a noise level increase.

dBA = A-weighted decibels
HVAC = heating, ventilation, and air conditioning
L_{eq} = equivalent continuous sound level

As shown in Table 3.13.F, the stationary noise levels generated by HVAC equipment range from 31.8 to 47.4 dBA L_{eq} for the residential properties to the south and east, and 31.8 dBA L_{eq} for both commercial properties to the north and west. These noise levels would not exceed the City's exterior daytime and nighttime residential noise standard of 70 dBA and 65 dBA, respectively. As ambient noise levels in the project area range from 50.2 to 72.3 dBA L_{eq}, noise levels from on-site ground floor HVAC units would not substantially increase ambient noise levels at adjacent land uses. Therefore, no noise impacts from on-site HVAC equipment would occur. No noise reduction measures are required.

As detailed above, the Project would not 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. With implementation of **Standard Condition NOI-1** for construction activities, impacts would remain **less than significant**.

Threshold B: Would the Project result in generation of excessive groundborne vibration or groundborne noise levels?

No Impact

Discussion of Effects: Groundborne noise is typically assessed at locations where there is no airborne noise path, or for buildings with substantial sound insulation such as a recording studio. For typical buildings, the interior airborne noise levels are often higher than the groundborne noise levels. Therefore, the main focus of the discussion/analysis is groundborne vibration. A vibration level of 94 vibration velocity decibels (VdB) (0.2 peak particle velocity [PPV] inches per second [in/sec]) is the

threshold used to evaluate construction vibration impacts to buildings because this vibration level has the potential to damage residential structures made of non-engineered timber.[79]

The City does not specify the vibration level that can be felt but indicates predicted vibration levels that would occur during construction hours specified pursuant to Municipal Code Section 18.63(b)(7) are considered "an acceptable intrusion of the ambient noise within that project area."[80] For operational impacts, this analysis uses a vibration perception threshold of 78 VdB for residential uses, which is the approximate threshold of perception for many humans, 84 VdB for commercial or office uses, and 90 VdB for industrial uses that are not as sensitive to vibration to determine community annoyance.[81]

Section 30.470 of the City's Municipal Code (City of Fontana 2021) was used to evaluate potential vibration impacts from Project operations. This section limits operational vibration levels that are created or caused to be created any activity that causes a vibration that can be felt beyond the property line with or without the aid of an instrument. Because the City does not specify the vibration level that can be felt, this analysis uses a vibration perception threshold of 65 VdB from the *Transit Noise and Vibration Impact Assessment Manual* (FTA 2018).[82]

Construction Vibration. The greatest levels of vibration are anticipated to occur during the site preparation/grading phases, during which a large bulldozer and loaded trucks would generate groundborne vibration of up to 87 VdB (0.089 PPV [in/sec]) and 86 VdB (0.076 PPV [in/sec]) when measured at 25 feet, respectively. All other construction phases are expected to result in lower vibration levels. Table 3.13.G summarizes the reference vibration levels at a distance of 25 feet for standard construction equipment.

The distance to the nearest buildings for vibration impact analysis is measured between the nearest off-site buildings, including garages and storage sheds, and the Project construction limits because vibration impacts normally occur within buildings.[83] The nearest structures to the site residential structures located south of the Project site and the commercial building north of the Project site. These building structures are located approximately 30 feet and 125 feet from the Project construction boundary and would experience vibration levels of up to 85 VdB (0.0.068 PPV [in/sec]) and 66 VdB (0.008 PPV [in/sec]), from the use of heavy construction equipment (e.g., large bulldozers and loaded trucks) during construction. Table 3.13.H lists the projected vibration levels at the nearest structures from the heaviest construction equipment expected to be used on the Project site.

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79 Federal Transit Administration (FTA). *Transit Noise and Vibration Impact Assessment Manual. FTA Report No. 0123.* September 2018. https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf (accessed June 2, 2020).

80 City of Fontana. *Fontana Forward General Plan Update 2015–2035. Draft Environmental Impact Report. SCH #2016021099.* Page 5.10-7. June 8, 2018.

81 *Ibid.*

82 Federal Transit Administration (FTA). September 2018. *Transit Noise and Vibration Impact Assessment Manual*. FTA Report No. 0123. https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf (accessed September 2021).

83 Buildings sensitive to vibration impacts include not only occupied residential structures but any structure, such as garages and storage sheds.

Table 3.13.G: Vibration Source Amplitudes for Construction Equipment

Equipment	Reference PPV/L_V at 25 feet	
	PPV (in/sec)	L_V (VdB)[1]
Pile Driver (Impact), Typical	0.644	104
Pile Driver (Sonic), Typical	0.170	93
Vibratory Roller	0.210	94
Hoe Ram	0.089	87
Large Bulldozer[2]	**0.089**	**87**
Caisson Drilling	0.089	87
Loaded Trucks[2]	**0.076**	**86**
Jackhammer	0.035	79
Small Bulldozer	0.003	58

Sources: *Transit Noise and Vibration Impact Assessment Manual* (FTA 2018), Table 7-4.

[1] RMS vibration velocity in decibels (VdB) is 1 µin/sec.
[2] Equipment shown in **bold** is expected to be used on site.

µin/sec = micro-inches per second
FTA = Federal Transit Administration
in/sec = inches per second
L_V = velocity in decibels
PPV = peak particle velocity
RMS = root-mean-square
VdB = vibration velocity decibels

Table 3.13.H: Summary of Construction-Related Vibration Levels

Land Use	Direction	Equipment/ Activity	Reference Vibration Level at 25 feet		Distance to Structure (feet)	Maximum Vibration Level	
			VdB	PPV (in/sec)		VdB	PPV (in/sec)
Commercial	North	Large Bulldozer	87	0.089	125	66	0.008
		Loaded Truck	86	0.076	125	65	0.007
Residential	East	Large Bulldozer	87	0.089	85	71	0.014
		Loaded Truck	86	0.076	85	70	0.012
Residential	South	Large Bulldozer	87	0.089	30	85	0.068
		Loaded Truck	86	0.076	30	84	0.058
Commercial	West	Large Bulldozer	87	0.089	130	66	0.008
		Loaded Truck	86	0.076	130	65	0.006

Source: Compiled by LSA Associates, Inc. (2021).

Note: The FTA-recommended building damage threshold is 94 VdB (0.2 PPV [in/sec]) at the receiving residential and commercial building structure.

FTA = Federal Transit Administration
in/sec = inches per second
PPV = peak particle velocity
VdB = vibration velocity decibels

While vibration levels at the nearest structures use would have the potential to result in community annoyance threshold (78 VdB for residential uses and 84 VdB for commercial uses), it would not exceed the FTA vibration damage threshold of 94 VdB (0.2 PPV [in/sec]). Other nearby structures are farther away and vibration levels would not result in community annoyance and building damage. Therefore, no construction vibration impacts would occur. No vibration reduction measures are required.

Long-Term Operational Vibration. Operation of the proposed residential community would not generate vibration. In addition, vibration generated from Project-related traffic on the adjacent roadways (Mango Avenue and South Highland Avenue) are unusual for on-road vehicles because the rubber tires and suspension systems of on-road vehicles provide vibration isolation. Therefore, no vibration impacts from project-related operations would occur and no vibration reduction measures are required. **No impact** related to groundborne vibration or groundborne noise would result from Project development; therefore, no mitigation is required.

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

No Impact

Discussion of Effects: The Ontario International Airport is located 9.9 miles southwest of the Project site. The Compatibility Policy Map: Noise Impact Zones from the LA/Ontario International Airport Land Use Compatibility Plan[84] indicates the Project site is outside the 60 to 65 dBA CNEL noise contour.[85] Additionally, there are no private airstrips or helipads within two miles of the Project site. Therefore, the Project would not expose people residing or working in the Project area to excessive noise levels. **No impact** related to airport noise would result from Project development; therefore, no mitigation is warranted.

84 City of Ontario. 2011. *LA/Ontario International Airport Land Use Compatibility Plan. Chapter 2: Procedural and Compatibility Policies.* Map 2-3: Noise Impact Zones. April 19, 2011. https://www.ontarioplan.org/wp-content/uploads/sites/4/2015/05/policy-map-2-3.pdf.

85 City of Ontario. 2011. *LA/Ontario International Airport Land Use Compatibility Plan. Chapter 2: Procedural and Compatibility Policies.* Map 2-3: Noise Impact Zones. April 19, 2011. https://www.ontarioplan.org/wp-content/uploads/sites/4/2015/05/policy-map-2-3.pdf.

3.14 POPULATION AND HOUSING

Would the Project:

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

Threshold A: Would the Project induce substantial unplanned population growth in an area, either directly (e.g., new homes and businesses) or indirectly (e.g., extension of roads and infrastructure)?

Less than Significant Impact

Discussion of Effects: Under CEQA, growth inducement is not considered necessarily detrimental, beneficial, or of little significance to the environment. Typically, the growth-inducing potential of a project would be considered substantial if it fosters growth or a concentration of population in excess of what is assumed in pertinent master plans, land use plans, or in projections made by regional planning agencies (e.g., SCAG).

The SCAG functions as the Metropolitan Policy Organization (MPO) for six counties, including San Bernardino County, wherein the Project is located. As the designated MPO, SCAG is federally mandated to research and plan for transportation, growth management, hazardous waste management, and air quality. SCAG's main responsibilities under State and federal law are preparing the Regional Housing Needs Assessment (RHNA) and the Regional Transportation Plan (RTP). Although SCAG does not have formal regulatory authority and cannot directly implement land use decisions, SCAG guides land use planning for the Southern California region through intergovernmental coordination and consensus building. The City's General Plan bases the City's target growth forecast on regional growth forecasts detailed in SCAG's latest [2016–2040] RTP/Sustainable Communities Strategy (SCS). Therefore, the analysis of the proposed Project's impacts to the City's growth forecast is based on the latest data provided in SCAG's 2016–2040 RTP/SCS.[86]

The City's General Plan has a year 2035 buildout horizon; however, the General Plan does not specify or anticipate when complete buildout would occur, as long-range demographic and economic trends are speculative. The designation within the General Plan of a site for a certain use does not necessarily mean that the site would be developed with that use during the planning period, as most development depends on property owner initiative. Although the Project site's existing land use

[86] Southern California Association of Governments. *Final 2016/2040 Regional Transportation Plan/Sustainable Communities Strategy.* Table 11 in Demographics & Growth Forecast Appendix. Adopted April, 2016.

designation is (C-C) Community Commercial, amending the land use designation would not result in growth in the area or City beyond that which was planned for at General Plan buildout.

As of January 1, 2019, the United States Census Bureau estimated the City's population to be 214,547 persons.[87] Development of the proposed Project and other projects in the City and in San Bernardino County would lead to increases in population, housing, and employment. Based on a per-unit occupancy and the number of residential units, the proposed Project can accommodate a population of up to 402 persons.[88] This figure is consistent with future growth projections made by the City; therefore, development of the Project would not generate a population increase inconsistent with the City's projected population growth.

The 2016–2040 RTP/SCS analyzed the region's transportation system, future growth projections, and potential funding sources in order to develop a long-term framework for transportation improvements and maintenance.[89] The RTP includes policies and regulations set forth to ensure development within the SCAG regional area is within planned and forecast socioeconomic projections. As part of the RTP, SCAG developed an SCS, which was required by Senate Bill 375, the Sustainable Communities Act of 2008. The SCS is intended to combine land use and transportation planning with the overall goal of reducing greenhouse gas emissions generated by vehicle travel.

According to trip generation calculations, the proposed Project would generate a total of 784 two-way trips per day with 49 a.m. peak hour trips and 60 p.m. peak hour trips.[90] If the site were developed under the existing commercial land use designation, the vehicle trips generated would exceed the projected figures. Therefore, development of the Project under proposed (R-MF) Residential Multi-Family land use designation would result in a substantially less intense use of the site when compared to the existing land use designation assumed in the General Plan.

Although the potential exists for the proposed Project to result in population growth, the Project is not expected to exceed the City's growth projections or those of SCAG for the City and region. Therefore, population increase as a result of the proposed Project is not considered substantial or unplanned. The proposed Project would have a **less than significant** impact to the environment resulting from population growth and no mitigation is required.

Threshold B: Would the Project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Less than Significant Impact

The Project site is an undeveloped, vacant land. No persons currently reside on site. In the absence of an on-site population, the Project would not result in the displacement or persons or necessitate the

87 United States Census Bureau. *QuickFacts, Fontana City, California.* https://www.census.gov/quickfacts/fact/table/fontanacitycalifornia,US/PST045219 (accessed July 27, 2021).

88 4.02 persons/dwelling per State of California Department of Finance. *E-5 Cities, Counties and the State Population Estimates with Annual Percent Change – January 1, 2020 and 2021.* Accessed July 27, 2021.

89 Southern California Association of Governments. *2016-2040 Regional Transportation Plan/Sustainable Communities Strategy: A Plan for Mobility, Accessibility, Sustainability, and a High Quality of Life*. April 2016.

90 Urban Crossroads. *Scoping Agreement for the Mango and South Highland Residential Traffic Impact Analysis.* Page 1.1-5. Accessed September 2, 2021.

construction of replacement housing**. No impact** would result from Project development; therefore, no mitigation is warranted.

3.15 PUBLIC SERVICES AND FACILITIES

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:

Issues:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Fire protection?	☐	☐	☒	☐
b) Police Protection?	☐	☐	☒	☐
c) Schools?	☐	☐	☐	☒
d) Parks?	☐	☐	☒	☐
e) Other Public Facilities, including Libraries?	☐	☐	☒	☐

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:

Threshold A: Fire Protection services?

Less than Significant Impact

Discussion of Effects: The San Bernardino County Fire Department provides fire protection, fire prevention, and emergency services to the Fontana Fire Protection District (FFPD) within the City. San Bernardino County Fire Station 78, located at 7110 Citrus Avenue approximately two miles southwest of the site, is the nearest fire station. Fire Station 78 is staffed with one captain, one engineer, two firefighter paramedics, and one firefighter and is equipped with one medic engine and one medic squad.[91] Average travel time between Fire Station 78 and the Project site is three minutes. Through compliance with California Vehicle Code 21806(A)(1), which requires all vehicles to yield to emergency vehicles, the proposed Project is not expected to reduce the FFPD's response times.

Development of the Project may incrementally increase the demand for fire protection services through potentially generating an increase in population and structures within the FFPD service area, but not to the degree that the existing fire stations within the City could not meet demand.

91 City of Fontana. *About the Fontana Fire District, Stations & Equipment, Fire Station 77.* https://www.fontana.org/639/Stations-Equipment (accessed October 12, 2021).

Project design features incorporated into the structural design and layout of the proposed development would keep service demand increases to a minimum. For example, the Project must coordinate with the FFPD during the development review process to identify and mitigate any fire hazards and ensure adequate emergency water flow, fire-resistant design and materials, early warning systems and evacuation routes, restricted red curb areas and emergency vehicle access entries from South Highland Avenue and Mango Avenue. Additionally, the City maintains mutual aid agreements with surrounding cities (e.g., Rancho Cucamonga, Ontario, and Rialto) and San Bernardino County, which allow for the services of nearby fire departments to assist the City during major emergencies.

The proposed Project design would be submitted to and approved by the FFPD prior the issuance of building permits. As with any development project in the City, the Project would be required to pay Development Impact Fees (DIFs), which, in turn, contribute funds to capital costs associated with constructing new public safety structures such as fire stations and purchasing equipment for new public safety structures.

The addition of 100 condominium townhomes constructed in accordance with applicable policies designed to minimize fires (i.e., CBC and California Fire Code) would not require new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts. Therefore, impacts would be **less than significant** and mitigation is not required.

Threshold B: Police Protection?

Less than Significant Impact

Discussion of Effects: The City of Fontana Police Department (FPD) headquarters is located at 17005 Upland Avenue, approximately 2.5 miles south of the Project site. Implementation of the Project would incrementally increase the demand for police services. The Project site would be equipped with formal surveillance through the use of closed-circuit television, electronic monitoring, and potentially security patrols. Additionally, architecture, landscaping, and lighting will be designed to minimize visual obstacles and eliminate places of concealment for potential assailants. The FPD employs Crime Prevention Through Environmental Design (CPTED) principles during the development review process for new construction and offers CPTED inspection services free of charge to reduce the likelihood of criminal activity and create safer places for the community.[92]

The City monitors staffing levels to ensure that adequate police protection and response times continue to be provided as individual development projects are proposed and on an annual basis as part of the City Council's budgeting process. Additionally, the City employs a 5-year strategic planning process to ensure adequate police services as buildout of the City occurs. The continual monitoring of police staffing levels by the City would ensure the proposed Project would not result in a significant reduction in police response times.

Funding for new police facilities in the City is provided from the general revenues and from DIFs levied on all new development, including the Project. These DIFs are one-time charges applied to new

92 City of Fontana. *Crime Prevention Through Environmental Design.* https://www.fontana.org/295/Crime-Prevention-Through-Environmental-D (accessed May 26, 2020).

development and are imposed to contribute revenue for the construction or expansion of capital facilities such as police stations.

The Project would be designed and operated per applicable standards required for new development. Additionally, the City maintains mutual aid agreements with police agencies in the surrounding cities (e.g., Rancho Cucamonga, Ontario, and Rialto) and with the San Bernardino County Sheriff's Department, which allow for the services of nearby police departments to assist the FPD during major emergencies. Payment of DIFs commensurate with the increased demand for services in the City would offset any increase in demand for police services.

The addition of 100 townhomes constructed and operated with applicable policies designed to minimize crime (e.g., CPTED) would not require new or physically altered police protection facilities, the construction of which could cause significant environmental effects. Therefore, impacts would be **less than significant** and mitigation is not required.

Threshold C: Schools?

No Impact

Discussion of Effects: This Project includes the development of 100 additional housing units, which could lead to a potential increase in the number of school-age students, but it is not guaranteed as residents may be already existing in the area. Additionally, California Government Code (Section 65995[b]) establishes the base amount of allowable developer fees imposed by school districts. These base amounts are commonly referred to as "Level 1 fees" and are subject to inflation adjustment every two years. School districts are placed into a specific "level" based on school impact fee amounts that are imposed on the development. With the adoption of Senate Bill 50 and Proposition 1A in 1998, schools meeting certain criteria can now adopt Level 2 and 3 developer fees. The amount of fees that can be charged over the Level 1 amount is determined by the district's total facilities needs and the availability of State matching funds. If there is State facility funding available, districts are able to charge fees equal to 50 percent of their total facility costs, termed "Level 2" fees. If, however, there are no State funds available, "Level 3" fees may be imposed for the full cost of their facility needs.[93]

Per California Government Code, "The payment or satisfaction of a fee, charge, or other requirement levied or imposed … are hereby deemed to be full and complete mitigation of the impacts … on the provision of adequate school facilities." The Project Applicant would be required to pay these development fees in accordance with Government Code 65995 and Education Code 17620. Through payment of development fees, impacts related to potential project-generated school-aged children would be nonexistent. As a result, there would be **no impacts** related so school services. Mitigation is not required.

[93] California State Legislature, Legislative Analyst's Office. *An Evaluation of the School Facility Fee Affordable Housing Assistance Programs*, January 2001. http://www.lao.ca.gov/2001/011701_school_facility_fee.html (accessed May 26, 2020).

Threshold D: Parks?

Less than Significant Impact

Discussion of Effects: Please refer to Section 3.16 below.

Threshold E: Other Public Facilities, including Libraries?

Less than Significant Impact

Discussion of Effects: The Project has the potential to increase the City's population by up 403 persons. Any such population increase would require access to public facilities, including the public libraries. Project residents could elect to utilize the City's existing three libraries, Lewis Library at 8437 Sierra Avenue, Summit Branch Library at 15551 Summit Avenue, and Library at Kaiser High School at 11155 Almond Avenue. Accessing these facilities would not be a problem as the projected increase in population would be consistent with planned population growth in the City, as detailed in Section 3.11 (Land Use and Planning) and Section 3.14 (Population and Housing) above. The minimal increase in population would incrementally increase the need for a number of public services, such as libraries and City administrative facilities, as well as those listed above. In the same manner for those facilities, the Project would be required to pay DIFs used to fund capital costs associated with constructing new public facility structures and purchasing equipment for new public facilities, including libraries.

Based on the information and analysis provided above, the potential population increase as a result of this development would not exceed anticipated population growth in the City or for the site and is not expected to result in the need to construct or expand other public facilities, including libraries. Therefore, impacts would be **less than significant** and mitigation is not required.

3.16 RECREATION

Would the Project:

Issues:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) 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) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Threshold 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?

Less than Significant Impact

Discussion of Effects: The City maintains a performance standard of 5 acres for every 1,000 residents. Based on the per-unit occupancy and number of residential units, the Project has the potential to increase the City's population by up to 402 persons residing at the property, which is consistent with the City's and SCAG's forecast population growth.

Project residents could would utilize existing City parks. The closest parks include Mango Avenue Linear Park located adjacent to and east of the Project site and Cambria Park, located approximately a quarter-mile east of the site. These parks are open to the public and the amenities include baseball/ softball field, playgrounds, open space, and restrooms. The Project would be required to pay applicable development fees to offset impacts from deterioration to parks and recreation facilities in the City. Therefore, development of the Project would not create a significant increase in the use of existing neighborhood, regional parks, or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Impacts would be **less than significant**, and mitigation is not required.

Threshold B: Would the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less than Significant Impact

The City currently exceeds its performance standard of 5 acres for every 1,000 residents by approximately 300 acres of parkland citywide.[94] Since the Project is consistent with City growth

[94] City of Fontana. *Fontana Forward General Plan Update 2015–2035. Draft Environmental Impact Report. SCH #2016021099.* Page 5.12-34. June 8, 2018.

projections, it is not expected to require construction of new or expansion of existing park facilities. The Project site includes 2.5 acres of common area open space, including a central community park, four pocket parks and landscaped walkways. The parks will be spread throughout the site, be heavily shaded with canopy trees, and contain benches under the trees. The central recreational area will include a picnic area, an overhead trellis and a children's play area. The Project site will comply with City's General Plan and design objectives for residential community to provide a distinct sense of place to residents while responding to the existing surrounding built environment. Additionally, as discussed above, the Applicant is required to pay applicable development fees to offset impacts from the deterioration to parks and recreation facilities in the City in lieu of maintaining the community facilities. As a result, Impacts would be **less than significant** and mitigation is not required.

3.17 TRANSPORTATION AND TRAFFIC

Would the Project:

Issues:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

Threshold A: Would the Project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less than Significant Impact

Discussion of Effects: The City of Fontana General Plan identifies intersection thresholds of significance. These thresholds use level of service (LOS), a ratio of traffic volume to roadway capacity. Levels of service are defined using the letter grades A through F, in which LOS A[95] represents the least amount of traffic congestion and LOS F[96] the most. The City of Fontana uses LOS A through C as the acceptable operation service criteria for intersections.

Since the City of Fontana does not have its own Traffic Impact Analysis (TIA) guidelines at study intersections under its jurisdiction, the determination of a significant circulation impact is based on the impact criteria contained in the San Bernardino County Transportation Authority (SBCTA) Congestion Management Program (CMP) guidelines, which state that a significant project impact occurs when the peak hour LOS falls below the Cities' LOS standard, LOS D (to E or F), or when the project contributes to an existing deficiency.

A project-specific TIA (Appendix G) was prepared to assess potential circulation impacts associated with the proposed project. The TIA measures trips in passenger car equivalents (PCEs). The concept of PCEs accounts for the larger impact of trucks on traffic operations by assigning each type of truck a PCE factor that represents the number of passenger vehicles that could travel through an intersection in the same time that a particular type of truck could. Consistent with the SBCTA CMP TIA

95 LOS A is defined as a delay per vehicle of ≤ 10 seconds for unsignalized intersection and ≤ 10 seconds for signalized intersection.

96 LOS F is defined as a delay per vehicle of > 50 seconds for unsignalized intersection and > 80 seconds for signalized intersection.

guidelines, peak hour PCE volumes were developed using a PCE factor of 1.5 for 2-axle trucks, 2.0 for 3-axle trucks, and 3.0 for trucks with four or more axles. The proposed project is estimated to generate 49 PCE trips in the a.m. peak hour, 60 PCE trips in the p.m. peak hour, and 784 two-way daily PCE trips.

The study area for the TIA encompasses three distinct intersections in the project vicinity. Currently, these intersections are operating at an acceptable LOS during peak hours. However, the Mango Avenue and Highland Avenue Intersection (#2) is anticipated to operate at an unacceptable LOS during peak hours for both the opening year cumulative (2023) and horizon year (2040). The LOS during peak hours for opening year cumulative is E, while the LOS during peak hours for horizon year is F.[97] Tables 3.16.A and 3.16.B summarize the delay time and LOS under each of these conditions. As a result, the Appendix G, TIA findings are a basis for imposing conditions of approval to offset the effect of the Project on local roadways.

Table 3.16.A: Existing Condition Intersection Levels of Service

Intersection	A.M. Peak Hour		P.M. Peak Hour	
	Delay	LOS	Delay	LOS
Highland Village Center/Driveway 1 & Highland Avenue	9.5	A	13.0	B
Mango Avenue and Highland Avenue	22.5	C	24.4	C
Mango Avenue & Driveway 2/Walnut Grove Court	10.7	B	10.5	B

Delay = Average control delay in seconds LOS = Level of Service

Table 3.16.B: Opening Year (2023) & Horizon Year Intersection Levels of Service

Intersection	Without Project				With Project			
	A.M. Peak Hour		P.M. Peak Hour		A.M. Peak Hour		P.M. Peak Hour	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Opening Year Cumulative 2023								
Highland Village Center/Driveway 1 & Highland Avenue	9.5	A	14.5	B	13.0	B	16.1	B
Mango Avenue and Highland Avenue	**45.1**	**E**	**41.1**	**E**	**50.3**	**F**	**46.5**	**E**
Mango Avenue & Driveway 2/Walnut Grove Court	11.0	B	10.9	B	14.6	B	15.0	C
Horizon Year 2040								
Highland Village Ctr./Driveway 1 & Highland Avenue	10.7	B	20.9	C	14.6	B	23.5	C
Mango Avenue and Highland Avenue	**182.0**	**F**	**176.5**	**F**	**205.5**	**F**	**202.5**	**F**
Mango Avenue & Driveway 2/Walnut Grove Court	11.9	B	11.8	B	17.3	C	17.7	C

Delay = Average control delay in seconds. LOS = Level of Service

97 City of Fontana. *Mango and South Highland Residential Traffic Study*. Page 7. Accessed August 9, 2021.

To facilitate traffic operations in the Project area, the Project includes the following improvements which will be installed prior to the issuance of building permits:[98]

Highland Village Center/Driveway 1 & Highland Avenue:

- Install additional signal equipment to accommodate site access to the south.
- Construct northbound shared left-turn/through/right-turn lane.
- Construct a westbound left-turn lane with a storage space determined sufficient by the City.

Mango Avenue & Driveway 2/Walnut Grove Court:

- Install a stop control on the eastbound approach (Project driveway) and a shared left-turn/through/right-turn lane.

Highland Avenue:

- Highland Avenue shall be constructed as a Primary Highway with 104-foot right-of-way from the western Project boundary to Mango Avenue consistent with the City's standards.

Mango Avenue:

- Mango Avenue shall be constructed as a Collector Street with 68-foot right-of-way between Highland Avenue and the Project's southern boundary. On-site traffic signing and striping shall conform to applicable provisions of the *California Manual on Uniform Traffic Control Devices* (*CA MUTCD*). Sight distance at each project access point shall conform to applicable City of Fontana standards at the time of preparation of final grading, landscape, and street improvement plans.

Table 3.16.C summarizes the operational characteristic of the intersections with implementation of the Project features referenced above.

Table 3.16.C: Mango Avenue and Highland Avenue Intersection Analysis With and Without Improvements

Intersection	Without Project Improvements				With Project Improvements			
	A.M. Peak Hour		P.M. Peak Hour		A.M. Peak Hour		P.M. Peak Hour	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Opening Year Cumulative 2023								
Mango Avenue and Highland Avenue	**50.3**	**F**	**46.5**	**E**	6.4	A	12.1	B
Horizon Year 2040								
Mango Avenue and Highland Avenue	**205.5**	**F**	**202.5**	**F**	11.9	B	12.6	B

Delay = Average control delay in seconds. LOS = Level of Service

Installation of the Project features referenced above would occur prior to the issuance of building permits; thereby, ensuring any Project-related roadway operations remain maintain consistent with

98 City of Fontana. *Mango and South Highland Residential Traffic Study*. Page 8. Accessed August 9, 2021.

operating standards identified in the General Plan; therefore, a **less than significant impact** would occur.

Public transit is provided via Omnitrans Route 82 at the intersection of South Highland Avenue and Sierra Avenue 0.5 mile west of the site. Omnitrans Route 82 traverses the entire City in a north-south direction, interconnecting the Project site with the Fontana Downtown area and major transit facilities such as the South Fontana Transfer Center and Fontana Metrolink Station, as well as neighboring Ontario and Rancho Cucamonga.[99] Development of the Project site would not conflict with any program, plan, ordinance, or policy designed to promote or enhance the City's transit facilities. Rather, development of a residential community as proposed would promote the continued use of Omnitrans Route 82 in proximity to an Omnitrans bus stop consistent with the Goals and Policies of the City's General *Community Mobility and Circulation Element.*[100] Additionally, the Project would construct new curb and sidewalk along the entire roadway frontage of the Project site to help fill in gaps in the City's sidewalk network pursuant to General Plan *Community Mobility and Circulation Element* Goals 1 and 2. Finally, the Project site would include bicycle parking and alternative access to the Project site would be available via proposed Class 2 and 3 bicycle lanes to be implemented by the City at a future date along nearby major corridors such as Cypress Avenue approximately 2 miles to the north and Sierra Avenue 0.5 mile to the west. These Project design features would be installed in accordance with City Municipal Code Section No. 30-554 (Trip Reduction Measures).

The proposed Project addresses several key issues and implements policies of the General Plan that reduce VMT without generating a substantial increase in vehicle trips in accordance with the City's *Traffic Impact Analysis (TIA) Guidelines for Vehicle Miles Traveled (VMT) and Level of Service Assessment.* Therefore, the Project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities**.**

Threshold B: Would the Project conflict or be inconsistent with* CEQA Guidelines *Section 15064.3, Subdivision (b)?

Less than Significant Impact

Discussion of Effect: *CEQA Guidelines* Section 15064.3, subdivision (b) establishes VMT criteria in lieu of LOS for analyzing transportation impacts and was signed into law as Senate Bill (SB) 743 in 2013. As detailed in Section 3.17 (Threshold A), the Project would facilitate access to alternative, shared, and community transportation opportunities that satisfy key policies of the General Plan that reduce VMT without generating a substantial unanticipated increase in population or vehicle trips to the circulation network.

The City Guidelines describe specific "screening thresholds" that can be used to identify when a proposed land use project is anticipated to result in a less than significant impact without conducting a more detailed project-level VMT analysis. Screening thresholds are described in the following four steps:

99 City of Fontana, State of California. *General Plan Update 2015–2035. Chapter 9: Community Mobility and Circulation.* Exhibit 9.3: Mobility. Adopted November 13, 2018.

100 *Ibid.* Pages 9.5 and 9.6.

- Step 1: Transit Priority Area (TPA) Screening. Projects located within a TPA (i.e., within 0.5 mile of an existing "major transit stop" or an existing stop along a "high-quality transit corridor") may be presumed to have a less than significant impact absent substantial evidence to the contrary. The Project site is not located within 0.5 mile of an existing major transit stop, or along a high-quality transit corridor; therefore, the TPA screening criterion is not met.
- Step 2: Low VMT Area Screening. Residential and office projects located within a low VMT-generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary. In addition, other employment-related and mixed-use land use projects may qualify for the use of screening if the project can reasonably be expected to generate VMT per resident, per worker, or per service population that is similar to the existing land uses in the low VMT area. The Project meets the City's Low VMT Area screening criterion (see below).
- Step 3: Low Project Type Screening. The City Guidelines identify that local-serving retail with buildings less than 50,000 square feet or other local-serving essential services (daycare centers, public schools, medical/dental office buildings, etc.) are presumed to have a less than significant impact absent substantial evidence to the contrary. The proposed Project is not considered a local-serving use based on the examples provided in the City Guidelines; therefore, the Low Project Type screening criterion is not met.
- Step 4: Project Net Daily Trips Less than 500 ADT. Projects that generate fewer than 500 average daily trips (ADT) (stated in actual vehicles) are deemed to not cause a substantial increase in the total citywide or regional VMT and are therefore presumed to have a less than significant impact on VMT. The Project is anticipated to generate 784 vehicle trip-ends per day, which would exceed the City's screening threshold of 500 ADT; therefore, the screening criterion based on less than 500 ADT is not met.

As stated above, the Project does not meet the criterion for Steps 1, 3, or 4; therefore, the Project relies on Step 2 to determine its VMT impact. Absent substantial information to the contrary, projects in low VMT areas may be presumed to have less than significant VMT impact. The City's Screening Tool uses the sub-regional San Bernardino County Transportation Analysis Model (SBTAM) to measure VMT performance within San Bernardino County for individual Traffic Analysis Zones (TAZs). The Project's physical location (based on APN) is input into the Screening Tool to determine the VMT generated within the respective TAZ. The results of this input are compared to the City's average relative to a stated threshold (which is 15 percent below the San Bernardino County VMT per service population).

As detailed in Appendix K, under baseline conditions, the Project TAZ generates 25.7 VMT per service population. SBCTA maintains baseline and horizon year VMT per service population values for each of its member agencies as calculated from the SBTAM. The baseline County of San Bernardino VMT per service population is 32.7; therefore, the VMT in the Project's TAZ is 21.4 percent[101] **below** the baseline VMT condition San Bernardino County.

A significant VMT impact would occur if a project results in VMT 15 percent or less below the baseline County VMT. The VMT associated with development of the Project site is **21.4 percent below** San

[101] County baseline VMT (32.7) – TAZ VMT (25.7) = 7; divided by 32.7 = 21.4 percent.

Bernardino County VMT, development of the site would not result in a **less than significant** and no mitigation is warranted.

Threshold C: Would the Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less than Significant Impact

Discussion of Effects: Roadway improvements in and around the Project site would be designed and constructed to satisfy all City requirements for street widths, corner radii, intersection control, as well as incorporate design standards tailored specifically to site access requirements pursuant to Division 7 (Design Guidelines) of Article V (Residential Zoning Districts) of the City Municipal Code. Entrances and exits to and from parking would be marked with directional signage, and all site access points and driveway aprons are designed and would be constructed to adequate widths for public safety pursuant to City Municipal Code Section No. 30-550(H). Off site, the Project would include right-of-way improvements that dedicate approximately 12 feet of right-of-way between the back of an existing curb and the Project boundary on Mango and South Highland Avenues. The Project would include installation of curb, gutter, sidewalk, landscaping, streetlights, and trees along the Project site frontage of Mango Avenue and South Highland Avenue.

The City, at final plan check, would ensure that all improvements associated with the Project are consistent with City standards and requirements. Adherence to applicable City requirements would ensure the proposed development would not include any sharp curves or dangerous intersections. Therefore, no substantial increase in hazards due to a design feature would occur. Impacts are **less than significant** and mitigation is not required.

Threshold D: Would the Project result in inadequate emergency access?

Less than Significant Impact

Discussion of Effects:

Construction. Construction activities that may temporarily restrict vehicular traffic would be required to implement appropriate measures to facilitate the passage of persons and vehicles through/around any required road closures. Typical City requirements include prior notification of any lane or road closures with sufficient signage before and during any closures, flag crews with radio communication when necessary to coordinate traffic flow, etc. The residential community developer would be required to comply with these requirements, which would maintain emergency access and allow for evacuation if needed during construction activities. Compliance with these requirements would ensure that short-term impacts related to this issue are **less than significant.** Mitigation is not required.

Operation. Access to and from the Project site would occur along Mango Avenue and South Highland Avenue. In accordance with the California Fire Code, the Project Applicant is required to design, construct, and maintain structures, roadways, and facilities to maintain appropriate emergency/ evacuation access to and from the Project site as codified in Section Nos. 30-529 (Public Safety), 30-541(D)(7)(a) and (b) (Fences and Walls), and 30-550 (H) (Site Plan Design) of the City Municipal Code.

These improvements would be subject to compliance with the City Municipal Code sections specified above and would be reviewed by the Fontana Fire Protection District and Fontana Police Department through the City's general development review process. Proper site design and compliance with standard and emergency City access requirements would allow for evacuation, if necessary, during an emergency. This would ensure that long-term impacts related to this issue are **less than significant.** Mitigation is not required.

3.18 TRIBAL CULTURAL RESOURCES

Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

Issues:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?	☐	☐	☒	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☐	☒	☐

Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

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

And

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

Less than Significant Impact

Discussion of Effects: The term "California Native American tribe" is defined as "a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the Native American Heritage Commission (NAHC)."

Chapter 905, Statutes of 2004 (i.e., Senate Bill 18) of the California Government Code requires a City to consult with California Native American tribes for the purpose of preserving specified places, features, and objects described in Sections 5097.9 and 5097.995 of the Public Resources Code that

are located within the city or county's jurisdiction prior to the adoption or amendment of a General Plan. Senate Bill (SB) 18 requires the Lead Agency (i.e., City of Fontana) to refer to the California Native American tribes specified by the NAHC and to provide them with opportunities for consultation.

Chapter 532, Statutes of 2014 (i.e., Assembly Bill 52), requires Lead Agencies evaluate a project's potential to affect "tribal cultural resources." Such resources include "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe that are eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources." Assembly Bill (AB) 52 also gives Lead Agencies the discretion to determine, supported by substantial evidence, whether a resource qualifies as a "tribal cultural resource."

CEQA defines a "historical resource" as a resource that meets one or more of the following criteria: (1) is listed in, or determined eligible for listing in, the California Register of Historical Resources (California Register); (2) is listed in a local register of historical resources as defined in PRC §5020.1(k); (3) is identified as significant in a historical resource survey meeting the requirements of PRC §5024.1(g); or (4) is determined to be a historical resource by a project's Lead Agency (PRC §21084.1 and *State CEQA Guidelines* §15064.5[a]).

"Local register of historical resources" means a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution.

A resource may be listed as a historical resource in the California Register of Historical Resources if it meets any of the following National Register of Historic Places criteria as defined in PRC §5024.1(C):

A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

B. Is associated with the lives of persons important in our past.

C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

D. Has yielded, or may be likely to yield, information important in prehistory or history.

A "substantial adverse change" to a historical resource, according to PRC §5020.1(q), "means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired."

CEQA Guidelines do not preclude identification of historical resources as defined in Public Resources Code Sections 5020.1(j) or 5024.1. Pursuant to *State CEQA Guidelines* Section 15064.5[c][4], if an archaeological resource is neither a unique archaeological nor a historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment. It shall be sufficient that both the resource and the effect on it are noted in the Initial Study, but they need not be considered further in the CEQA process. [102]

[102] Pursuant to Section 21082.3(c) of the Public Resources Code, details on the nature, extent, and location of Tribal Cultural Resources identified by Native American Tribes shall remain confidential for the purposes of this analysis.

Per SB 18 (specifically California Government Code 65352.4), "consultation" means the meaningful and timely process of seeking, discussing, and considering carefully the views of others, in a manner that is cognizant of all parties' cultural values and, where feasible, seeking agreement. Consultation between government agencies and Native American tribes shall be conducted in a way that is mutually respectful of each party's sovereignty. Consultation shall also recognize the tribes' potential needs for confidentiality with respect to places that have traditional tribal cultural significance. The City engaged the NAHC for a contact list of tribes pursuant to California Government Code 65352.3.

On September 2, 2021, the City mailed (via certified mail) mailed consultation requests to the Native American tribal contacts identified by the NAHC. The City completed required Native American consultation on December 13, 2021. In response to the City's invitation, one Native American group requested consultation. In response to this consultation, the City has identified the following project-specific Condition of Approval:

COA TRC-1 A Register of Professional Archaeologists (RPA)-qualified archeologist experienced with Native American artifact identification and approved by the City of Fontana shall be present to monitor the first two (2) days of site preparation/ grubbing; the first two (2) days of mass grading; and the first two (2) days of utility trenching. Such monitoring activities may be reduced or terminated depending on the findings and recommendations of the archeologist. In the event that prehistoric or historic cultural resources be uncovered during these activities, representatives of the tribal entity(s) whom consider the project site to be within their traditional use area shall be contacted and invited to the site to review the find, and monitoring shall be continued at the discretion of the archeologist.

Should any suspected prehistoric or historic resources be detected during any development of the Project site (including site preparation/grubbing, mass grading and/or utility trenching), the City has identified the following Standard Condition:

SC TRC-1 Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant. If the resources are Native American in origin, interested Tribes (as a result of correspondence with area Tribes) shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the project while evaluation takes place.

Preservation in place shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavation to remove the resource along the subsequent laboratory processing and analysis. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the

archaeological material, they shall be offered to the Tribe or a local school or historical society in the area for educational purposes.

Archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel shall meet the Secretary of the Interior standards for archaeology and have a minimum of 10 years' experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

Implementation of project-specific **COA TRC-1** and **Standard Condition TCR-1** would ensure that any Project-related impact to Native American cultural resources remain **less than significant impact.**

3.19 UTILITIES AND SERVICE SYSTEMS

Would the Project:

Issues:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which would 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 reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Threshold A: Would the Project require or result in the relocation or construction of new or expanded water, drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which would cause significant environmental effects?

Less than Significant with Mitigation Incorporated

Discussion of Effects: Construction and expansion of water, drainage, electric, gas, and telecommunications facilities is described in Section 2.3.8. The proposed residential facility would interconnect to existing utilities where available along the Mango Avenue and South Highland Avenue. The Project consists of an on-site water quality facility that captures and routes storm water to an underground chamber system that cleans the storm water. Water quality is monitored by the RWCQB along with the County of San Bernardino and City of Fontana to ensure compliance with water quality standards. The existing drainage patterns for the Project site contain Master Plan Storm Drain Facilities sufficient to address the additional needs at the site; therefore, no on-site detention is necessary. In addition, the Project would equip residential units with the most energy-efficient development and retrofits that not only promote the energy-efficient development in Fontana, but also meet the State energy-efficiency goals. This will enable the new community to conform to the

CBC Title 24 energy standard. The project will incorporate modern telecommunications technology for internet access, phone, television, and so on.

The approval of drainage features and other utility improvements occurs through the City's building plan check process. As part of this process, all Project-related drainage features and utility infrastructure would be required to comply with City Municipal Code Chapter 21, Section 21-85(c) (Additional Public Improvements), Chapter 27 (Utilities) and Chapter 30, Section 30-550 (Site Plan Design), as well as Santa Ana RWQCB standards. On-site Project-related drainage features would be designed, installed, and maintained pursuant to City MS4 standards and the requirements identified in the Final WQMP, as detailed in **Mitigation Measure HYD-3**.

All proposed improvements and interconnection to drainage, electric power, water, and wastewater facilities would be installed simultaneously with finish grading activities and required Project frontage improvements (curb, gutter, sidewalk, landscaping, streetlights, and trees) along Mango Avenue and South Highland Avenue. The areas of potential impact from drainage and utility infrastructure improvements are included in the analytical footprint of this Initial Study and associated technical studies, and impacts are mitigated where necessary to less than significant levels.

As a result, interconnection to the existing utilities in the Project vicinity would not result in substantial disturbance to native habitat or soils, or to the operation of existing roadways and utilities. There would be no significant environmental effects specifically related to the installation of utility interconnections that are not encompassed within the Project's construction and operational footprints, and therefore already identified, disclosed, and subject to all applicable mitigation measures, as well as local, State, and federal regulations, and standards established by serving utility companies. Therefore, impacts related to relocation of utilities would be reduced to **less than significant with mitigation incorporated**.

Threshold 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?

Less than Significant Impact

Discussion of Effects: As detailed in Section 3.10 (Threshold B), the FWC would supply water to the Project site via groundwater supplies from three adjudicated basins, including the Chino Basin, Rialto-Colton Basin, and the Lytle Basin, and one unadjudicated basin called No Man's Land Basin. The Chino Basin is the main source of water for the FWC. According to the FWC UWMP, none of the basins supplying groundwater to the FWC is in "critical condition of overdraft."[103] FWC's current available pumping capacity totals approximately 39,300 gallons per minute (gpm), with individual well production ranging from approximately 165 gpm to 2,700 gpm. Current pumping capacity (as of March 2016) from each basin is as follows:[104]

- Chino Basin: 31,007 gpm.

[103] San Gabriel Water Company, Fontana Water Company Division. *2015 Urban Water Management Plan.* Page 6-19. June 2016, Amended December 2017.

[104] *Ibid.* Page 6-5.

- Lytle Basin: 3,700 gpm.
- Rialto-Colton Basin: 1,650 gpm (pursuant to Court-ordered Groundwater Production Injunction).
- No-Man's Land: 3,314 gpm.

Based on regional per capita averages detailed in Section 3.14 (Threshold A), FWC's Normal Year demand projection is 156 gallons per capita per day (GPCD) for 2020, and 176 GPCD for 2025 and subsequent years through 2040.[105] Based on a rate of 176 GPCD, the projected residents of the Project would consume approximately 70,752 gallons per day[106] or 27.623 million gallons per year or 79.25 AFY, which would be considered worst-case scenario.

If the Project site were developed with the current General Plan designation of Community Commercial (C-C), a development Project of approximately 283,140 square feet[107] of commercial retail services is estimated to generate an average of 1 employee for every 514 square feet of commercial retail and service land use. [108] This would equate to 556 employees if the site were developed under the exiting (C-C) Community Commercial.[109] Based on a rate of 176 GPCD, development of the site under the existing (C-C) Community Commercial land use would use approximately 97,856 gallons per day or 35.72 million gallons per year, which would be a worst-case scenario assuming the employees would occupy the site 24 hours per day. [110] The commercial land use would use more water than the proposed residential land use.

The FWC production capacity for 2040 is 56,562 AFY and assumes the site would be developed under the (C-C) Community Commercial land use. However, the Project is anticipated to generate less water demand under the proposed residential land use (up to 79.257 AFY) than if the site were developed under the existing commercial general land use designation (109.6 AFY). Furthermore, the anticipated water demand of the proposed Project is less than 0.1974 percent of available FWC supplies in 2020.[111] Therefore, the amount of water available for the Project is sufficient for normal, single-dry, and multiple-dry years for the next 23 years. Since planned supplies are sufficient, impacts would be **less than significant** and mitigation is not required.

Threshold 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?

Less than Significant Impact

Discussion of Effects: The Project site is within the sewer service area of the City of Fontana and the Inland Empire Utilities Agency (IEUA). Operational discharge flows treated by the IEUA would be

105 *Ibid.* Page 7-5.
106 176 gal/person/day × 4.02 persons per household × 100 homes = 70,752 gallons per day.
107 6.5 acres × 43,560 square feet per acre = 283,140 square feet.
108 Southern California Association of Governments. *Employment Density Study Summary Report*. Table 2B. October 31, 2001.
109 *Ibid.* (285,753.6 square feet of "other retail/service" uses ÷ 514 square feet of retail/services in southern California per employee = 556 employees).
110 176 gal/person/day × 556 persons = 70,752 gallons per day
111 San Gabriel Water Company, Fontana Water Company Division. *2015 Urban Water Management Plan.* Table 6-12. June 2016, Amended December 2017. (79.52 acre-feet Project demand ÷ 40,140 acre-feet FWC supply = 0.1974 percent.)

required to comply with waste discharge requirements for that facility. The IEUA serves approximately 830,000 people over 242 square miles in the Western San Bernardino County and provides services to the Cities of Chino, Chino Hills, Fontana, Montclair, Ontario, Upland, and Rancho Cucamonga.[112] The IEUA operates four Regional Water Recycling Plants (RPs), including RP-1, RP-4, RP-5, and the Carbon Canyon Water Recycling Facility. The IEUA's RP-4, located near the intersection of Etiwanda Avenue and 6th Street in the City of Rancho Cucamonga, treats local wastewater generated by the City of Fontana.

The IEUA's four RPs have a combined treatment capacity of 84 million gallons per day (MGD)[113] and currently treat over 50 MGD.[114] RP-1 has a capacity of 44 MGD, treats an average flow of 28 MGD of wastewater, and is operated in conjunction with RP-4 to provide recycled water to users. RP-4 has recently been expanded to a capacity of 14 MGD and treats an average flow of 10 MGD, with a surplus capacity of approximately 4 MDG.[115]

The average wastewater flow is 100 gallons per person per day.[116] Under a worst-case scenario where the Project site would be occupied 24 hours per day, the Project would generate 40,200 gallons of wastewater per day[117] or 14.6737 million gallons of wastewater per year. The Project's estimated wastewater treatment demand represents one percent of RP-4's current daily surplus capacity.[118] As sufficient surplus treatment capacity is available, impacts would be **less than significant** and mitigation is not required.

Threshold D: Would the proposed 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?

Less than Significant Impact

Discussion of Effects: Solid waste collection is a "demand-responsive" service, and current service levels can be expanded and funded through user fees. Solid waste from the proposed Project would be hauled by Burrtec Waste Industries, Inc. and transferred to the West Valley Materials Recycling Facility (MRF)/Transfer Station. From the MRF, the non-recyclable material would be transferred to regional landfills as available. Solid waste generated by the proposed on-site uses would be collected and processed by Burrtec, after which non-recyclable material would be sent to Mid-Valley Landfill. Mid-Valley Landfill has a daily throughput of 7,500 tons or 27,777.8 cubic yards with a remaining capacity of 61,219,377 cubic yards.[119]

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112 Inland Empire Utilities Agency. *Strategic Plan, Fiscal Years 2015-2019.* Page 4. Updated July 1, 2014.
113 *Ibid.* Page 5.
114 Inland Empire Utilities Agency. *Fiscal Year 2016/17 Ten-Year Capital Improvement Plan.* Page 13. April 2016.
115 Inland Empire Utilities Agency. *Facilities.* https://www.ieua.org/facilities/ (accessed May 27, 2020).
116 ESA Associates, Inc. *IEUA Facilities Master Plan Draft Program Environmental Impact Report. SCH #2016061064.* Page 2-38. December 2016.
117 100 gallons/person/day × 4.02 persons/household x 100 homes = 40,200 gallons per day.
118 40,200 gallons per day ÷ 4 MGD surplus capacity at RP-4 = 1.00 percent of surplus capacity.
119 California Department of Resources Recycling and Recovery (CalRecycle). *Facility/Site Summary Details: Mid-Valley Sanitary Landfill.* https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1880?siteID=2662 (accessed July 30, 2021).

Based on a generation rate of 5.2 pounds of solid waste per person per day,[120] the Project would generate 2,090 pounds of solid waste per day.[121] This amount is equivalent to as much as 0.013 percent of the daily throughput at Mid-Valley Landfill.[122] The Mid-Valley Landfill has adequate capacity to serve the proposed Project. As adequate daily surplus capacity exists at the receiving landfill, and the Project would comply with local and State waste reduction strategies, the Project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure. Impacts would be **less than significant** and mitigation is not required.

Threshold E: Would the Project comply with federal, State, and local management reduction statutes and regulations related to solid waste?

Less than Significant Impact

Discussion of Effects: Residential projects generate different types of household solid waste including organic and biodegradable food waste, recyclable waste such as paper and plastics, electronic waste from tech items, and so on. In this case, a strong focus on reducing, reusing, and recycling waste per household is all that is needed to mitigate this problem. The homeowners association for the Project aims to provide educational information on recycling to all homeowners as part of the initial purchase of homes and again thereafter on an annual basis. The solid waste purveyor, Burrtec Waste Industries, Inc., would collect solid waste from the site and transfer it to the MRF. The MRF would sort the solid waste into recyclable and non-recyclable waste and would transfer the non-recyclable waste to Mid-Valley Landfill for disposal. All development within the City, including the proposed Project, is required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991) and other local, State, and federal solid waste disposal standards.

Therefore, the proposed Project would not conflict with applicable federal, State, and local statutes and regulations related to solid waste. Impacts would be **less than significant** and no mitigation is required.

120 California Department of Resources Recycling and Recovery (CalRecycle). California's 2017 Per Capita Disposal Rate Estimate. https://www.calrecycle.ca.gov/lgcentral/goalmeasure/disposalrate/mostrecent/ (accessed July 30, 2021).

121 5.2 pounds per resident per day × 4.02 persons per household × 1.00 homes = 2,090 pounds of solid waste per day.

122 2,090 pounds of solid waste per day ÷2,000 lbs/ton = 2.090 tons day ÷ 7,500 tons/day throughput = 0.013 percent.

3.20 WILDFIRE

Issues:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☐	☒
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 and/or prevailing winds, expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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 downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

Threshold 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?

No Impact

Discussion of Effect. The Project site is not located within a wildfire State Responsibility Area, nor is the site classified as a Very High Fire Hazard Severity Zone (VHFHSZ).[123] The nearest VHFHSZ is located approximately 1.0 mile north of the site along Sierra Avenue (north of I-210) and within the Lytle Creek Wash. The Project is located in an area that is developed with local roads and regional highways that provide adequate access and departure from the area in the event of an emergency. The Project will be designed to comply with the current California Fire Code standards for residential development,

[123] California Department of Forestry and Fire Protection (CAL FIRE). https://egis.fire.ca.gov/FHSZ/, site accessed September 7, 2021.

Fontana Building Code Standards, and standards as set forth by the FFPD. Adequate emergency access points also are included in the design of the Project. Therefore, the proposed Project would not substantially impair an adopted emergency response plan or emergency evacuation plan within a VHFHSZ; therefore, **no impact** related to this issue would occur and not mitigation is required.

Threshold 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 and/or prevailing winds, expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Less than Significant Impact

Discussion of Effect: As described above, the proposed Project is not located within or near a State Responsibility Area, nor is the land classified as a VHFHSZ. San Bernardino County and Fontana are subject to seasonal wind events including times during the fall when Santa Ana Wind conditions are prevalent. Santa Ana Wind conditions in the area of the proposed Project typically blow from a northeast to southwest direction (an offshore flow). Wildfires have been recorded to occur in such Santa Ana Wind events sometimes leading to uncontrolled spread of wildfires. CAL FIRE and the San Bernardino County Fire Department have taken these conditions and the locations of Fire Hazard Severity Zones into consideration when determining potential impacts associated with wildfire spread. The Project site is predominantly flat, lacks significant slopes, and is surrounded by urban uses. The absence of open, undeveloped areas or vegetated hillsides in the Project vicinity significantly lowers the potential exposure of the site to wildland fires. The FFPD and San Bernardino County Fire Department have procedures in place to respond to such an emergency and evacuate residents and employees as needed.[124]

Wind events can also result in smoke drift from nearby wildfires resulting in smoke settling in low-lying areas. The City is located in a valley between the San Bernardino/San Gabriel Mountains and the Jurupa Mountains; as such, the potential for smoke settlement from nearby wildfires is a possibility. Such smoke settlement would be temporary and would more than likely clear out within a couple days of when settlement commenced (based on weather conditions).

Due to the Project's location and adjacency of developed uses, implementation of the proposed Project would have an extremely low probability of exposing occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to slope or prevailing winds; therefore, Impacts would be **less than significant** and no mitigation is required.

Threshold 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?

No Impact

Discussion of Effect: As described above, the proposed Project is not located within or near a wildfire State Responsibility Area, nor is the land classified as a VHFHSZ. The Project includes development of

[124] City of Fontana. *Local Hazard Mitigation Plan*. Page 176. June 2017; Approved and Adopted August 14, 2018.

residential units and ancillary features. Absent any significant potential for on-site or adjacent wildfire hazard, The Project would not need to incorporate fire protection infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other non-existing utilities) that may themselves exacerbate fire risk. **No impact** related to this issue would result from development of the Project; therefore, no mitigation is warranted.

Threshold 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 downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes?

No Impact

Discussion of Effect: As described above, the proposed Project is not located within or near a wildfire State Responsibility Area, nor is the land classified as a VHFHSZ. According to the City's Local Hazard Mitigation Plan, the Project site is not located in flood hazard or inundation zones,[125] and the site is not located near bodies of water or enclosed water storage features that could result in tsunamis or seiches. The Project site and adjacent areas are relatively flat. No hillsides are located in the Project area. Due to the distance to the nearest hillside areas (approximately three miles to the north, separated by I-210), development of the Project would not expose persons or property to post-fire slope instability or post-fire drainage changes. **No impact** related to these issues would result from implementation of the Project; therefore, no mitigation is required.

[125] City of Fontana. *Local Hazard Mitigation Plan*. Figure 4-1: Flood Hazard Map and Figure 4-2: Dam Inundation areas in Fontana. June 2017; Approved and Adopted August 14, 2018.

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

Would the Project:

Issues:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) 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 major periods of California history or prehistory?	☐	☒	☐	☐
b) Have possible environmental effects which are individually limited but cumulatively considerable?	☐	☒	☐	☐
c) Have environmental effects that would cause substantial adverse effects on humans either directly or indirectly?	☐	☐	☐	☒

Threshold A: Would the Project 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 major periods of California history or prehistory?

Less Than Significant with Mitigation Incorporated. Implementation of the standard conditions and mitigation identified in this IS/MND would ensure that potential impacts to historic, archaeological, tribal, and paleontological sources that could be uncovered during construction activities would be reduced to a less than significant level; therefore, development of the Project would not: 1) degrade the quality of the environment; 2) substantially reduce the habitat of a fish or wildlife species; 3) cause a fish or wildlife species population to drop below self-sustaining levels; 4) threaten to eliminate a plant or animal community; 5) reduce the number or restrict the range of a rare or endangered plant or animal; or 6) eliminate important examples of the major periods of California history. This impact would be **less than significant with mitigation incorporated**.

Threshold B: Would the Project have possible environmental effects which are individually limited but cumulatively considerable?

Less Than Significant with Mitigation Incorporated. The proposed Project's impacts would be individually limited and not cumulatively considerable. The potentially significant impacts that can be reduced to a less than significant level with implementation of the Mitigation Measures and adherence to Standard Conditions of Approval previously cited in Sections 3.1 through 333.20 of this Initial Study.

Threshold C: Would the Project have environmental effects that would cause substantial adverse effects on humans either directly or indirectly?

No impact. The proposed Project would not result in environmental effects that would cause substantial direct or indirect adverse effects to human beings. **No impact** would occur and no mitigation measures are required.

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