CIVIC CENTER RENOVATION PROJECT

Initial Study and Mitigated Negative Declaration (IS/MND)

FONTANA
CALIFORNIA

CEQA Analysis Prepared for:

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Project No. 7230

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PROJECT INFORMATION SHEET

1. Project Title	Civic Center Renovation Project
2. CEQA Lead Agency	City of Fontana Rina Leung, Senior Planner 8353 Sierra Avenue, Fontana, CA 92335 E: rleung@fontanaca.gov | T: (909) 350-6566
3. Project Applicant	City of Fontana (Engineering Department) Christopher Smethurst, Senior Engineer 8353 Sierra Avenue Fontana, CA 92335 E: csmethurst@fontanaca.gov | T: (909) 350-6649
4. Project Location	City Hall: 8353 Sierra Avenue, Fontana, CA 92335 East Annex/Fire Admin.: 17001 Upland Ave., Fontana, CA 92335
5. Assessor's Parcel Numbers	City Hall: APN 0192-031-23, 0192-031-024 East Annex/Fire Admin.: APN 0192-031-26
6. Project Site General Plan Designation(s)	Pubic Facilities (P-PF)
7. Project Site Zoning Designation(s)	Downtown Core - Civic
8. Surrounding Land Uses and Setting	North – Commercial businesses and single- and multi-family homes South – Library, park, and Pacific Electric Trail East – Single-family homes West – Fontana Women's Club and churches (across Sierra Avenue)
9. Description of Project	The project proposes to demolish and replace the existing City Hall and Annex buildings, add/remove driveways, and add landscaping. The project will be implemented in two phases, with Phase I involving the Annex Building, and Phase II involving the City Hall component. Refer to **Section 3.0** of this document for additional information.

10. Selected Agencies whose Approval is Required	None
11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1? If so, has consultation begun?	For the proposed project, those tribe(s) with a standing request for consultation were contacted by the City of Fontana (the Lead Agency) per Public Resources Code § 21074. Letters were sent by the City to local Native American Tribes asking if they wished to participate in AB 52 consultation concerning the proposed project. The AB 52 notice period for the Tribes is 30 days in which they have an opportunity to respond to notification of this proposed project. The City sent letters to six local tribal contacts on November 28, 2023. The Gabrieleno Band of Mission Indians – Kizh Nation and the San Manuel Band of Mission Indians (Yuhaaviatam of San Manuel) responded. The Gabrielino – Kizh Nation requested consultation, which is currently underway.
12. Other Public Agencies	None

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Acronyms and Abbreviations

Acronym/Abbreviation	Term
°F	Degrees Fahrenheit
AB	Assembly Bill
AB 32	California Global Warming Solutions Act Of 2006
AB 939	California Integrated Waste Management Act
AB 1327	California Solid Waste Reuse And Recycling Access Act Of 1991
ADA	Americans With Disabilities Act
ADT	Average Daily Traffic
AF	Acre-Feet
AMSL	Above Mean Sea Level
APE	Area of Potential Effect
APN	Assessor's Parcel Number
AQMP	Air Quality Management Plan
ARB	California Air Resources Board
ATP	Active Transportation Plan
BMPs	Best Management Practices
BRE	Biological Resources Evaluation Report
BSA	Biological Study Area
Cal/OSHA	California Division of Occupational Safety and Health
CalEEMod	California Emissions Estimator Model
CAL FIRE	California Department of Forestry and Fire Protection
CALGreen	California Green Building Standards
CAPCOA	California Air Pollution Control Officers Association
CBC	California Building Code
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDFW	California Department of Fish & Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFR	Code of Federal Regulations
CGS	California Geologic Society
CH_4	methane
CHRIS	California Historic Resources Inventory System
CIWMA	State of California Integrated Waste Management Act
CMP	Congestion Management Program
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CNRA	California Natural Resources Agency
CO	Carbon monoxide
CO_2	carbon dioxide
CO_{2e}	carbon dioxide equivalent
COHA	Cooper's hawk
CRC	California Residential Code
CRHR	California Register of Historic Resources

Acronym/Abbreviation	Term
CWA	Clean Water Act
dB	decibel
dBA	A-weighted decibel scale
DEIR	Draft Environmental Impact Report
DIF	Development Impact Fees
DMA	drainage management area
DOC	California Department of Conservation
DOSH	California Division of Safety and Health
DPM	Diesel Particulate Matter
DRP	Design Review Project
DTSC	Department of Toxic Substances Control
EG	Electric Generation
EIR	Environmental Impact Report
EMS	Emergency Medical Service
ESA	Endangered Species Act
ESA	Environmental Site Assessment
FAR	floor area ratio
FEMA	Federal Emergency Management agency
FFPD	Fontana Fire Protection District
FHSZ	Fire Hazard Severity Zones
FMMP	Farmland Mapping and Monitoring Program
FPD	Fontana Police Department
FTA	Federal Transit Administration
FUSD	Fontana Unified School District
GHG	greenhouse gas
GPAD	Gallons Per Net Acre Per Day
GPCD	Gallons Per Capita Per Day
GWP	Global Warming Potential
H_2S	Hydrogen Sulfide
HCP	Habitat Conservation Plan
HFCs	hydrofluorocarbons
HRA	Health Risk Assessment
Hz	hertz
IEUA	Inland Empire Utilities Agency
IPaC	Information, Planning, and Conservation
IPCC	Intergovernmental Panel on Climate Change
IS	Initial Study
IS/MND	Initial Study/Mitigated Negative Declaration
kWh	kilowatt hours
L_{90}	noise level that is exceeded 90% of the time
L_{eq}	equivalent noise level
LACM	Los Angeles County Natural History Museum
LED	light-emitting diode
LHMP	Local Hazard Mitigation Plan
LID	Low Impact Development
L_{max}	root mean square maximum noise level

Acronym/Abbreviation	Term
LOS	Level of Service
LRA	Local Responsibility Area
LRP	Legally Responsible Person
LSTs	Localized Significance Thresholds
MBTA	Migratory Bird Treaty Act
MCN	Master Case Number
MLD	Most Likely Descendant
MM(s)	Mitigation Measure(s)
MMRP	Mitigation Monitoring and Reporting Program
MMT	Million Metric Tons
$MMTCO_{2e}$	Million Metric Tons of CO_{2e}
MND	Mitigated Negative Declaration
MRZ	Mineral Resource Zone
MS4	Municipal Separate Storm Sewer Systems
MWD	Metropolitan Water District of Southern California
N_2O	Nitrous Oxide
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
ND	Negative Declaration
NHPA	National Historic Preservation Act
NO	Nitric Oxide
NO_2	Nitrogen Dioxide
NOx	Nitrogen Oxides
NOI	Notice of Intent
NPDES	National Pollutant Discharge Elimination System
NPPA	Native Plant Protection Act
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
O_3	Ozone
OEHHA	Office of Environmental Health Hazard Assessment
OPR	Governor's Office of Planning and Research
OSHA	Occupational Safety and Health Administration
Pb	Lead
PM	Particulate Matter
$PM_{2.5}$	Fine Particulate Matter
PM_{10}	Respirable Particulate Matter
Porter-Cologne	Porter-Cologne Water Quality Control Act
PPM	Parts Per Million
PPV	Peak Particle Velocity
PRDs	Permit Registration Documents
PRP	Potential Responsible Party
RAFSS	Restorable Riversidean alluvial fan sage scrub
RCRA	Resource Conservation and Recovery Act
REC(s)	Recognized Environmental Condition(s)
REL(s)	Reference Exposure Level(s)
RMS	Root Mean Square

Acronym/Abbreviation	Term
ROG	Reactive Organic Gases
ROW	Right-Of-Way
RP	Regional Plant
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SBCIWMP	San Bernardino Countywide Integrated Waste Management Plan
SBCTA	San Bernardino County Transportation Authority
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCCIC	South Central Coastal Information Center
SCE	Southern California Edison
SDPM	San Diego Pocket Mouse
SF_6	sulfur hexafluoride
SIP	State Implementation Plan
SLF	Sacred Lands File
SMARTS	Stormwater Multi-Application and Report Tracking System
SO_2	sulfur dioxide
SO_x	Sulfur Oxides
SoCalGas	Southern California Gas Company
SOPs	Standard Operating Procedures
SR	State Route
SRA	State Responsibility Area
SRAs	Source Receptor Areas
STIP	Statewide Transportation Improvement Program
SUSMP	Standard Urban Stormwater Mitigation Plan
SWIS	Solid Waste Information System
SWP	California State Water Project
SWRCB	California State Water Resources Control Board
SWPPP	Stormwater Pollution Prevention Plan
TCRs	Tribal Cultural Resources
TMP	Traffic Management Plan
USDA	United States Department of Agriculture
USGS	United States Geological Survey
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
UWMP	Urban Water Management Plan
VdB	Vibration Decibels
VHFHSZs	Very High Fire Hazard Severity Zones
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compound
WEAP	Worker Environmental Awareness Program
WQMP	Water Quality Management Plan
WOUS	Water(s) Of The United States

1.0 INTRODUCTION

1.1 PROPOSED PROJECT

The Civic Center Campus is comprised of four buildings and is initiated by the City of Fontana: City Hall, Administration, East Annex (Fire Administration), and the Police Station. The proposed project entails replacing the existing City Hall building located at 8353 Sierra Avenue (APNs 0192-031-23 and 0192-031-24), and the East Annex building located at 17001 Upland Avenue (APN 0192-031-26) in the City of Fontana. The Administration and Police buildings are not subject to any alterations. The demolition of the existing City Hall building (which encompasses an area of 31,500 square feet) and the Annex building (13,500 square feet) is required to facilitate the Civic Center Renovation project as proposed.

1.1.1 PROJECT COMPONENTS

The proposed project would consist of:

Proposed Buildings

The construction of two new buildings:

- Phase I will be the proposed East Annex building, which will be a two-story municipal building with a first-tier parking structure and second-tier office space. The new structure will be constructed in the same location as the existing East Annex building located at 17001 Upland Avenue. Each tier will have a footprint of approximately 30,000 square feet with one vehicle entrance and exit located on Upland Avenue just west of Wheeler Avenue. The building will provide office space for City staff as well as both public and employee parking for the Civic Campus.

- Phase II will be the proposed City Hall building, a two-story municipal building with a first-tier parking structure and second-tier office spaces intended to be the cornerstone of the renovated Civic Campus. The new structure will be constructed in the same location as the existing City Hall building located at 8353 Sierra Avenue. Each level of the proposed structure will have approximately 25,000 to 30,000 square feet, with vehicle entrance(s) and exit(s) to be determined. The building will house City administrative functions, as well as office space for City staff, and both public and employee parking for the Civic Campus.

Parking

- The City Hall building will provide approximately 65 parking spaces to be located on the first floor.
- The Annex Building will provide 56 parking spaces to be located on the first floor.
- The existing surface parking area will be reconfigured to accommodate the new footprints of the two buildings.
- The project may modify some current driveway approaches to work with the proposed parking garages.

Utilities

- The proposed project does not include utility improvements, utilizing existing connections.

- The existing solar panel canopies are to remain in place.

Landscaping

- The project site will also include landscaping improvements along Sierra Avenue and Upland Avenue.

1.1.2 ESTIMATED CONSTRUCTION SCHEDULE

Project construction for Phase I is expected to begin around December 2023 and will last approximately 19 months, ending about June 2025. Dates for Phase II construction, which will follow completion of Phase I, are undetermined at this time. Refer to **Section 3.0** for details.

1.2 LEAD AGENCIES – ENVIRONMENTAL REVIEW IMPLEMENTATION

The City of Fontana is the Lead Agency for the proposed project. Pursuant to the California Environmental Quality Act (CEQA) and its implementing regulations,[1] the Lead Agency has the principal responsibility for implementing and approving a project that may have a significant effect on the environment.

1.3 CEQA OVERVIEW

1.3.1 PURPOSE OF CEQA

All discretionary projects within California are required to undergo environmental review under CEQA. A Project is defined in CEQA Guidelines § 15378 as the whole of the action having the potential to result in a direct physical change or a reasonably foreseeable indirect change to the environment and is any of the following:

- An activity directly undertaken by any public agency including but not limited to public works construction and related activities, clearing or grading of land, improvements to existing public structures, enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements.
- An activity undertaken by a person that is supported in whole or in part through public agency contracts, grants, subsidies, loans, or other forms of assistance from one or more public agencies.
- An activity involving the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies.
- CEQA Guidelines § 15002 lists the basic purposes of CEQA as follows:
- Inform governmental decision makers and the public about the potential, significant environmental effects of proposed activities.
- Identify the ways that environmental damage can be avoided or significantly reduced.
- Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures (MMs) when the governmental agency finds the changes to be feasible.

1 Public Resources Code §§ 21000 - 21177 and California Code of Regulations Title 14, Division 6, Chapter 3.

- Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

1.3.2 AUTHORITY TO MITIGATE UNDER CEQA

CEQA establishes a duty for public agencies to avoid or minimize environmental damage where feasible. Under CEQA Guidelines § 15041 a Lead Agency for a project has the authority to require feasible changes in any or all activities involved in the project in order to substantially lessen or avoid significant effects on the environment, consistent with applicable constitutional requirements such as the "nexus"[2] and "rough proportionality"[3] standards.

CEQA allows a Lead Agency to approve a project even though the project will cause a significant effect on the environment if the agency makes a fully informed and publicly disclosed decision that there is no feasible way to lessen or avoid the significant effect. In such cases, the Lead Agency must specifically identify expected benefits and other overriding considerations from the project that outweigh the policy of reducing or avoiding significant environmental impacts of the project.

1.4 PURPOSE OF INITIAL STUDY

The CEQA process begins with a public agency determining whether the project is subject to CEQA at all. If the project is exempt, the process does not need to proceed any further. If the project is not exempt, the Lead Agency takes the second step and conducts an Initial Study to determine whether the project may have a significant effect on the environment.

The purposes of an Initial Study as listed in § 15063(c) of the CEQA Guidelines are to:

- Provide the Lead Agency with information necessary to decide if an Environmental Impact Report (EIR), Negative Declaration (ND), or Mitigated Negative Declaration (MND) should be prepared.
- Enable a Lead Agency to modify a project to mitigate adverse impacts before an EIR is prepared, thereby enabling the project to qualify for an ND or MND.
- Assist in the preparation of an EIR, if required, by focusing the EIR on adverse effects determined to be significant, identifying the adverse effects determined not to be significant, explaining the reasons for determining that potentially significant adverse effects would not be significant and identifying whether a program EIR or other process, can be used to analyze adverse environmental effects of the project.
- Facilitate an environmental assessment early during project design.
- Provide documentation in the ND or MND that a project would not have a significant effect on the environment.
- Eliminate unnecessary EIRs.
- Determine if a previously prepared EIR could be used for the Project.

In cases where no potentially significant impacts are identified, the Lead Agency may issue an ND, and no MMs would be needed. Where potentially significant impacts are identified, the Lead Agency may determine that MMs would adequately reduce these impacts to less than significant levels. The Lead Agency would then prepare an MND for the proposed project. If the Lead Agency determines

2 A nexus (i.e., connection) must be established between the mitigation measure and a legitimate governmental interest.
3 The mitigation measure must be "roughly proportional" to the impacts of the Project.

that individual or cumulative effects of the proposed project would cause a significant adverse environmental effect that cannot be mitigated to less than significant levels, then the Lead Agency would require an EIR to further analyze these impacts.

1.5 REVIEW AND COMMENT BY OTHER AGENCIES

Other public agencies are provided with the opportunity to review and comment on the IS/MND. Each of these agencies is described briefly below.

- A Responsible Agency (14 CCR § 15381) is a public agency, other than the Lead Agency, that has discretionary approval power over the Project, such as permit issuance or plan approval authority.
- A Trustee Agency[4] (14 CCR § 15386) is a state agency having jurisdiction by law over natural resources affected by a project that is held in trust for the people of the State of California.
- Agencies with Jurisdiction by Law (14 CCR § 15366) are any public agencies who have the authority (1) to grant a permit or other entitlement for use; (2) to provide funding for the project in question; or (3) to exercise authority over resources which may be affected by the project. Furthermore, a city or county will have jurisdiction by law with respect to a project when the city or county having primary jurisdiction over the area involved is: (1) the site of the project; (2) the area in which the major environmental effects will occur; and/or (3) the area in which reside those citizens most directly concerned by any such environmental effects.

1.6 IMPACT TERMINOLOGY

The following terminology is used to describe the level of significance of potential impacts:

- A finding of ***no impact*** is appropriate if the analysis concludes that the project would not affect the particular environmental threshold in any way.
- An impact is considered ***less than significant*** if the analysis concludes that the project would cause no substantial adverse change to the environment and requires no mitigation.
- An impact is considered ***less than significant with mitigation incorporated*** if the analysis concludes that the project would cause no substantial adverse change to the environment with the inclusion of environmental commitments, or other enforceable measures, that would be adopted by the lead agency.
- An impact is considered potentially significant if the analysis concludes that the project could have a substantial adverse effect on the environment.

An EIR is required if an impact is identified as ***potentially significant***.

1.7 ORGANIZATION OF INITIAL STUDY

This document is organized to satisfy CEQA Guidelines § 15063(d), and includes the following sections:

- **Section 1.0 - Introduction**, which identifies the purpose and scope of the IS/MND.

4 The four Trustee Agencies in California listed in CEQA Guidelines § 15386 are California Department of Fish and Wildlife, State Lands Commission, State Department of Parks and Recreation, and University of California.

- **Section 2.0 - Environmental Setting**, which describes the location, existing site conditions, land uses, zoning designations, topography, and vegetation associated with the project site and surroundings.
- **Section 3.0 - Project Description**, which provides an overview of the project, a description of the proposed development, project phasing during construction, and discretionary actions for project approval.
- **Section 4.0 - Environmental Checklist**, which presents checklist responses for each resource topic to identify and assess impacts associated with the proposed project, and proposes MMs, as needed, to reduce potential environmental impacts to less than significant.
- **Section 5.0 - References**, which includes a list of documents cited in the IS/MND.
- **Section 6.0 - List of Preparers**, which identifies the primary authors and technical experts that prepared the IS/MND.

Technical studies and other documents, which include supporting information or analyses used to prepare the IS/MND, are included in the following appendices:

- Appendix A Project Plans and Drawings
- Appendix B Air Quality and Greenhouse Gas Emissions Assessment
- Appendix C Biological Resources Evaluation
- Appendix D1 Cultural Resources Report
- Appendix D2 Paleontological Resources Records Search
- Appendix E Geotechnical Evaluation
- Appendix F1 Phase I ESA
- Appendix F2 Hazardous Building Material Survey
- Appendix G Noise Assessment
- Appendix H VMT Analysis
- Appendix I City Ordinance 1906

1.8 FINDINGS FROM THE INITIAL STUDY

1.8.1 NO IMPACT OR IMPACTS CONSIDERED LESS THAN SIGNIFICANT.

Based on IS findings, the project would have no impact or a less than significant impact on the following environmental categories listed in Appendix G of the CEQA Guidelines.

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Energy
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation

- Utilities and Service Systems
- Wildfire
- Mandatory Findings of Significance

1.8.2 IMPACTS CONSIDERED LESS THAN SIGNIFICANT WITH MITIGATION MEASURES

Based on IS findings, the project would have a less than significant impact on the following environmental categories listed in Appendix G of the CEQA Guidelines when proposed Mitigation Measures are implemented.

- Cultural Resources
- Geology and Soils
- Transportation and Traffic
- Tribal Cultural Resources

2.0 ENVIRONMENTAL SETTING

2.1 PROJECT LOCATION

The proposed City of Fontana Civic Center Renovation Project is located 8353 Sierra Avenue (APNs 0192-031-23, -24) and 17001 and 17013 Upland Avenue (APN 0192-031-26) in the City of Fontana, California. Refer to **Figure 2.1-1**, which shows the project's location in a regional context. Local surface streets adjacent to the site include Upland Avenue to the north, Emerald Avenue to the east, Seville Avenue to the south, and Sierra Avenue to the west. **Figure 2.1-2** depicts an aerial photo of the Civic Center, including the project site, and the surrounding land.

2.2 PROJECT SETTING

The Civic Center contains the existing Fontana Civic Center comprised of the City Hall, Administration, Annex, and Police buildings and associated surface parking lot; City Hall and the Annex Building comprise the project site. The project proposes to demolish and replace the existing City Hall and Annex buildings, add/remove driveways, and add landscaping. The Administration and Police buildings would remain as they are. See **Figure 2.2-1**, which depicts the topography of the site, and surrounding area. Topography within the project site and surroundings is relatively flat, as shown on **Figure 2.2-1** (Google Earth, 2023). Site photographs are provided in **Figure 2.2-2**.

2.2.1 LAND USE AND ZONING

The land use, zoning, and existing developments of the project site and its immediate vicinity are listed in **Table 2.2-1**. The project site has a General Plan land use designation of Public Facilities (P-PF) and a zoning designation of Form-Based Code (FBC) (City of Fontana, 2023a).

Table 2.2-1
SUMMARY OF EXISTING LAND USE, ZONING AND SPECIFIC PLAN DESIGNATIONS

Location	General Plan Designation	Zoning Designation	Existing Development
Project Site	Public Facilities (P-PF)	Downtown Core - Civic	Fontana Civic Center
North	Downtown Core (WMXU-3)	Downtown Core – Gateway Core and Multi-Family Core	Commercial businesses, and single- and multi-family homes
South	Public Facilities (P-PF) and Recreational Facilities (P-R)	Downtown Core - Civic	Library, park, and Pacific Electric Trail
East	Downtown Core (WMXU-3)	Downtown Core – Neighborhood Core	Single-family homes
West	Public Facilities (P-PF) and Downtown Core (WMXU-3)	Downtown Core - Civic	Fontana's Women's Club and churches (across Sierra Avenue)

Source: City of Fontana, 2023a; Google Earth Pro, 2023

Figure 2.1-1
REGIONAL LOCATION

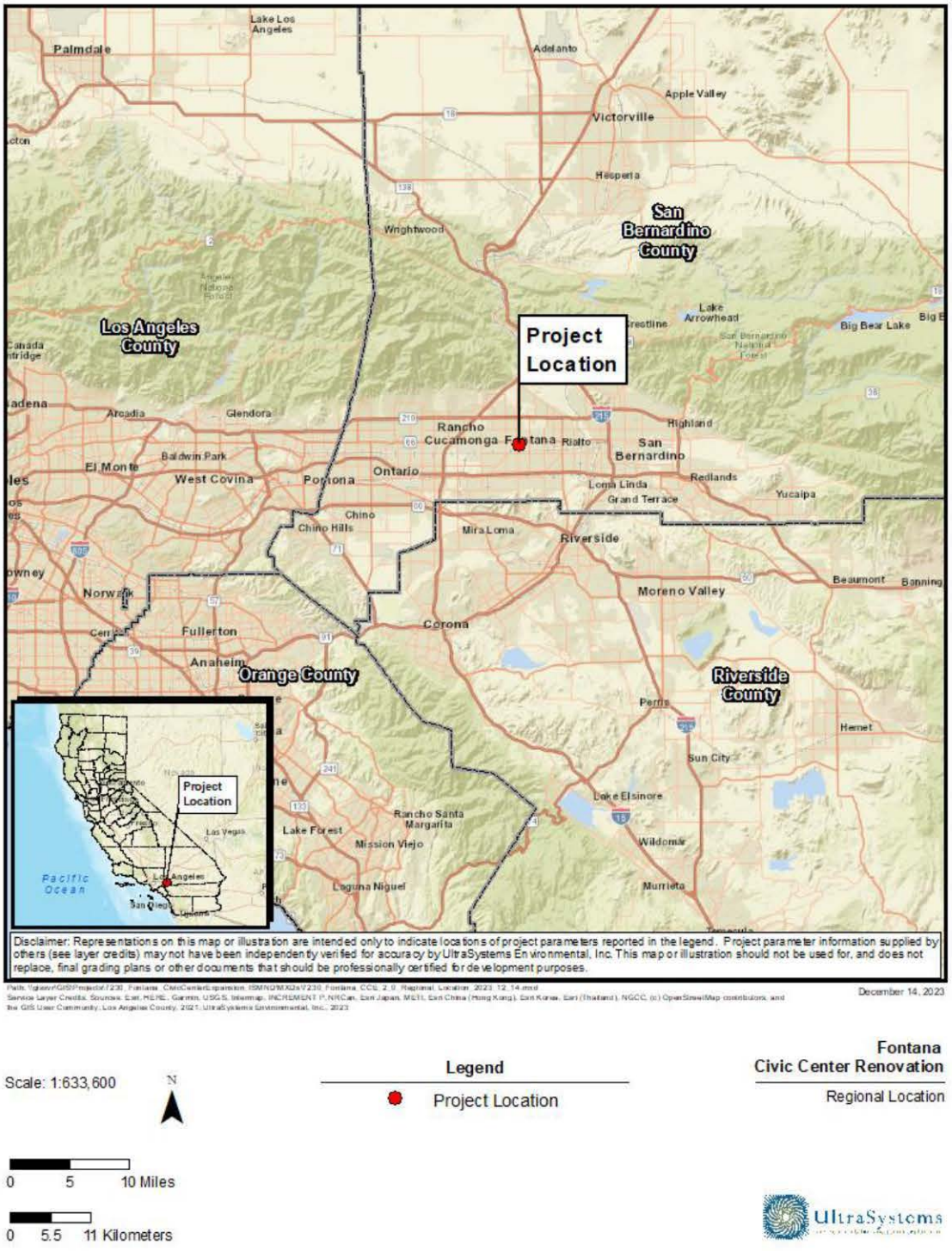


Figure 2.2-1
PROJECT LOCATION

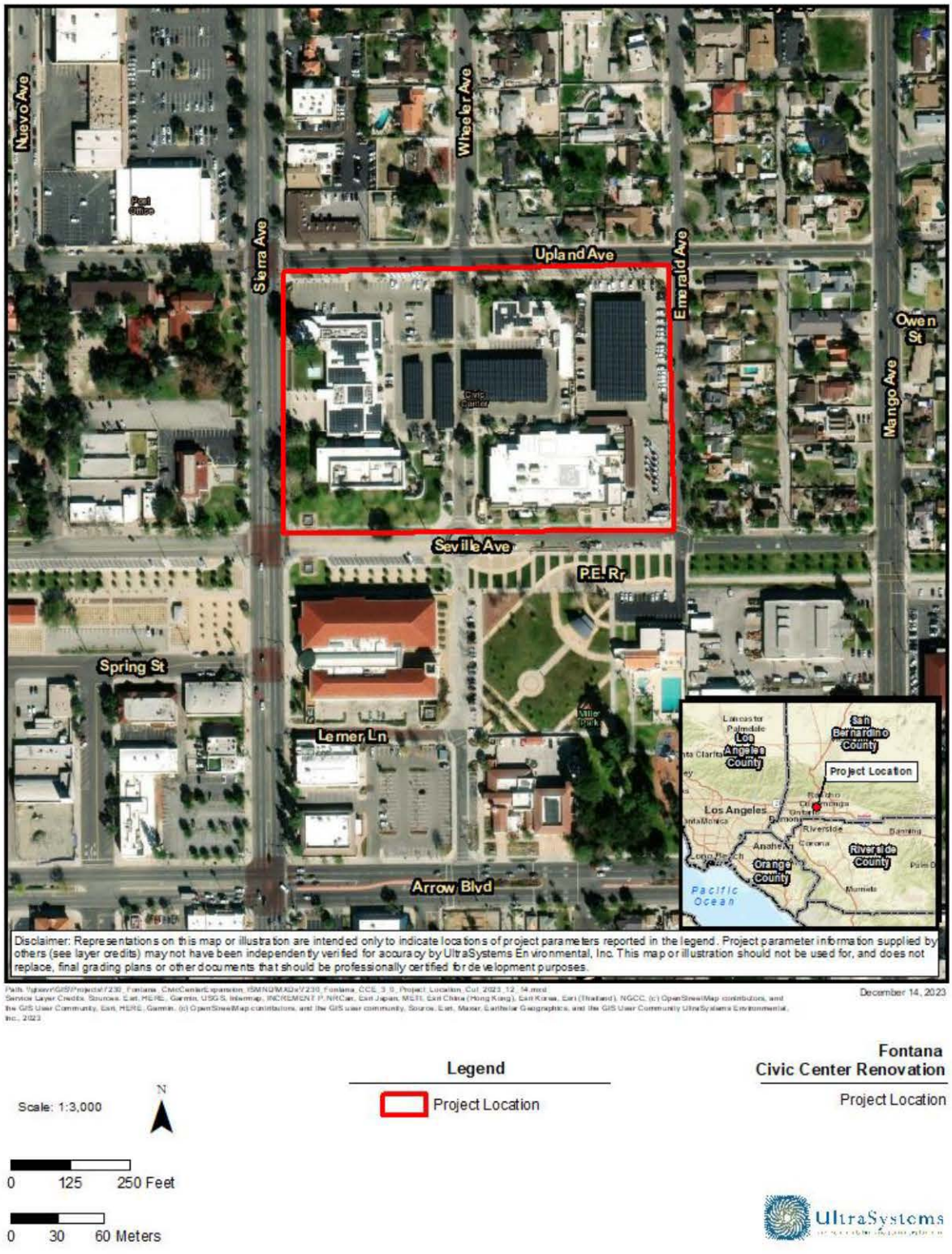


Figure 2.2-1
TOPOGRAPHIC MAP

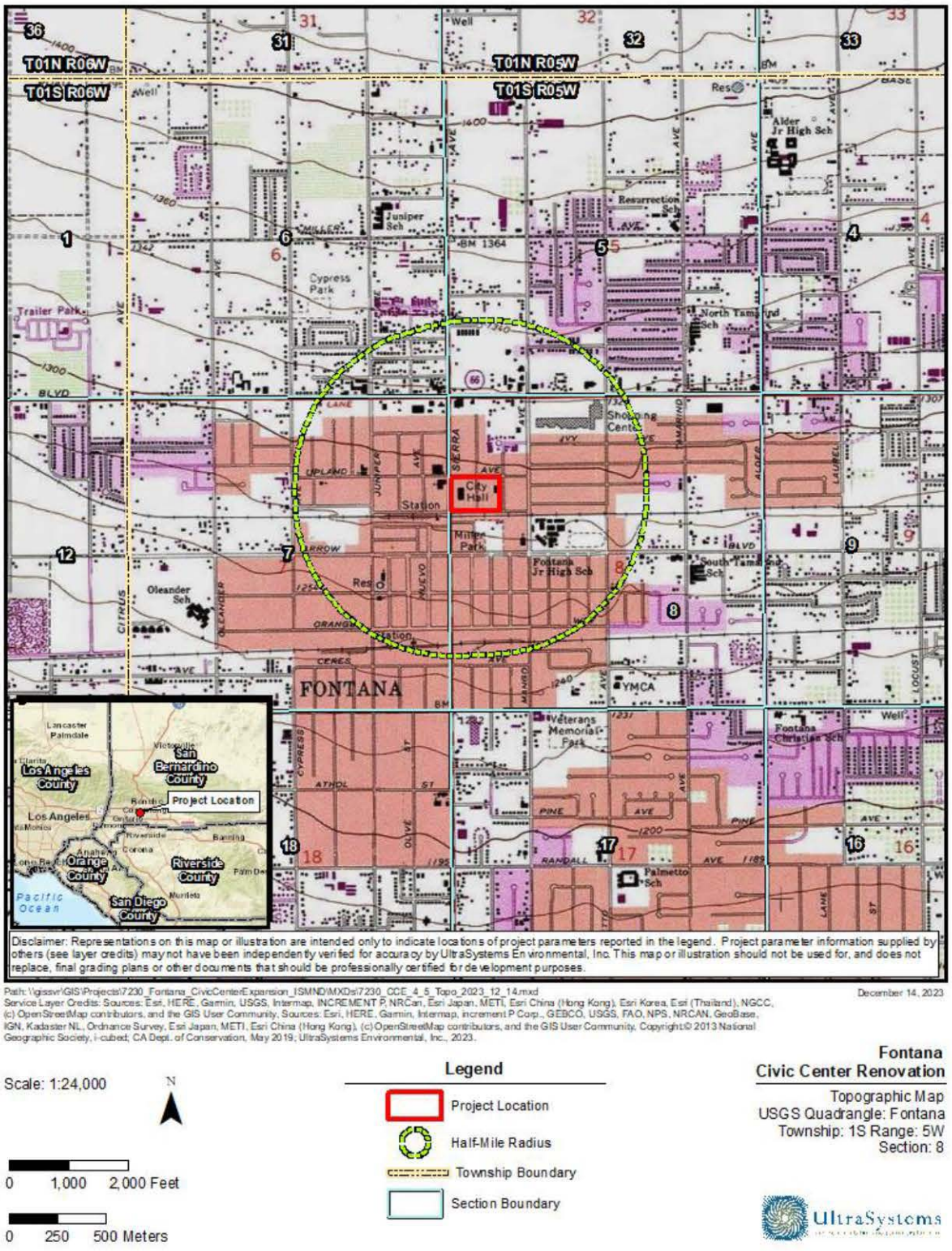


Figure 2.2-2
PROJECT SITE PHOTOGRAPHS

PHOTO 1: View of the northern portion of the project site along Upland Avenue.

PHOTO 2: View of the eastern portion of the project site within the project site parking lot.

PHOTO 3: View of the southern portion of the project site along the project site parking lot.

PHOTO 4: View of the western portion of the project site alonf Sierra Avenue.

2.3 EXISTING CHARACTERISTICS OF THE SITE

2.3.1 CLIMATE AND AIR QUALITY

The City of Fontana is characterized by a semi-arid Mediterranean climate that is the result of its location in the South Coast Air Basin (SCAB). (Stantec, 2018b p. 5.2-1). The SCAB is a 6,600-square-mile area basin that is usually quite moist near the land surface due to the influence of the marine layer. Other factors that influence the area's climate and meteorology are the terrain and altitude. Fontana is positioned approximately 1,700 feet above mean sea level (AMSL) in its northern half and 1,000 feet AMSL in its southern half. Due to the City being in a valley, heavy early morning fog and low stratus clouds are often persistent. Yearly climate patterns are characterized by warm summers, mild winters, low levels of precipitation, and moderate humidity.

Air quality in Fontana generally fluctuates without a consistent seasonal pattern. Neighboring, high-polluting coastal cities largely influence the air quality in the city, and that fact coupled along with the climate trap air pollution in the valley. The SCAB is bounded by the San Gabriel, San Bernardino, and San Jacinto Mountains that trap air pollution at their bases. The SCAB fails to meet national ambient air quality standards for ozone and fine particulate matter, and is classified as a "nonattainment area" for those pollutants (Stantec, 2018b, p. 5.2-10).

2.3.2 GEOLOGY AND SOILS

The City of Fontana generally lies at the northwest margin of the Peninsular Ranges Geomorphic Province of Southern California, which is characterized by northwest-southeast trending faults, folds, and mountain ranges. Much of the Fontana region is underlain by loose soils such as sand and silt (Stantec, 2018b, p. 5.5-1).

Although there are no major active faults within the City boundaries, there are a number of faults that border the Lytle Creek alluvial basin, including the Chino, Cucamonga, San Andreas, and San Jacinto faults (Stantec, 2018b, p. 5.5-3).

Soils in the area are characteristic of the Southern California interior alluvial basins and consist of alluvial deposits and floodplain soils (Stantec, 2018b, p. 5.5-4).

2.3.3 HYDROLOGY

As detailed in the City of Fontana General Plan Update 2015-2035 Draft Environmental Impact Report (Stantec, 2018b, p. 5.8-1), the City is located within the lower Lytle Creek watershed, which drains the eastern portion of the San Gabriel Mountains and forms the northwest portion of the Santa Ana River Watershed. . The lower portion of Lytle Creek flows through the cities of Fontana, Rialto, San Bernardino, and Colton, as well as a portion of unincorporated San Bernardino County. The upper reaches of Lytle Creek are generally perennial; the lower section of Lytle Creek changes into an intermittent stream with a dry wash south of Interstate 15 (Stantec, 2018b, p. 5.8-1).

2.3.4 BIOLOGY

The project site is located in an urbanized area, which provides low habitat value for special-status plant and wildlife species. The existing vegetation is ornamental landscaping. A detailed description of existing biological environmental setting for the project site and the surrounding area is provided

in **Section 4.4** of this Initial Study.

2.3.5 PUBLIC SERVICES

The City is served by a full range of public services and utilities. Fire prevention, fire protection and emergency medical service (EMS) for the City of Fontana are provided by the Fontana Fire Protection Department (FFPD) through a contract with the San Bernardino County Fire Department (Stantec, 2018b, p. 5-12-4). The City of Fontana Police Department (FPD) provides services in the project area (Stantec, 2018b, p. 5-12-1). Library services within the City are provided by the San Bernardino County Library System, which has a total of 32 branch libraries. Within the City of Fontana, there are three libraries, including Fontana Lewis Library and Technology Center, the Summit Branch Library and the Kaiser Branch Library (San Bernardino County, 2023).

2.3.6 UTILITIES

The project site lies within the service area of the Fontana Water Company (FWC). Water supplies consist of imported water from Lytle Creek surface flow, and from wells in the Lytle Basin, Rialto Basin, Chino Basin, and another groundwater basin known as No Man's Land (FWC, 2018).

Regional wastewater treatment services are provided under the Regional Sewer Service Contract in which seven agencies – including the City of Fontana – contract with the Inland Empire Utilities Agency (IEUA) (Stantec, 2018b, p. 5.12-17).

Solid waste disposal services in the City of Fontana are provided by Burrtec Waste Industries, Inc., a private company under contract with the City (Stantec, 2018b, p. 5.12-20).

Electrical service to the site is provided by Southern California Edison through a grid of transmission lines and related facilities. Natural gas is supplied to the project site by Southern California Gas Company (SoCal Gas), which provides natural gas to the City of Fontana (City of Fontana Utilities, 2023).

3.0 PROJECT DESCRIPTION

3.1 PROJECT BACKGROUND

The City of Fontana (City) has initiated the process for renovation and Renovation of the existing City of Fontana Civic Center (referred to hereafter as Civic Center). Currently, the Civic Center is comprised of four buildings (City Hall, Development Services Organization, Annex, and Police). The project proposes to demolish and replace the existing City Hall and Annex buildings, add/remove driveways, and add landscaping; City Hall and Annex are located at 8353 Sierra Avenue (APNs 0192-031-23, -24) and 17001 Upland Avenue (APN 0192-031-26), respectively. The Administration and Police buildings would remain in place as they are.

The City's General Plan land use designation for the project site is Public Facilities (P-PF) with a zoning designation of Downtown Core - Civic (City of Fontana, 2023a). The project is within the Civic Core portion of the Downtown Core area of the City. The Civic Core district involves a mix of existing and new public uses, including the existing City Hall, Library, and Park spaces.

3.2 PROJECT OVERVIEW

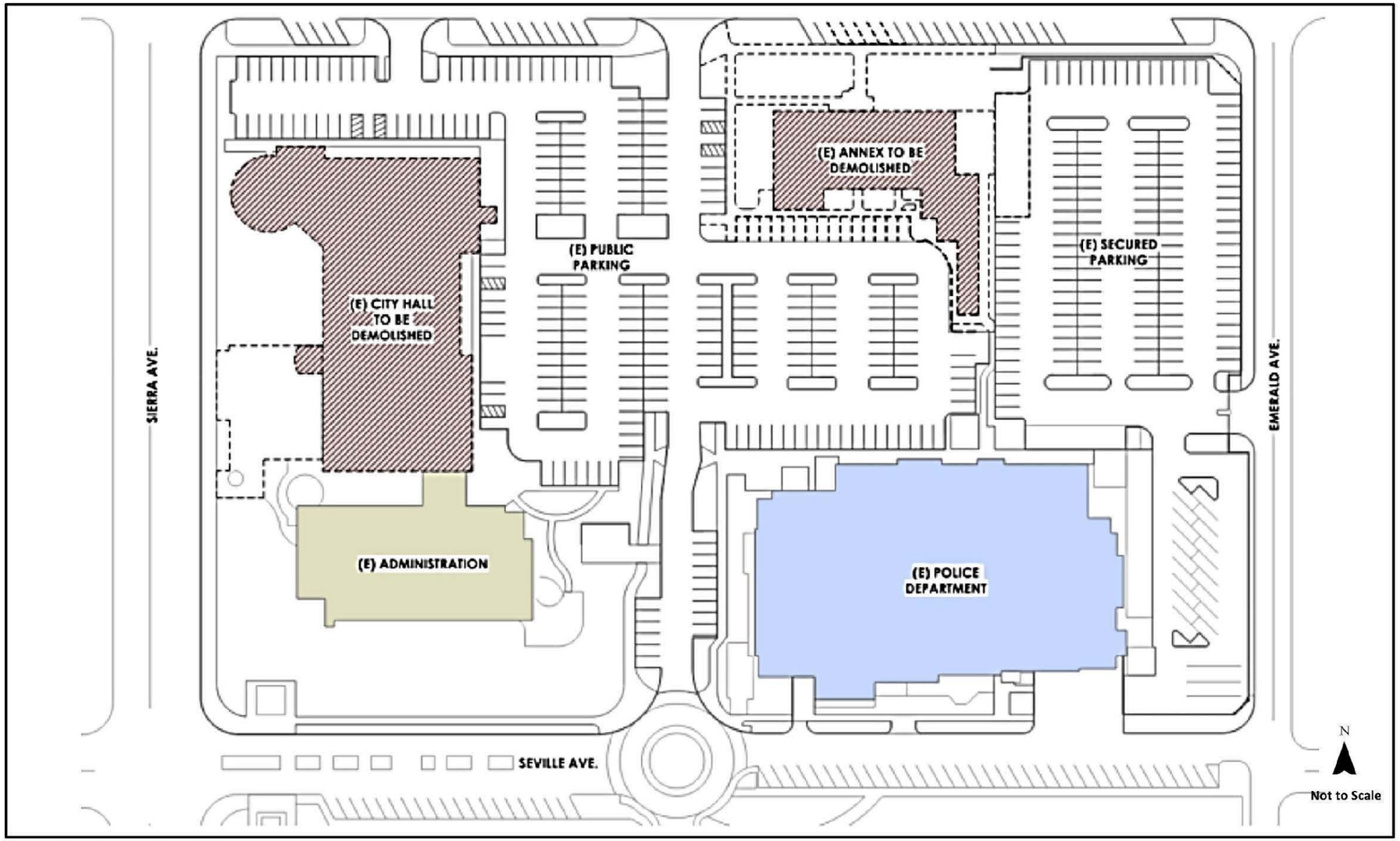
In its entirety, the project would consist of: (1) demolition of Annex and City Hall buildings; (2) utility improvements; (3) construct Annex (Phase I) and City Hall (Phase II) buildings (including adding parking garages on the first level of each new building); (4) reconfiguration of surface parking adjacent to the two buildings and (5) landscaping.

Figure 3.2-1 is a site plan depicting the current layout of the Civic Center and **Figure 3.2-2** shows the layout of the proposed project, including the replacement of two existing buildings. **Table 3.2-1** summarizes the primary proposed project features. Available project plans (only for Phase I) are included in **Appendix A**. The project will develop a two-story city hall building (first floor parking and offices, second floor offices only) and a two-story annex building (first floor parking level and offices, second floor offices only).

Table 3.2-1
PROJECT SUMMARY

Demolition	New Construction	Proposed Uses/Features	Square Feet	No. of Stories	Approximate Building Height (feet)
Annex Building (13,500 SF)	Annex Building/ Parking Garage	Two stories with the first floor being a garage to accommodate 56 parking spaces and the second story an office area.	30,000 (excluding parking level)	2	30
City Hall Building (31,500 SF)	City Hall Building/Parking Garage	Two stories with the first floor being a mix of garage and office space, as well as City Council chambers. Second floor would be offices. Approximately 65 parking spaces would be provided.	25,000 to 30,000 per floor, including parking area	2 + 3rd story vaulted ceiling for Council Chambers	40

Figure 3.2-1
CIVIC CENTER SITE PLAN - EXISTING



Source: City of Fontana, March 2023.

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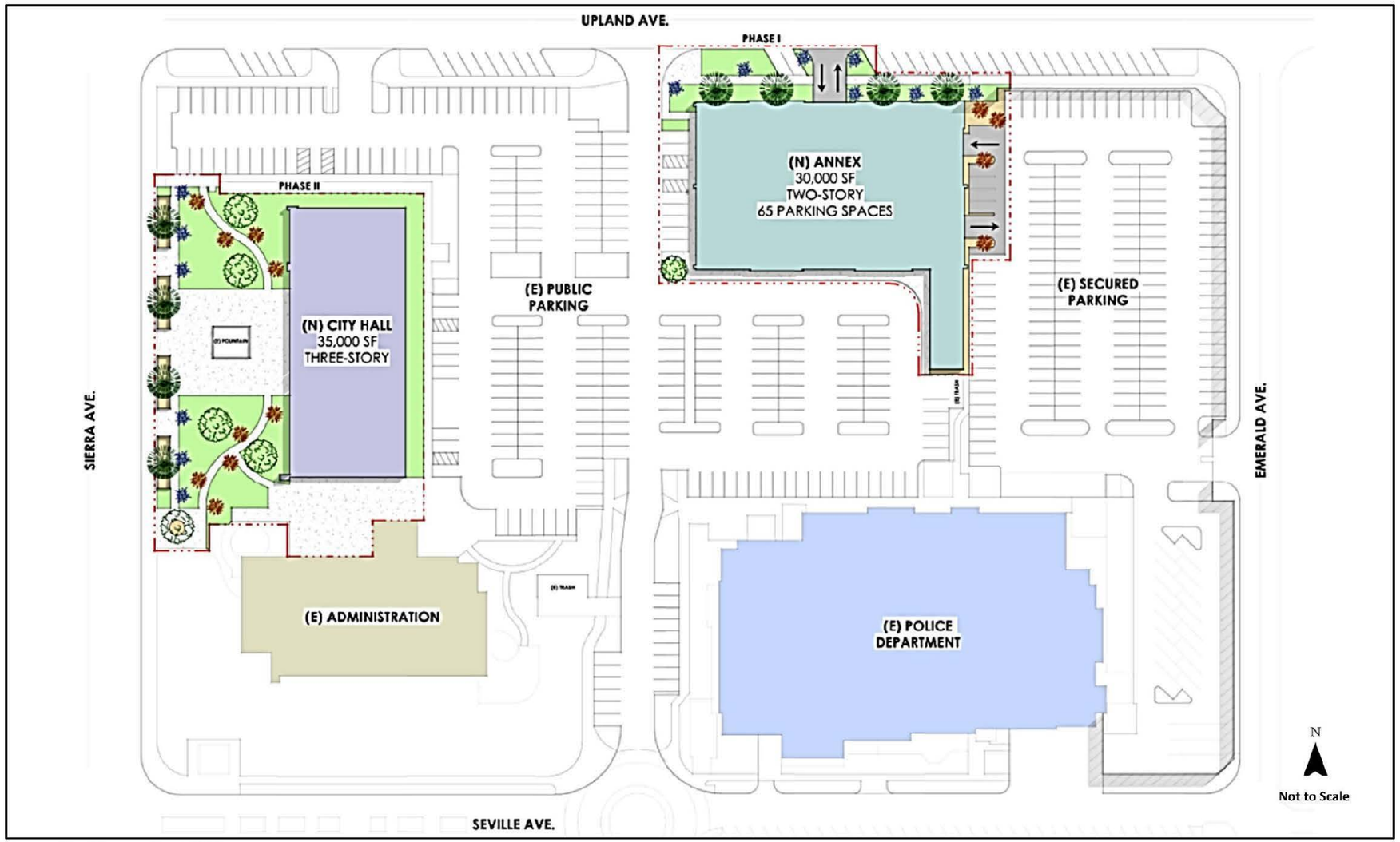
Civic Center Renovation
Existing Civic Center Site Plan

Source: City of Fontana, March 2023

Figure 3.2-2
CIVIC CENTER SITE PLAN – PROPOSED



Source: City of Fontana, March 2023.

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Fontana
Civic Center Renovation
Proposed Civic Center Site Plan

Source: City of Fontana, March 2023

3.3 Proposed Project Features

3.3.1 ANNEX BUILDING (PHASE I)

The project proposes to develop a two-story Annex building that would replace the existing 17,000 square foot, single-story annex building within the Civic Center. The proposed Annex building would be two stories tall with a 56-car parking garage and approximately 1,500 square feet of office space on the first floor and approximately 30,000 square feet of office space on the second floor. The disturbed area for the Annex Building (Phase I) is approximately 82,750 square feet (Ninyo & Moore, 2023). Renderings of the proposed two-story Annex building are shown in **Figures 3.3-1a** through **3.3-1d.**

Upon completion, the building will house 118 employees (an increase over the 50 employees housed in the current building), including the following departments: Community Services, Human Resources, Information Technology, KFON, Code Compliance, Fire, and Coast.

The Annex building will be open to the public from the hours of 8:00 a.m. to 5:00 p.m. Monday-Thursday and would be expected to see approximately 10-15 members of the public per day. The building will have hours of operation for employees from the hours of 6:00 a.m. to 6:00 p.m. Monday-Friday.

3.3.2 CITY HALL BUILDING (PHASE II)

The project proposes to develop a City Hall building that would replace the existing City Hall building within the Civic Center. The proposed City Hall building would feature a 3-story high vaulted ceiling above City Council chambers; only the vaulted ceiling above Council chambers would reach the third level. The first floor of the remainder of the building would house a mix of parking garage (approximately 65 spaces) and office space, and the second floor would be exclusively for offices.

The building will have an approximate 30,000 square foot footprint. It will be up to 40 feet in maximum height. It will include about 35,000+/- square feet of office space (inclusive of a 3,000-5,000 square foot City Council chambers). It will likely include a ground level parking area under a portion of the new building; parking would be at current grade with the new building built partially on a podium above the parking. The disturbed area for the new City Hall building and site work (Phase II) will likely include everything from the rear parking lot to Sierra Avenue, from the parking lot on Upland Avenue to the existing southern end of the City Hall building (about 56,000 square feet). A rendering of the proposed City Hall building appears in **Figure 3.3-2**.

Administrative offices in the City Hall Building will house 100 employees from the following departments:

- Finance
- City Clerk
- Housing and homeless services
- Economic Development
- City Manager / Deputy City Manager
- Media / Public Relations / Public Affairs
- City Council
- Admin support for the above

Figure 3.3-1a
PROPOSED ANNEX BUILDING RENDERING (PHASE I)

Source: PENTA, carrierjohnson + CULTUR3, August 29, 2023.

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Proposed Annex Building Rendering (Phase I)

Figure 3.3-1b
PROPOSED ANNEX BUILDING RENDERING (PHASE I)

Source: PENTA, carrierjohnson + CULTUR3, August 29, 2023.

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Proposed Annex Building Rendering (Phase I)

Figure 3.3-1c
PROPOSED ANNEX BUILDING RENDERING (PHASE I)

Source: PENTA, carrierjohnson + CULTUR3, August 29, 2023.

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Proposed Annex Building Rendering (Phase I)

Figure 3.3-1d
PROPOSED ANNEX BUILDING RENDERING (PHASE I)

Source: PENTA, carrierjohnson + CULTUR3, August 29, 2023.

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Proposed Annex Building Rendering (Phase I)

Figure 3.3-2
PROPOSED CITY HALL BUILDING RENDERING (PHASE II)

Source: Holt Architecture, August 3, 2023.

Fontana
Civic Center Renovation
Proposed City Hall Building Rendering (Phase II)

3.3.3 PARKING

As noted, the first floor of the Annex Building (Phase I) will accommodate 56 parking spaces on the first level. In the City Hall Building (Phase II), a portion of the first level will accommodate approximately 65 parking spaces.

Surface parking will remain in its current capacity and configuration. There will be no changes.

3.3.4 LANDSCAPING

The proposed site plan includes several landscaped areas totaling 23,250 square feet (accounting for approximately 25 percent of the project site). At project completion the site would be approximately 75 percent impervious (consisting of building footprints and hardscape, including paved surface parking areas).

3.3.5 SITE ACCESS, CIRCULATION AND PARKING

Site ingress and egress would be provided by driveways along the northern portion of the site along Upland Avenue, eastern side along Emerald Avenue, and along Seville Avenue; there would be no vehicle access from Sierra Avenue, which borders the western side of the Phase II project boundary. As noted earlier, the proposed City Hall and Annex buildings would have first floor parking garages that would accommodate 65 and 56 parking spots, respectively, or a total of 121 garage spaces.

Phase I includes 44 public stalls and 12 secured stalls. Of the 44 public stalls, three will be Disabled (ADA) and two will be Electric Vehicle (EV) spaces.

3.3.6 EXTERIOR LIGHTING

There will be no lights installed during construction as construction operations will be confined from 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm 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. The remaining lights will match existing conditions.

The project proposes area lighting throughout the project site for visibility and safety purposes. Lighting for the project would comply with the requirements of the City's Municipal Code. Specifically, the project would be required to comply with City of Fontana Municipal Code § 30 508, Lighting and Glare, which states, "all lights shall be directed and/or shielded to prevent the light from adversely affecting adjacent residential or commercial properties. No structure or feature shall be permitted which creates adverse glare effects."

3.3.7 UTILITIES

The project would require sewer, domestic water, fire water, irrigation and dry utilities connections to existing utility infrastructure in Sierra Avenue.

Sanitary Sewer - The project proposes a network of sewer mains connecting to an existing sewer in Sierra Avenue.
Domestic Water - Water would be provided by Fontana Water Company, which serves part of the city of Fontana. Construction would need to occur in the public right-of-way during installation of domestic water lines from the existing main in Sierra Avenue to the project site.
Fire Water - The project proposes continued use of existing fire water lines from Sierra Avenue to the project site.
Dry Utilities - The existing solar will be removed from the roof top. The new structure will include infrastructure for future solar installation, but this will not be part of this project. Southern California Edison (SCE) would provide electricity to the project site. Electrical utilities are undergrounded.
Stormwater - Stormwater runoff would be collected by downspouts and area drains and discharged to the existing drainage system. Stormwater mitigation and water quality management system will be installed.
Trash Service - Trash service would be provided by Burrtec Waste Industries, which has a contract with the City of Fontana to provide an array of trash, recycling and special waste handling services to residents and businesses (Fontana, 2022).

Communications and Data – There is an existing cellular tower that will be relocated and improved.

3.4 OFFSITE IMPROVEMENTS

Offsite improvements would include landscaping, sidewalk, vehicular access and roadway restorations.

3.5 CONSTRUCTION ACTIVITIES

The project would be completed in two major phases, with Phase I consisting of the Annex Building and Phase II consisting of the City Hall Building. For each major phase, once demolition commences, all of the construction activities would follow in sequence. There would be no cut or fill of soil during site grading. After site preparation is completed, infrastructure such as sewer laterals and storm drains would be installed and/or connected to existing facilities. The building foundations would be poured and framing of the buildings would begin. The final steps of construction would involve interior furnishings, detail work, and completion of common areas and outside landscaping.

Construction staging areas would be provided within the boundaries of the project site. Construction workers would park vehicles onsite and construction trucks and equipment would also be parked and stored onsite. Additional parking for the construction crew may be located along Upland Avenue. It is anticipated that approximately 20 workers would be onsite during the peak construction activities of each phase.

For safety reasons, temporary barricades would be used to limit access to the site during project construction and maintain safe access for construction workers. Construction would occur during daylight and during regular business hours. Lighting for the construction site would be limited to the minimum amount of light needed for safety and security.

3.5.1 CONSTRUCTION SCHEDULE

Project construction of Phase I (Annex Building) is expected to begin in December 2023 and end in January 2025 (approximately 25 months). Phase II (City Hall) is expected to commence in January 2025, with completion expected in December 2027 (approximately 23 months). **Table 3.5-1** shows start and finish dates for each construction phase.

Table 3.5-1
START AND FINISH DATES BY CONSTRUCTION ACTIVITY (PHASE I)

Construction Phase	Start Date	Finish Date
Mobilization	December 13, 2023	December 27, 2023
Site Demolition and Grading	December 28, 2023	January 31, 2024
Underground Building Utilities (wet and dry)	January 26, 2024	February 14, 2024
Foundation	February 14, 2024	May 24, 2024
Building Shell and Core	June 6, 2024	September 26, 2024
Building Interior	August 29, 2024	January 6, 2025
Site Work	February 24, 2024	January 10, 2025

Source: PENTA Building Group, *FIRE ANNEX 11 01 2023 – Contract Schedule*

Construction Equipment by Activity

Table 3.5-2 shows construction equipment to be utilized and other pertinent data for indicated activities during the construction of Phase I.

Table 3.5-2
CONSTRUCTION EQUIPMENT BY ACTIVITY (PHASE I)

DEMOLITION	
Concrete/Industrial Saws	1
Crane	1
Crushing/Processing Equipment	1
Excavators	1
Rubber Tired Loaders	1
Skid Steer Loaders	2
GRADING[1] 1 month duration	
Bore/Drill Rigs	1
Excavators	1
Graders	2
Off-Highway Tractors	1
Other Equipment	1
Rubber Tired Loaders	2
Skid Steer Loaders	2
Tractors/Loaders/Backhoes	1

CONSTRUCTION 8 months duration	
Bore/Drill Rigs	1
Concrete/Industrial Saws	2
Crane	1
Excavators	1
Graders	1
Other Equipment	1
Paving Equipment	1
Rollers	1
Rough Terrain Forklifts	2
Rubber Tired Loaders	1
Skid Steer Loaders	3
Tractors/Loaders/Backhoes	1
PAVING[2] <1 month duration	
Graders	1
Pavers	1
Rollers	1
Rubber Tired Loaders	1
Tractors/Loaders/Backhoes	1

NOTES: (1) 1 day of grading, 0 export/0 import (2) 0.1 acres paved area
Sources: PENTA Building Group, City of Fontana Engineering Department

3.6 Permits and Approvals

The proposed project would be reviewed in detail by applicable City of Fontana departments and divisions that have the responsibility to review land use application compliance with City codes and regulations. City staff is also responsible for reviewing this IS/MND to ensure that it is technically accurate and is in full compliance with CEQA. The departments and divisions at the City of Fontana responsible for technical review include:

- City of Fontana Development Services Department;
- City of Fontana Public Works Department;
- City of Fontana Fire Protection District;
- City of Fontana Engineering Department.

Ordinance No. 1906[5], adopted in October 2022 by the City Council, exempted the City from certain zoning regulations for City owned, controlled or leased properties or facilities. In that the City is the project applicant and owner of the subject project properties, the only permits or approvals required would be a Design Review and building permits.

[5] See Appendix I for a complete text and signed copy of Ordinance No. 1906.

4.0 Environmental Checklist

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" or as a "Potentially Significant Unless Mitigation Incorporated," as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agricultural and Forest 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 this initial evaluation:

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

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions 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.

Signature _____ Date 12/14/23

DiTanyon Johnson
Printed Name

Principal Planner
City of Fontana

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 would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

(2) All answers must take into account the whole action involved, including offsite as well as onsite, 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 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 less than significant level.

(5) Earlier analyses may be use where, pursuant to the tiering, Program EIR, or other CEQA process, an affect has been adequately analyzed in an earlier EIR or negative declaration. (See Section 15063(c)(3)(D) of the CEQA Guidelines. In this case, a brief discussion should identify the following:

(a) Earlier Analyses Used. Identify and state where the earlier analysis 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 Measures 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. A source list should be attached and other sources used or individuals contacted should be cited in the discussion.

(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 significant.

4.1 AESTHETICS

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			**X**	
b) Substantially damage scenic resources, including, but not limited to, trees, outcroppings, and historic buildings within a state scenic highway?				**X**
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 the project conflict with applicable zoning and other regulations governing scenic quality?			**X**	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			**X**	

A "visual environment" includes the built environment (development patterns, buildings, parking areas, and circulation elements) and natural environment (such as hills, vegetation, rock outcroppings, drainage pathways, and soils) features. Visual quality, viewer groups and sensitivity, duration, and visual resources characterize views.

- Visual quality refers to the general aesthetic quality of a view, such as vividness, intactness, and unity.
- Viewer groups identify who is most likely to experience the view. High-sensitivity land uses include residences, schools, playgrounds, religious institutions, and passive outdoor spaces such as parks, playgrounds, and recreation areas.
- Duration of a view is the amount of time that a particular view can be seen by a specific viewer group.
- Visual resources refer to unique views, and views identified in local plans, from scenic highways, or of specific unique structures or landscape features.

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

Less than Significant Impact

Scenic vistas generally include extensive panoramic views of natural features, unusual terrain, or unique urban or historic features, for which the field of view can be wide and extend into the distance, and focal views that focus on a particular object, scene or feature of interest.

The project site is located in an area of Fontana that is characterized by flat topography and urban development. The City's General Plan does not specify any scenic vistas that occur within the City. However, the San Gabriel Mountains and the Jurupa Hills that lie north and south of the City, respectively, are considered scenic resources (Stantec, 2018b, p. 5.1-1).

In general, existing views in the project vicinity include views of the distant Jurupa Hills to the south and distant views of the San Gabriel Mountains to the north. The Jurupa Hills are approximately four miles south of the project site and the San Gabriel Mountains are located approximately five miles north of the project site (Google Earth Pro, 2023). However, views of the Jurupa Hills and San Bernardino Mountains would not be significantly impacted because of the far distance from the project site and the intervening buildings and trees surrounding the project site that partially block views of the mountains.

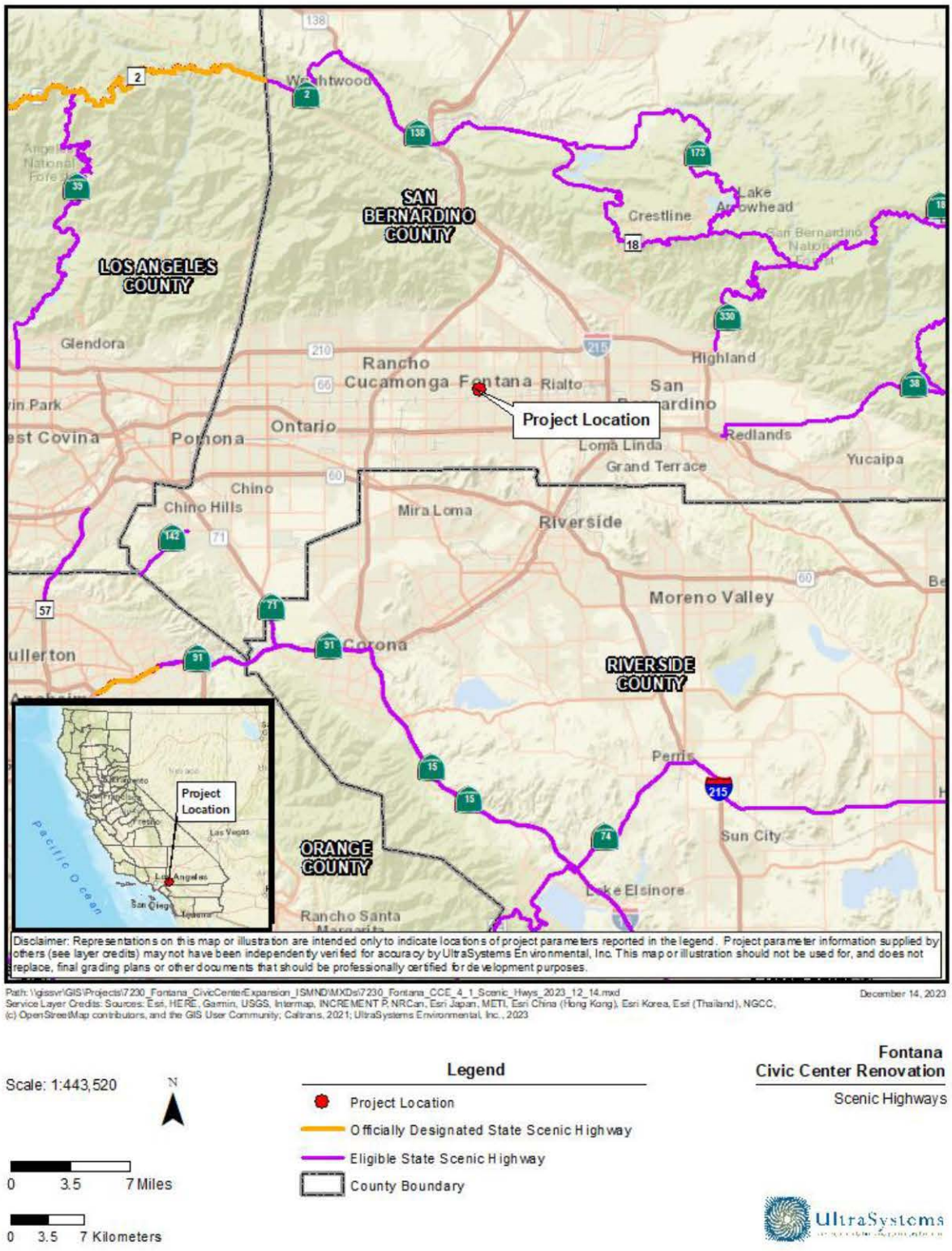
The project proposes to demolish and replace the existing three-story City Hall and two-story Annex buildings. The Administration and Police buildings would remain as they are. The replacement City Hall and Annex buildings would be three- and two-stories, respectively. The proposed new buildings would be consistent with the general character of the surrounding neighborhood in terms of architectural style, density, height, bulk, and setback. As mentioned above, there are intervening buildings and trees that block the view of the mountains. The proposed development would not obstruct views of distant mountains and hills for motorists traveling along nearby roadways. Therefore, the project would have less than significant impact on scenic vistas.

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

The California Department of Transportation (Caltrans) provides information regarding officially designated or eligible state scenic highways identified as part of the California Scenic Highway Program. The nearest designated state scenic highway to the project site is State Route 2 (SR-2) in Los Angeles County, approximately 22 miles northwest of the project site (Caltrans, 2023) (see **Figure 4.1-1)**. Due to the large distance between the project site and SR-2, construction and implementation of the project would have no impact on state scenic highways. Therefore, the project would have no impacts on trees, rock outcroppings and historic buildings within a state scenic highway.

Figure 4.1-1
STATE SCENIC HIGHWAYS



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 the project conflict with applicable zoning and other regulations governing scenic quality?

Less than Significant Impact

The project site is located within a highly urbanized portion of the City characterized by public and commercial facilities. Therefore, project analysis shall determine if the project conflicts with applicable zoning and other regulations governing scenic quality. As further detailed in **Section 4.11**, the project would not conflict with policies under the Public Facilities (P-PF) General Plan land use or Downtown Core - Civic zoning designation. **Table 4.1-1** below provides the applicable policies from the City of Fontana General Plan that pertain to aesthetics, along with a description of how the proposed project would comply.

Table 4.1-1
PROJECT COMPLIANCE WITH CITY OF FONTANA GENERAL PLAN POLICIES REGARDING SCENIC QUALITY AND AESTHETICS

General Plan Element	Project Compliance
Land Use Element. Goal 7: Public and private development meets high design standards.	
Policies: • Support high-quality development in design standards and in land use decisions.	The proposed project would construct a high-quality development including ornamental landscaping that would complement the surrounding public and commercial land uses. Therefore, the proposed project would not conflict with this policy.

Source: Stantec, 2018b, p. 5.1-8 and 5.1-14

As analyzed above, the proposed project would adhere to applicable aesthetic and scenic quality regulations and policies mandated by the City of Fontana General Plan. The proposed project would add well-designed aesthetically pleasing buildings and landscaping on the site and therefore have a positive effect on the visual character of the site when compared to existing conditions. Therefore, impacts would be less than significant.

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

Less Than Significant Impact

The project site is located in an urban area, which is characterized by low to medium nighttime ambient light levels. Street lights, traffic on local streets and exterior lighting in nearby developments are the primary sources of light that contribute to the ambient light levels in the project area. The project is generally surrounded by public and commercial land uses.

The project proposes new exterior lighting throughout the site, including the installation of exterior lighting on the building exteriors, as well as proposed parking lot lighting that would be necessary for safety and nighttime visibility throughout the project site. The new project lighting would be

visible from the surrounding area. Therefore, the project's proposed exterior lighting is expected to contribute to ambient nighttime illumination in the project vicinity. However, the proposed project would comply with the City of Fontana Municipal Code § 30-260, Lighting and Glare, which states, "all lights shall be directed and/or shielded to prevent the light from adversely affecting adjacent residential or commercial properties. No structure or feature shall be permitted which creates adverse glare effects" (City of Fontana Municipal Code, 2023). Additionally, none of the materials proposed would have a mirror finish or would be highly reflective. Refer to **Appendix A** of this document, which provides the proposed project plans.

Adherence to applicable City Municipal Codes would ensure that new sources of light or glare would not adversely affect day or nighttime views in the area. Therefore, impacts from a new source of substantial light or glare would be less than significant.

4.2 AGRICULTURE AND FORESTRY RESOURCES

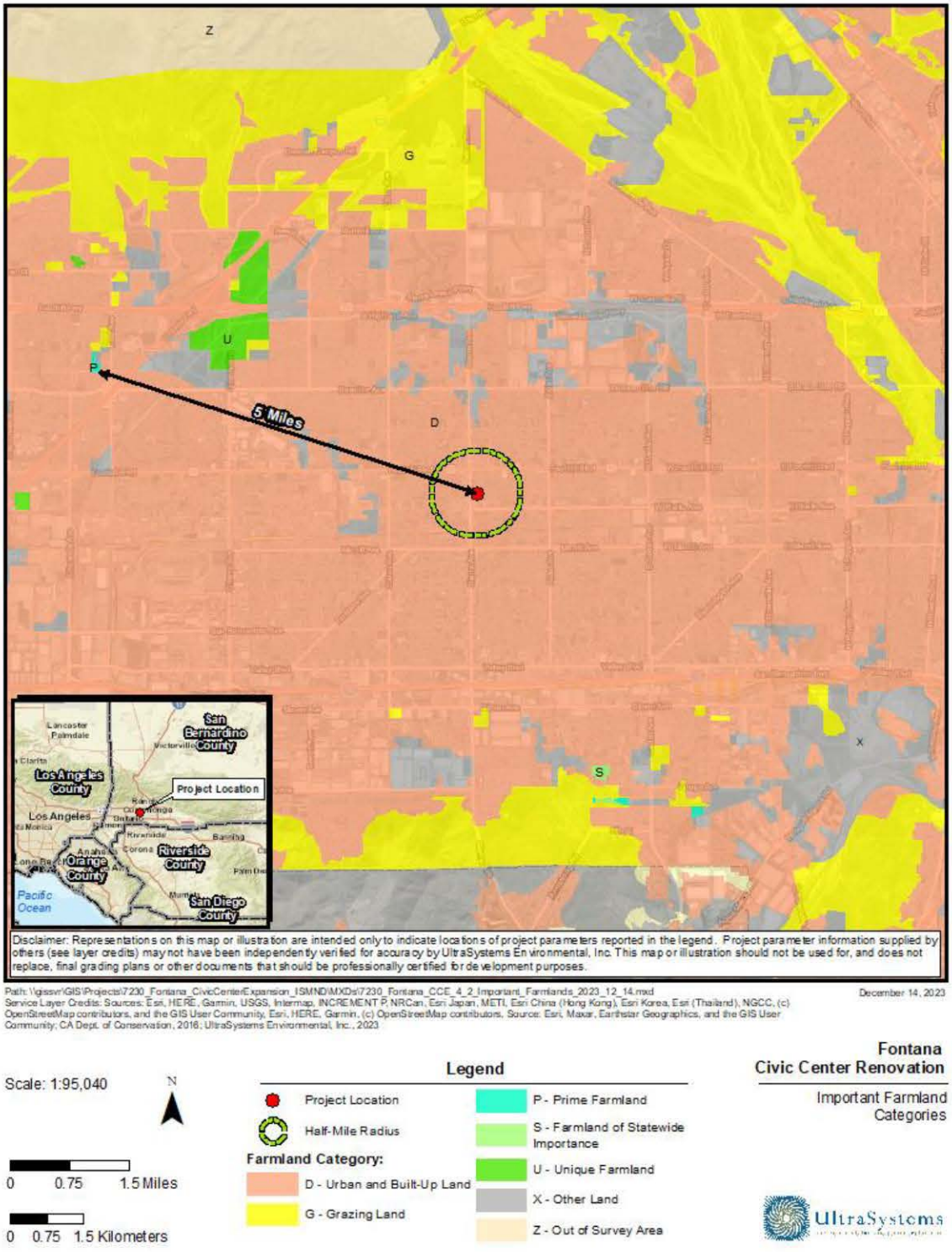
Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping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

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

No Impact

The Farmland Mapping and Monitoring Program (FMMP) was established in 1982 by the California Department of Conservation (DOC) in order to analyze critical agricultural farmlands and observe land conversion change over time. The project site and surrounding uses are deemed as "Urban and Built-Up Land" (see **Figure 4.2-1** below), which means that the land has a building density of at least one building to 1.5 acres of land and is mainly utilized for residential, industrial or other non-agricultural business (DOC, 2023). As shown in **Figure 4.2-1**, the project site is about five miles from the nearest Prime Farmland. Hence, the project would not convert farmland for non-agricultural use. No impacts would occur.

Figure 4.2-1
IMPORTANT FARMLAND CATEGORIES



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

No Impact

The Williamson Act, also known as the California Conservation Act of 1965, authorizes local governments to work with private landowners by negotiating an agreement to tax these landowners at lower rates if they restrict specific pieces of land to agricultural or open space use. According to San Bernardino County's Williamson Act Contract Map, the proposed project is shown as being on land identified as "Urban and Built-Up Land" and does not contain any land under the specific jurisdiction of the Williamson Act (Department of Conservation, 2020a). The City of Fontana's General Plan for 2015-2035 identifies the proposed project area as "P-PF," which means it is for Public Facilities with a zoning designation of Downtown Core - Civic (City of Fontana, 2023a). Currently, no agricultural operations are near the site. Therefore, the project would not conflict with existing zoning for agriculture uses or any Williamson Act contracts. No impacts would occur.

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

No Impact

The City's General Plan land use designation for the project site is Public Facilities (P-PF) with a zoning designation of Downtown Core - Civic; the site is not zoned for forest, timberland, or timberland production use. Therefore, project development would not conflict with zoning for forest land or timberland, and no impact would occur.

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

No Impact

The project site and surroundings are not cultivated for forest resources. Therefore, project development would not result in the loss of forest land or conversion of forest land to non-forest use, and no impact would occur.

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

No Impact

The project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use. No impacts would occur.

4.3 AIR QUALITY

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

4.3.1 POLLUTANTS OF CONCERN

Criteria pollutants are air pollutants for which acceptable levels of exposure can be determined and an ambient air quality standard has been established by the U.S. Environmental Protection Agency (USEPA) and/or the California Air Resources Board (ARB). The criteria air pollutants of concern are nitrogen dioxide (NO_2), carbon monoxide (CO), particulate matter (PM_{10} and $PM_{2.5}$), sulfur dioxide (SO_2), lead (Pb), and ozone, and their precursors, such as reactive organic gases (ROG) (which are ozone precursors). Since the proposed Fontana Civic Center Renovation project (proposed project or Project) would not generate appreciable SO_2 or Pb emissions,[6] the analysis doesn't need to include those two pollutants. Below is a description of the remaining air pollutants of concern and their known health effects.

The project is in the San Bernardino County portion of the South Coast Air Basin (SCAB), for whose air pollution control the South Coast Air Quality Management District (SCAQMD) is substantially responsible.

Table 4.3-1 shows the attainment status of the SCAB for each criteria pollutant for both the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS).

6 Sulfur dioxide emissions will be below 0.071 pound per day during construction and below 0.032 pound per day during operations.

Table 4.3-1
FEDERAL AND STATE ATTAINMENT STATUS

Pollutants	Federal Classification	State Classification
Ozone (O_3) – 1-hour standard	Nonattainment (Extreme)	Nonattainment
Ozone (O_3) – 8-hour standard	Nonattainment (Extreme)	
Particulate Matter (PM_{10})	Maintenance (Serious)	Nonattainment
Fine Particulate Matter ($PM_{2.5}$)	Nonattainment (Serious)	Nonattainment
Carbon Monoxide (CO)	Maintenance (Serious)	Attainment
Nitrogen Dioxide (NO_2)	Maintenance (Primary)	Attainment
Sulfur Dioxide (SO_2)	Unclassified	Attainment
Sulfates	No Federal Standards	Attainment
Lead (Pb)		Attainment
Hydrogen Sulfide (H_2S)	Unclassified	
Visibility Reducing Particles		

Sources: ARB, 2020, USEPA, 2022a.

Nitrogen oxides (NO_X) serve as integral participants in the process of photochemical smog production and are precursors for certain particulate compounds that are formed in the atmosphere and for ozone. A precursor is a directly emitted air contaminant that, when released into the atmosphere, forms, causes to be formed, or contributes to the formation of a secondary air contaminant for which an ambient air quality standard (AAQS) has been adopted, or whose presence in the atmosphere will contribute to the violation of one or more AAQSs. When NO_X and ROG are released in the atmosphere, they can chemically react with one another in the presence of sunlight to form ozone. The two major forms of NO_X are nitric oxide (NO) and NO_2. NO is a colorless, odorless gas formed from atmospheric nitrogen and oxygen when combustion takes place under high temperature and/or high pressure. NO_2 is a reddish-brown pungent gas formed by the combination of NO and oxygen. NO_2 acts as an acute respiratory irritant and eye irritant and increases susceptibility to respiratory pathogens (USEPA, 2011).

Carbon monoxide is a colorless, odorless non-reactive pollutant produced by incomplete combustion of fossil fuels. CO is emitted almost exclusively from motor vehicles, power plants, refineries, industrial boilers, ships, aircraft and trains. In urban areas, such as the project location, automobile exhaust accounts for most CO emissions. CO is a non-reactive air pollutant that dissipates relatively quickly; therefore, ambient CO concentrations generally follow the spatial and temporal distributions of vehicular traffic. CO concentrations are influenced by local meteorological conditions, primarily wind speed, topography, and atmospheric stability. CO from motor vehicle exhaust can become locally concentrated when surface-based temperature inversions are combined with calm atmospheric conditions, a typical situation at dusk in urban areas between November and February. The highest levels of CO typically occur during the colder months of the year when inversion conditions are more frequent. In terms of health, CO competes with oxygen, often replacing it in the blood, thus reducing the blood's ability to transport oxygen to vital organs. The results of

excess CO exposure can be dizziness, fatigue, and impairment of central nervous system functions. High concentrations are lethal (USEPA, 2010).

Particulate matter (PM) consists of finely divided solids or liquids, such as soot, dust, aerosols, fumes and mists. Primary PM is emitted directly into the atmosphere from activities such as agricultural operations, industrial processes, construction and demolition activities, and entrainment of road dust into the air. Secondary PM is formed in the atmosphere from predominantly gaseous combustion by-product precursors, such as sulfur oxides, NO_X, and ROGs.

Particle size is a critical characteristic of PM that primarily determines the location of PM deposition along the respiratory system (and associated health effects) as well as the degradation of visibility through light scattering. In the United States, federal and state agencies have focused on two types of PM. PM_{10} corresponds to the fraction of PM no greater than 10 micrometers in aerodynamic diameter and is commonly called respirable particulate matter, while $PM_{2.5}$ refers to the subset of PM_{10} of aerodynamic diameter smaller than 2.5 micrometers, which is commonly called fine particulate matter.

PM_{10} and $PM_{2.5}$ deposition in the lungs results in irritation that triggers a range of inflammation responses, such as mucus secretion and bronchoconstriction, and exacerbates pulmonary dysfunctions, such as asthma, emphysema, and chronic bronchitis. Sufficiently small particles may penetrate the bloodstream and impact functions such as blood coagulation, cardiac autonomic control, and mobilization of inflammatory cells from the bone marrow. Individuals susceptible to higher health risks from exposure to airborne PM_{10} pollution include children, the elderly, smokers, and people of all ages with low pulmonary/cardiovascular function. For these individuals, adverse health effects of PM_{10} pollution include coughing, wheezing, shortness of breath, phlegm, bronchitis, and aggravation of lung or heart disease, leading, for example, to increased risks of hospitalization and mortality from asthma attacks and heart attacks (USEPA, 2022b).

Reactive organic gases (ROG) are defined as any compound of carbon, excluding CO, carbon dioxide, carbonic acid, metallic carbides or carbonates, and ammonium carbonate, which participates in atmospheric photochemical reactions. It should be noted that there are no state or national ambient air quality standards for ROG because ROGs are not classified as criteria pollutants. They are regulated, however, because a reduction in ROG emissions reduces certain chemical reactions that contribute to the formation of ozone. ROGs are also transformed into organic aerosols in the atmosphere, which contribute to higher PM_{10} and lower visibility. The term "ROG" is used by the ARB for this air quality analysis and is defined the same as the federal term "volatile organic compound" (VOC).

Ozone is a secondary pollutant produced through a series of photochemical reactions involving ROG and NO_X. Ozone creation requires ROG and NO_X to be available for approximately three hours in a stable atmosphere with strong sunlight. Because of the long reaction time, peak ozone concentrations frequently occur downwind of the sites where the precursor pollutants are emitted. Thus, ozone is considered a regional, rather than a local, pollutant. The health effects of ozone include eye and respiratory irritation, reduction of resistance to lung infection and possible aggravation of pulmonary conditions in persons with lung disease. Ozone is also damaging to vegetation and untreated rubber (USEPA, 2022c).

4.3.2 CLIMATE/METEOROLOGY

Air quality is affected by both the rate and location of pollutant emissions, and by meteorological conditions that influence movement and dispersal of pollutants. Atmospheric conditions such as wind speed, wind direction, and air temperature gradients, along with local topography, provide the link between air pollutant emissions and air quality.

The project site is located wholly within the SCAB, which includes all of Orange County, as well as the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. The distinctive climate of the SCAB is determined by its terrain and geographical location. The SCAB is in a coastal plain with connecting broad valleys and low hills, bounded by the Pacific Ocean in the southwest quadrant with high mountains forming the remainder of the perimeter. The general region lies in the semi-permanent high-pressure zone of the eastern Pacific. Thus, the climate is mild, tempered by cool sea breezes. This usually mild climatological pattern is interrupted infrequently by periods of extremely hot weather, winter storms, or Santa Ana winds (SCAQMD, 1993).

The average annual maximum and minimum temperatures in the project area, as determined from the nearest meteorological station, Fontana Kaiser (#043120; latitude 34.08333°; longitude -117.5167°) (WRCC, 2023), which is approximately 1.95 miles northwest of the project site, are 73.6 degrees Fahrenheit (°F) and 48.5°F, respectively. Average winter (December, January, and February) high and low temperatures are approximately 68.2°F and 44.5°F, respectively, and average summer (June, July, and August) high and low temperatures are approximately 92.0°F and 60.6°F, respectively. The annual average of total precipitation is approximately 15.32 inches, which occurs mostly during the winter and relatively infrequently during the summer. Monthly precipitation averages approximately 2.9 inches during the winter (December, January, and February), approximately 1.4 inches during the spring (March, April, and May), approximately 0.8 inch during the fall (September, October, and November), and approximately 0.05 inch during the summer (June, July, and August).

4.3.3 LOCAL AIR QUALITY

The SCAQMD has divided the SCAB into source receptor areas (SRAs), based on similar meteorological and topographical features. The project site is in SCAQMD's Central San Bernardino Valley air monitoring area (SRA 34), which is served by the SCAQMD's Fontana-Arrow Monitoring Station, located about 2.02 miles south of the proposed project site, at 14360 Arrow Highway in Fontana (SCAQMD, 2022a). Criteria pollutants monitored at the Fontana-Arrow Monitoring Station include ozone, PM_{10}, $PM_{2.5}$, and NO_2. CO has not been monitored in the SCAB since 2012. The ambient air quality data in the project vicinity as recorded from 2020 through 2022, along with applicable standards, are shown in **Table 4.3-2**.

Table 4.3-2
AMBIENT AIR QUALITY MONITORING DATA

Air Pollutant	Standard/Exceedance	2020	2021	2022
Ozone (O_3)	Max. 1-hour Concentration (ppm) Max. 8-hour Concentration (ppm) # Days > Federal 8-hour Std. of 0.070 ppm # Days > California 1-hour Std. of 0.09 ppm # Days > California 8-hour Std. of 0.070 ppm	0.151 0.112 89 56 91	0.124 0.104 89 44 83	0.144 0.108 68 44 70
Respirable Particulate Matter (PM_{10})	Max. 24-hour Concentration (µg/m^3) Est. # Days > Fed. 24-hour Std. of 150 µg/m^3 Federal Annual Average (12 µg/m^3)	76.8 ND 37.9	73.8 ND 30.1	62.4 0 32.0
Fine Particulate Matter ($PM_{2.5}$)	Max. 24-hour Concentration (µg/m^3) # Days > Fed. 24-hour Std. of 35 µg/m^3 State Annual Average (12 µg/m^3)	57.6 12.3 12.7	55.1 5.9 12.0	38.1 3.0 10.8
Nitrogen Dioxide (NO_2)	Max. 1-hour Concentration (ppm) State Annual Average (0.030 ppm) # Days > California 1-hour Std. of 0.18 ppm	0.057 0.018 0	0.060 0.018 0	0.050 0.017 0

Source: ARB, 2023
ND - There was insufficient (or no) data available to determine the value.

4.3.4 AIR QUALITY MANAGEMENT PLAN (AQMP)

The SCAQMD is required to produce plans to show how air quality will be improved in the region. The California Clean Air Act (CCAA) requires that these plans be updated triennially to incorporate the most recent available technical information.[7] A multi-level partnership of governmental agencies at the federal, state, regional, and local levels implements the programs contained in these plans. Agencies involved include the USEPA, ARB, local governments, Southern California Association of Governments (SCAG), and SCAQMD. The SCAQMD and SCAG are responsible for formulating and implementing the Air Quality Management Plan (AQMP) for the SCAB. The SCAQMD updates its AQMP every three years.

The 2022 AQMP (SCAQMD, 2022b) was adopted by the SCAQMD Board on December 2, 2022. It focuses on reducing ozone by limiting the emissions of NO_x, which is a key reactant in ozone formation. The NO_x reductions are through extensive use of zero emission technologies across all stationary and mobile sources categories. The majority of NO_x emissions are from heavy-duty trucks, ships and other state and federally regulated mobile sources that are mostly beyond the SCAQMD's control. The SCAQMD's primary authority is over stationary sources, which account for approximately 20 percent of the SCAB's NO_x emissions.

The AQMP incorporates updated emission inventory methodologies for various source categories and incorporates the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by SCAG (2020). The 2020-2045 RTP/SCS was determined to conform to the federally mandated State Implementation Plan for the attainment and maintenance of the NAAQS. county and city general plans.

[7] CCAA of 1988.

4.3.5 SENSITIVE RECEPTORS

Some people, such as individuals with respiratory illnesses or impaired lung function because of other illnesses, persons over 65 years of age, and children under 14, are particularly sensitive to certain pollutants. Facilities and structures where these sensitive people live or spend considerable amounts of time are known as sensitive receptors. For the purposes of a CEQA analysis, the SCAQMD considers a sensitive receptor to be a receptor such as a residence, hospital, or convalescent facility where it is possible that an individual could remain for 24 hours (Chico and Koizumi, 2008, p. 3-2). Commercial and industrial facilities are not included in the definition of sensitive receptor, because employees typically are present for shorter periods of time, such as eight hours. Therefore, applying a 24-hour standard for PM_{10} is appropriate not only because the averaging period for the state standard is 24 hours, but because the sensitive receptor would be present at the location for the full 24 hours.

The nearest sensitive receptors to the project site are single-family residences north of the project site along Upland Avenue, and to the east along Emerald Avenue. Additionally, Weekday Nursery School (within Fontana Community Church) is directly west of the project site, across Sierra Avenue.

4.3.6 APPLICABLE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULES

Rule 403 (Fugitive Dust Rule)

During construction, the project would be subject to SCAQMD Rule 403 (fugitive dust). SCAQMD Rule 403 does not require a permit for construction activities, per se; rather, it sets forth general and specific requirements for all construction sites (as well as other fugitive dust sources) in the SCAB. The general requirement prohibits a person from causing or allowing emissions of fugitive dust from construction (or other fugitive dust source) such that the presence of such dust remains visible in the atmosphere beyond the property line of the emissions source. SCAQMD Rule 403 also prohibits construction activity from causing an incremental PM_{10} concentration impact, as the difference between upwind and downwind samples, at the property line of more than 50 micrograms per cubic meter as determined through PM_{10} high-volume sampling. The concentration standard and associated PM_{10} sampling do not apply if specific measures identified in the rules are implemented and appropriately documented.

Other requirements of Rule 403 include not causing or allowing emissions of fugitive dust that would remain visible beyond the property line; no track-out extending 25 feet or more in cumulative length and all track-out to be removed at conclusion of each workday; and using the applicable best available control measures included in Table 1 of Rule 403.

Rule 1113 (Architectural Coatings)

Construction of this project will include the application of architectural coatings and be subject to SCAQMD Rule 1113 (Architectural Coatings). Rule 1113 requires who applies, stores at a worksite, or solicits the application of architectural coatings use coatings that contain VOC less than or equal to the VOC limits specified in Table 1 of the rule.

4.3.7 IMPACT ANALYSIS

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

Less than significant Impact

The South Coast 2022 AQMP, discussed above, incorporates land use assumptions from local general plans and regional growth projections developed by the SCAG to estimate stationary and mobile air emissions associated with projected population and planned land uses. If the proposed land use is consistent with the local general plan, then the impact of the project is presumed to have been accounted for in the AQMP. This is because the land use and transportation control sections of the AQMP are based on the SCAG regional growth forecasts, which incorporate projections from local general plans. The proposed project is in compliance with the City's General Plan and Zoning designations and with the Fontana General Plan. Therefore, no General Plan amendment or Zone Change is required. The land use would continue to be consistent with the local plans and the impacts of the project are still accounted for in the AQMP.

Another measurement tool in evaluating consistency with the AQMP is to determine whether a project would generate population and employment growth and, if so, whether that growth would exceed the growth rates forecasted in the AQMP and how the project would accommodate the expected increase in population or employment. The project would not create increase in population and overall vehicle miles traveled (VMT) (RK Engineering Group, 2023), which would be included in the growth rates forecasted in the AQMP.

According to a trip generation and VMT screening analysis performed for this project (RK Engineering Group, 2023), the project has been screened out from a full VMT analysis based on the Project Net Daily Trips Less Than 500 ADT criterion and may be presumed to have a less than significant impact on VMT under CEQA (City of Fontana, 2020b).

Additionally, to assist the implementation of the AQMP, projects must not create regionally significant emissions of regulated pollutants from either short-term construction or long-term operations. The SCAQMD has developed criteria in the form of emissions thresholds for determining whether emissions from a project are regionally significant (SCAQMD, 2019). They are useful for estimating whether a project is likely to result in a violation of the NAAQS and/or whether the project is in conformity with plans to achieve attainment. SCAQMD's significance thresholds for criteria pollutant emissions during construction activities and project operation are summarized in **Table 4.3-3**. A project is considered to have a regional air quality impact if emissions from its construction and/or operational activities exceed the corresponding SCAQMD significance thresholds.

Table 4.3-3
SCAQMD THRESHOLDS OF SIGNIFICANCE

Pollutant	Construction Thresholds (lbs/day)	Operational Thresholds (lbs/day)
Volatile Organic Compounds (VOC)	75	55
Nitrogen Oxides (NO_x)	100	55
Carbon Monoxide (CO)	550	550
Sulfur Oxides (SO_x)	150	150
Particulate Matter (PM_{10})	150	150
Fine Particulate Matter ($PM_{2.5}$)	55	55

Note: lbs = pounds.
Source: SCAQMD, 2023.

Regional Construction Emissions

Project construction for Phase I is expected to begin around December 2023 and would last approximately 13 months, ending about January 2025. Project construction for Phase II is expected to begin around January 2025 and would last approximately 23 months, ending about December 2026.

Table 4.3-4 and **Table 4.3-5** shows the project schedules for Phase I and Phase II that were used for the air quality, GHG emissions, and noise analyses.

Table 4.3-4
CONSTRUCTION SCHEDULE – PHASE I

Construction Phase	Start	End
Demolition	December 28, 2023	January 11, 2024
Grading	January 12, 2024	January 31, 2024
Underground Building Utilities (Trenching)	January 26, 2024	February 14, 2024
Building Site Construction	February 14, 2024	January 10, 2025
Paving	September 29, 2024	December 9, 2024
Architectural Coating (Painting)	December 10, 2024	January 10, 2025

Table 4.3-5
CONSTRUCTION SCHEDULE – PHASE II

Construction Phase	Start	End
Demolition	January 1, 2025	March 31, 2025
Site Preparation	April 1, 2025	May 31, 2025
Grading	May 1, 2025	July 31, 2025
Building Construction	August 1, 2025	August 31, 2026
Paving	September 1, 2026	October 31, 2026
Architectural Coating	November 1, 2026	December 31, 2026

These construction activities would temporarily create emissions of dusts, fumes, equipment exhaust, and other air contaminants. Mobile sources (such as diesel-fueled equipment onsite and traveling to and from the project site) would primarily generate NO_X emissions. The quantity of emissions generated daily would vary, depending on the amount and types of construction activities occurring at the same time.

Estimated criteria pollutant emissions from the project's onsite and offsite project construction activities were calculated using the California Emissions Estimator Model (CalEEMod), Version 2022.1.1.20 (CAPCOA, 2022). CalEEMod is a planning tool for estimating emissions related to land use projects. Model-predicted project emissions are compared with applicable thresholds to assess regional air quality impacts. Offroad construction equipment information was supplied by the client but CalEEMod defaults were used for onroad construction traffic inputs.

As shown in **Table 4.3-6** and **Table 4.3-7**, construction emissions would not exceed SCAQMD regional thresholds. Therefore, the project's short-term regional air quality impacts would be less than significant. Refer to **Appendix B** of this document for air quality calculations.

Table 4.3-6
MAXIMUM DAILY REGIONAL CONSTRUCTION EMISSIONS – PHASE I

Construction Activity	Maximum Emissions (lbs/day)				
	ROG	NO_x	CO	PM_{10}	$PM_{2.5}$
Maximum Emissions, 2023	**1.82**	18.4	18.5	1.99	0.94
Maximum Emissions, 2024	**2.43**	21.7	26.5	4.03	2.30
Maximum Emissions, 2025	**1.99**	12.7	17.0	0.60	0.42
SCAQMD Significance Thresholds	***75***	***100***	***550***	***150***	***55***
Significant? (Yes or No)	**No**	**No**	**No**	**No**	**No**

Source: Calculated by UltraSystems with CalEEMod (Version 2022.1.1.20) (CAPCOA, 2022). SCAQMD, 2019

Table 4.3-7
MAXIMUM DAILY REGIONAL CONSTRUCTION EMISSIONS – PHASE II

Construction Activity	Maximum Emissions (lbs/day)				
	ROG	NO_x	CO	PM_{10}	$PM_{2.5}$
Maximum Emissions, 2025	**2.90**	26.2	27.7	6.58	3.65
Maximum Emissions, 2026	**3.82**	8.75	10.6	0.42	0.30
SCAQMD Significance Thresholds	***75***	***100***	***550***	***150***	***55***
Significant? (Yes or No)	**No**	**No**	**No**	**No**	**No**

Source: Calculated by UltraSystems with CalEEMod (Version 2022.1.1.20) (CAPCOA, 2022). SCAQMD, 2019

Regional Operational Emissions

The proposed renovation of the Civic Center project would involve the construction of a new City Hall and annex building, which would result in operational emissions from area sources, motor vehicles, and energy demand. The significance evaluation was based upon the difference between project-related operational emissions and those from the replaced sources. The resulting net emissions levels were subsequently compared with the SCAQMD thresholds to determine compliance. The findings of the emissions calculations are presented in **Table 4.3-8.**

As seen in the table, for each criteria pollutant, net operational emissions would be below the pollutant's SCAQMD significance threshold. Therefore, regional operational emissions would be less than significant**.**

Table 4.3-8
MAXIMUM DAILY NET PROJECT OPERATIONAL EMISSIONS

Scenario	Emission Source	Pollutant (lbs/day)				
		ROG	NOX	CO	PM10	PM2.5
Project, Phase I & II Combined	Area Sources	1.76	0.02	2.6	0.01	0.01
	Energy Sources	0.02	0.44	0.38	0.04	0.04
	Mobile Sources	12.27	12.37	110.1	23.69	6.13
	Total Operational Emissions	**14.05**	**12.83**	**112.08**	**23.73**	**6.17**
Existing buildings	Area Sources	1.4	0.02	1.96	<0.005	< 0.005
	Energy Sources	0.02	0.33	0.28	0.03	0.03
	Mobile Sources	4.65	4.92	42.9	7.72	2.01
	Total Operational Emissions	**6.07**	**5.27**	**45.14**	**7.75**	**2.04**
Net Increase in Operational Emissions		**7.98**	**7.56**	**66.94**	**15.98**	**4.13**
SCAQMD Significance Thresholds		*55*	*55*	*550*	*150*	*55*
Significant? (Yes or No)		**No**	**No**	**No**	**No**	**No**

Source: Calculated by UltraSystems with CalEEMod (Version 2022.1.1.20) (CAPCOA, 2022). SCAQMD, 2019.

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

Since the SCAB is currently in nonattainment for ozone and $PM_{2.5}$, related projects may exceed an air quality standard or contribute to an existing or projected air quality exceedance. The SCAQMD neither recommends quantified analyses of construction and/or operational emissions from multiple development projects nor provides methodologies or thresholds of significance to be used to assess the cumulative emissions generated by multiple cumulative projects. Instead, the District recommends that a project's potential contribution to cumulative impacts be assessed by utilizing the same significance criteria as those for project-specific impacts. Furthermore, the SCAQMD states that if an individual development project generates less-than-significant construction or operational emissions impacts, then the development project would not contribute to a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment.

As discussed above, the mass daily construction and operational emissions generated by the project would not exceed any of the SCAQMD's significance thresholds. Also, as discussed below, localized emissions generated by the Project would not exceed the SCAQMD's Localized Significance Thresholds (LSTs). Therefore, the project would not contribute a cumulatively considerable increase in emissions for the pollutants that the SCAB is in nonattainment. Thus, cumulative air quality impacts associated with the project would be less than significant.

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

Less than Significant Impact

Construction of the project would generate short-term and intermittent emissions. Following the SCAQMD's *Final Localized Significance Threshold Methodology* (Chico and Koizumi, 2008), only onsite construction emissions were considered in the localized significance analysis. The residence at 17000 Upland Avenue is the nearest sensitive receptor to the Phase I project site (about 23 meters away).[8] The Fontana Community Church and attached Nursery School west of the project site is the nearest sensitive receiver to Phase II of the project (about 50 meters away). Localized significance thresholds for projects in SRA 34 were obtained from tables in Appendix C of the SCAQMD's *Final Localized Significance Threshold Methodology* (Chico and Koizumi, 2008). **Table 4.3-10** and **Table 4.3-11** shows the results of the localized significance analysis for the project for Phase I and for Phase II. Localized short-term air quality impacts from construction of the project would be less than significant.

[8] According to SCAQMD guidance, a receptor closer than 25 meters to the source may be assumed to be 25 meters away (Chico and Koizumi, 2008, p. 3-3).

Table 4.3-10
RESULTS OF UNMITIGATED LOCALIZED SIGNIFICANCE ANALYSIS – PHASE I

Nearest Sensitive Receptor	Maximum Onsite Construction Emissions (pounds/day)			
	NO_X	CO	PM_{10}	$PM_{2.5}$
Maximum daily unmitigated emissions	19.3	20.7	3.6	2.1
SCAQMD LST for 1.9 acres (82,750-square-foot disturbed area) @ 25 meters	*164.8*	*941.5*	*6.7*	*3.9*
Significant (Yes or No)	**No**	**No**	**No**	**No**

Source: Calculated by UltraSystems with CalEEMod (2022.1.1.20) (CAPCOA, 2022).

Table 4.3-11
RESULTS OF UNMITIGATED LOCALIZED SIGNIFICANCE ANALYSIS – PHASE II

Nearest Sensitive Receptor	Maximum Onsite Construction Emissions (pounds/day)			
	NO_X	CO	PM_{10}	$PM_{2.5}$
Maximum daily unmitigated emissions	14.1	15.1	3.4	1.9
SCAQMD LST for 1.3 acres (56,000-square-foot. disturbed area) @ 50 meters	*163.6*	*1180.2*	*15.7*	*5.3*
Significant (Yes or No)	**No**	**No**	**No**	**No**

Source: Calculated by UltraSystems with CalEEMod (2022.1.1.20) (CAPCOA, 2022).

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

A project-related significant adverse effect could occur if construction or operation of the proposed project would result in generation of odors that would be perceptible in adjacent sensitive areas. According to the SCAQMD *CEQA Air Quality Handbook (SCAQMD, 1993),* land uses and industrial operations that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. Potential sources that may emit odors during construction activities include equipment exhaust. Odors from these sources would be localized and generally confined to the immediate area surrounding the project. The project would use typical construction techniques, and the odors would be typical of most construction sites and temporary in nature.

The project would not create substantial objectionable odors and this impact would be less than significant.

4.4 BIOLOGICAL RESOURCES

Would the project:	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 U.S. Fish and Wildlife Service?			**X**	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?				**X**
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?				**X**
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 nursery sites?			**X**	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			**X**	
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?				**X**

Methodology

UltraSystems biologists researched readily available information, including relevant literature, databases, agency websites, various previously completed reports and management plans, GIS data, maps, aerial imagery from public domain sources, and in-house records to identify the following: 1) habitats, special-status plant and wildlife species, jurisdictional waters, critical habitats, and wildlife corridors that may occur in and near the project site; and 2) local or regional plans, policies, and

regulations that may apply to the project. Sources accessed by UltraSystems for analysis of potential impacts within this Initial Study include:

- California Department of Fish and Wildlife (CDFW) BIOS Habitat Connectivity Viewer (CDFW, 2023a).
- California Natural Diversity Database (CNDDB), provided by the CDFW (CNDDB, 2023a).
- Information, Planning and Conservation (IPaC), provided by the United States Fish and Wildlife Service (USFWS; USFWS, 2023a).
- National Wetlands Inventory (NWI), provided by the USFWS (USFWS, 2023c).
- California Invasive Plant Inventory, provided by the California Invasive Plant Council (Cal-IPC, 2006)
- Sawyer, J.O., T. Keeler-Wolf, J.M. Evens, 2009. A Manual of California Vegetation, Second Edition, provided by California Native Plant Society Press.

Additional sources used are cited in the text.

Aerial imagery was overlaid with geospatial data by utilizing Geographic Information System (GIS) software to identify documented observations of the following biological or environmental components within the project vicinity:

1) Previously recorded observations within the project vicinity and geographic range of special status species and potentially suitable habitats;

2) special-status vegetation communities;

3) protected management lands;

4) proposed and final critical habitats;

5) waters of the State and waters of the U.S., including wetlands; and

6) wildlife corridors.

4.4.1 DISCUSSION OF IMPACTS

The project site plus a 500-foot buffer are collectively referred to as the *Biological Study Area* (BSA) in this section (see **Figure 4.4-1**). Plant and wildlife species listed under the federal Endangered Species Act (ESA) or under the California Endangered Species Act (CESA) are referred to collectively as *listed species* in this section. Plant and wildlife species not listed under ESA or CESA but still protected by federal agencies, state agencies, local or regional plans and/or nonprofit resource organizations, such as the California Native Plant Society (CNPS), are collectively referred to as sensitive species in this section. The term special-status species is used when collectively referring to both listed and sensitive species.

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

Less Than Significant Impact

Literature Review Results and Discussion

The project site is currently developed and is located in an urbanized area, providing low-value habitat for most of the special status plant and wildlife species that have been recorded within ten miles of the project site (CNDDB 2023a). Elevations in the BSA range from 1,284 to 1,306 feet above mean sea level (amsl; Google Earth Pro, 2023).

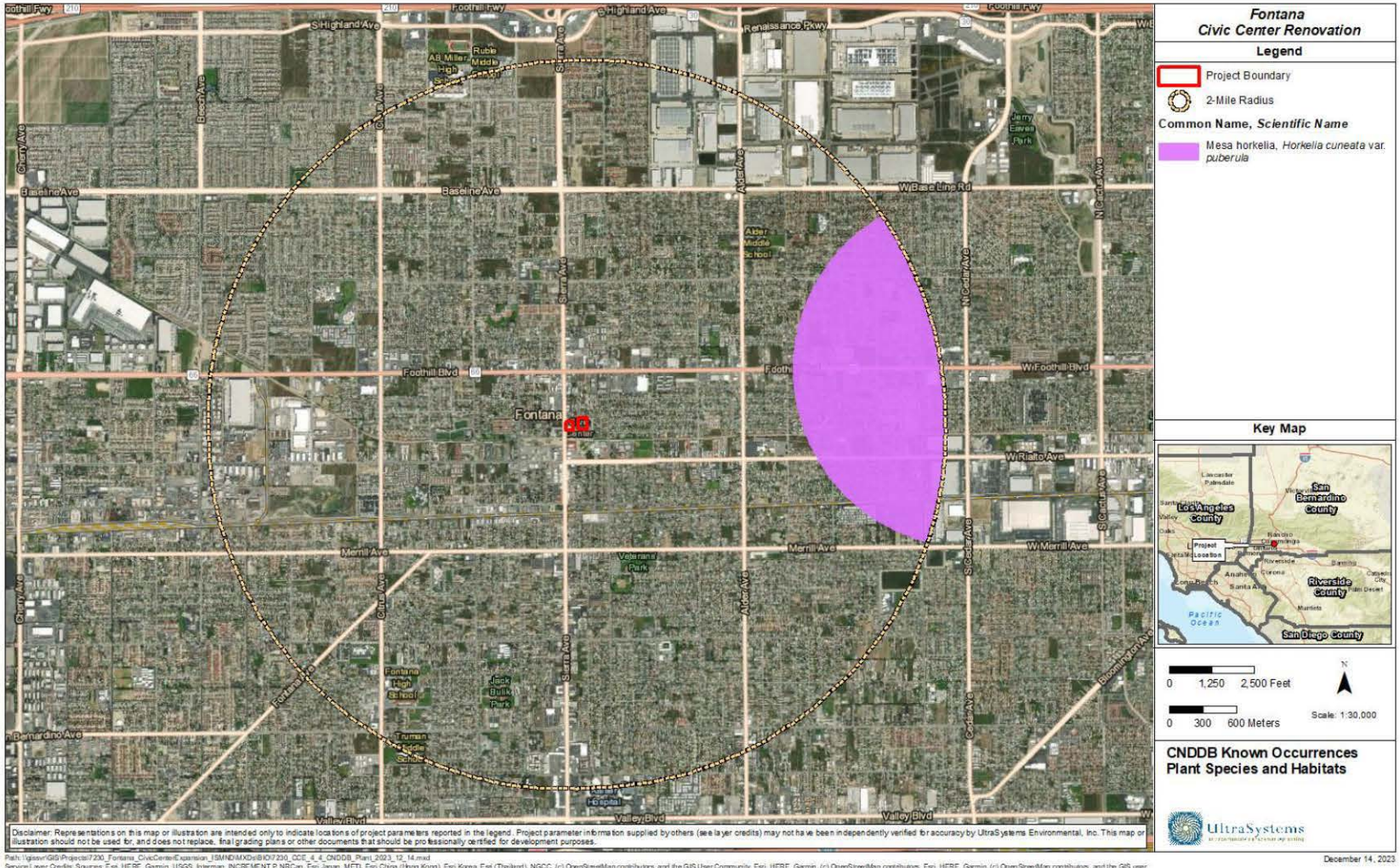
Plants and Vegetation Communities

Based on a literature review and query from publicly available databases (hereafter, plant inventory; CNDDB, 2022a; USFWS, 2023a; CNPS, 2023a) for reported occurrences within a ten-mile radius of the project site, there were eight listed and 24 sensitive plant species identified by one of the following means: reported in the plant inventory; recognized as occurring based on knowledge of the area; or observed during other surveys. **Figure 4.4-2** displays the only special-status plant species, mesa horkelia (*Horkelia cuneata* var. *puberula*), that was recorded by the CNDDB within a two-mile radius of the BSA (CNDDB, 2023a). ; however, this population was recorded in 1885 and, due to the urbanization of this area, is considered by the CNDDB to be "possibly extirpated". All species evaluated in the plant inventory are listed in **Appendix C**, *Special-Status Species Inventory and Occurrence Potential Determination*.

All 32 special-status plant species evaluated in the plant inventory, including mesa horkelia, were determined to be not expected to occur in the BSA. The BSA lacks suitable habitat or is outside the elevation or geographic range of the majority of the special-status plant species documented in the plant inventory. The project site contains a high coverage of impermeable surfaces, deterring the establishment of special-status plants. No impacts on special-status plant species or sensitive natural communities are anticipated as a result of the project. No mitigation is required.

Figure 4.4–1
PROJECT LOCATION AND BIOLOGICAL STUDY AREA (BSA)

Figure 4.4–2
CNDDB KNOWN OCCURRENCES: PLANT SPECIES AND HABITATS



Wildlife

Based on a literature review and query from publicly available databases (hereafter, wildlife inventory; CNDDB, 2023a; USFWS, 2023a) for reported occurrences within a ten-mile radius of the project site, there were 19 listed and 39 sensitive wildlife species identified by one of the following means: reported in the wildlife inventory; recognized as occurring based on knowledge of the area; or observed during other surveys. Of those 48 species, only three sensitive species (Cooper's hawk [*Accipiter cooperii*], western yellow bat [*Lasiurus xanthinus*], and western mastiff bat [*Eumops perotis californicus*]), were determined to have a low potential to occur in the BSA. Cooper's hawk is generally adaptive to urbanized environments, but the BSA does not provide woodland forest habitat which would be considered optimal to support Cooper's hawk. There is suitable habitat (large trees including palms) in the BSA to potentially support western yellow bat; however, western yellow bat has not been recorded in the area since 1996, and the exact location of that recorded observation is unknown[9]. .

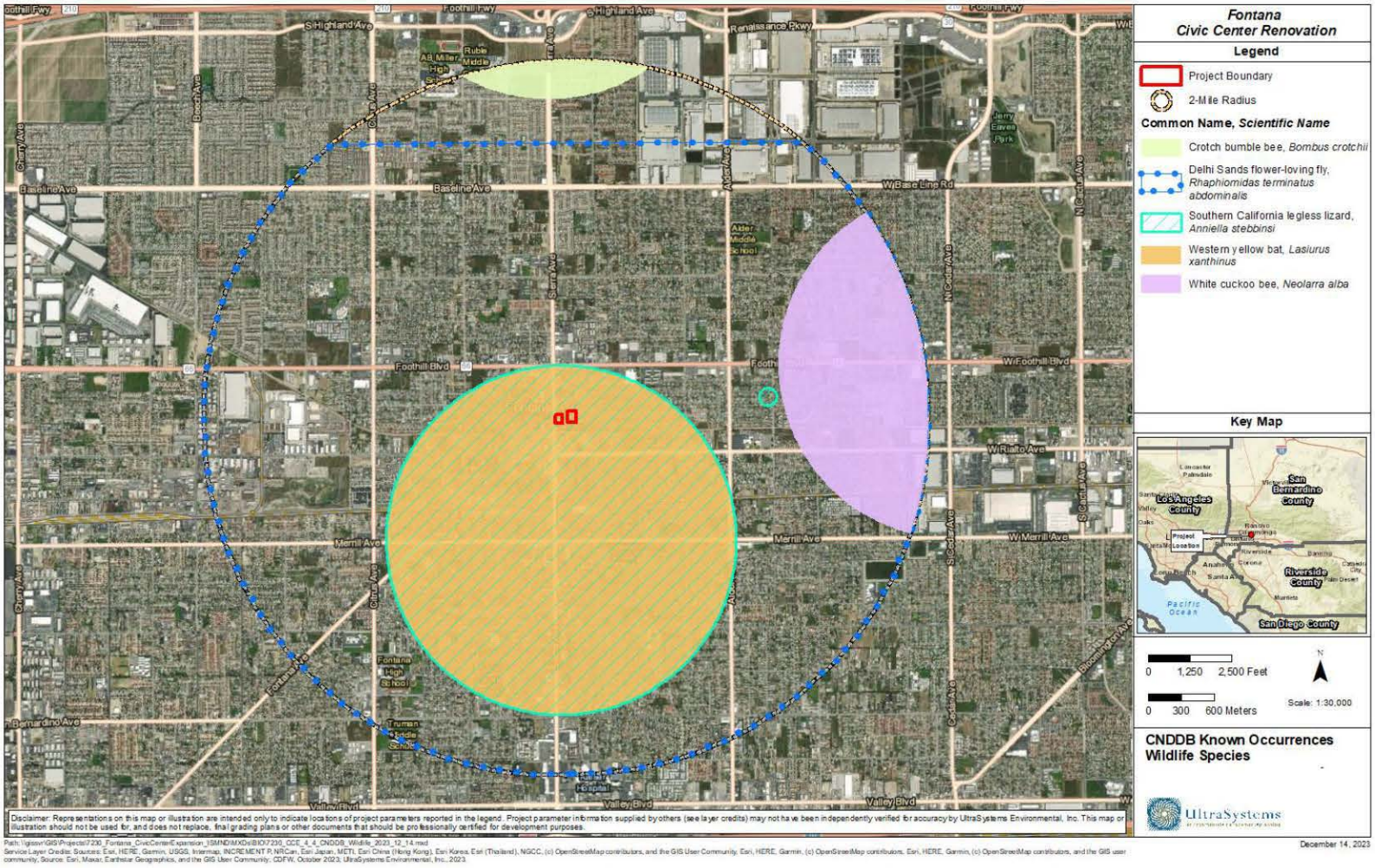
Figure 4.4-3 displays the five species recorded by the CNDDB within a two-mile radius of the BSA (CNDDB, 2023a). These five species are Crotch's bumble bee (*Bombus crotchii*), Delhi sands flower-loving fly (*Rhaphiomidas terminatus abdominalis*), southern California legless lizard (*Anniella stebbinsi*), western yellow bat, and white cuckoo bee (*Neolarra alba*). As discussed above, western yellow bat was determined to have a low potential to occur in the BSA. The remaining four species identified within a two-mile radius (CNDDB, 2023) were determined to be not expected to occur due to the developed condition of the BSA and resulting lack of suitable habitat to support them.

The majority of the special-status wildlife species evaluated in the wildlife inventory were determined to be not expected to occur in the BSA. The BSA lacks suitable habitat or is outside the geographic range of the majority of the special-status wildlife species documented in the wildlife inventory. The BSA primarily contains residential and commercial developments with associated paved areas, infrastructure, and areas landscaped with ornamental (non-native) vegetation. The majority of the species evaluated in the wildlife inventory require sufficient coverage of native vegetation for nesting and foraging. Additionally, there is a significant level of human activity, traffic, and traffic noise which may render the BSA less desirable for many special-status wildlife species to occupy. The wildlife species evaluated in the wildlife inventory and their respective status rankings are included in **Appendix C** *Special-Status Species Inventory and Occurrence Potential Determination*.

Impacts to special-status wildlife species resulting from the project are anticipated to be less than significant. No mitigation is proposed.

[9] CNDDB states that the exact location unknown. This record has been mapped by the CNDDB as "in the vicinity of Fontana" and the location uncertainty is 2 miles.

Figure 4.4-3
CNDDB KNOWN OCCURRENCES WILDLIFE SPECIES



Migratory Birds

Migratory birds are protected by the Migratory Bird Treaty Act (MBTA), which renders it unlawful to take migratory birds, and their nests, eggs, and young. California Fish and Game Code makes it unlawful to take native birds, their nests, eggs, and young; California courts have held that take includes incidental take and is not limited to hunting and fishing and other activities that are specifically intended to kill protected fish and wildlife.

Trees within the BSA could provide suitable future or current bird nesting sites. If construction occurs during the breeding/nesting season (typically from February 15 through September 15, but can vary slightly from year to year, usually depending on weather conditions), direct impacts could occur through loss (take) of nests, eggs, and young resulting from tree trimming and removal. Indirect impacts to migratory birds could occur from increased noise, vibration, and dust generated during construction. This could adversely affect the breeding behavior of some birds, and lead to the loss (take) of eggs and chicks, or nest abandonment. To maintain compliance with the MBTA and Fish and Game Code, and to avoid potential for take of migratory non-game breeding birds and of native birds, their nests, young, and eggs, **PDF BIO-1** would be implemented to minimize or avoid potential impacts. Implementation of **PDF BIO-1**, described below**,** would minimize or avoid significant impacts to breeding and nesting birds. Impacts would be less than significant, and mitigation is not required.

Project Design Features (PDFs)

PDF BIO-1: Pre-Construction Breeding Bird Survey

To maintain compliance with the MBTA and Fish and Game Code, and to minimize or avoid direct and indirect impacts or take of migratory non-game breeding birds, their nests, young, and eggs, the following measures will be implemented.

1. Project activities that will remove or disturb potential nest sites, such as open ground, trees, shrubs, grasses, or burrows, during the breeding season would be a potential significant impact if migratory non-game breeding birds are present. Project activities that will remove or disturb potential nest sites will be scheduled outside the breeding bird season to avoid potential direct impacts to migratory non-game breeding birds protected by the MBTA and Fish and Game Code. The breeding bird nesting season is typically from February 15 through September 15, but can vary slightly from year to year, usually depending on weather conditions. Removing all physical features that could potentially serve as nest sites will also help to prevent birds from nesting within the project site during the breeding season and during construction activities.

2. If project activities cannot be avoided during February 15 through September 15, a qualified biologist will conduct a pre-construction breeding bird survey for breeding birds and active nests or potential nesting sites within the limits of project disturbance. The survey will be conducted at least seven days prior to the onset of scheduled activities, such as mobilization and staging. It will end no more than three days prior to vegetation, substrate, and structure removal and/or disturbance.

3. If no breeding birds or active nests are observed during the pre-construction survey or they are observed and will not be impacted, project activities may begin and no further mitigation will be required.

4. If a breeding bird territory or an active bird nest is located during the pre-construction survey and will potentially be impacted, the site will be mapped on engineering drawings and a no activity buffer zone will be marked (fencing, stakes, flagging, orange snow fencing, etc.) a minimum of 100 feet in all directions or 500 feet in all directions for listed bird species and all raptors. The biologist will determine the appropriate buffer size based on the type of activities planned near the nest and the type of bird that created the nest. Some bird species are more tolerant than others of noise and activities occurring near their nest. This no-activity buffer zone will not be disturbed until a qualified biologist has determined that the nest is inactive, the young have fledged, the young are no longer being fed by the parents, the young have left the area, or the young will no longer be impacted by project activities. Periodic monitoring by a biologist will be performed to determine when nesting is complete. Once the nesting cycle has finished, project activities may begin within the buffer zone.

5. If listed bird species are observed within the project site during the pre-construction survey, the biologist will immediately map the area and notify the appropriate resource agency to determine suitable protection measures and/or mitigation measures and to determine if additional surveys or focused protocol surveys are necessary. Project activities may begin within the area only when concurrence is received from the appropriate resource agency.

Breeding birds or their active nests will not be disturbed, captured, handled or moved. Active nests cannot be removed or disturbed. However, nests may be removed or disturbed if determined inactive by a qualified biologist.

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, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact

Land Cover Types

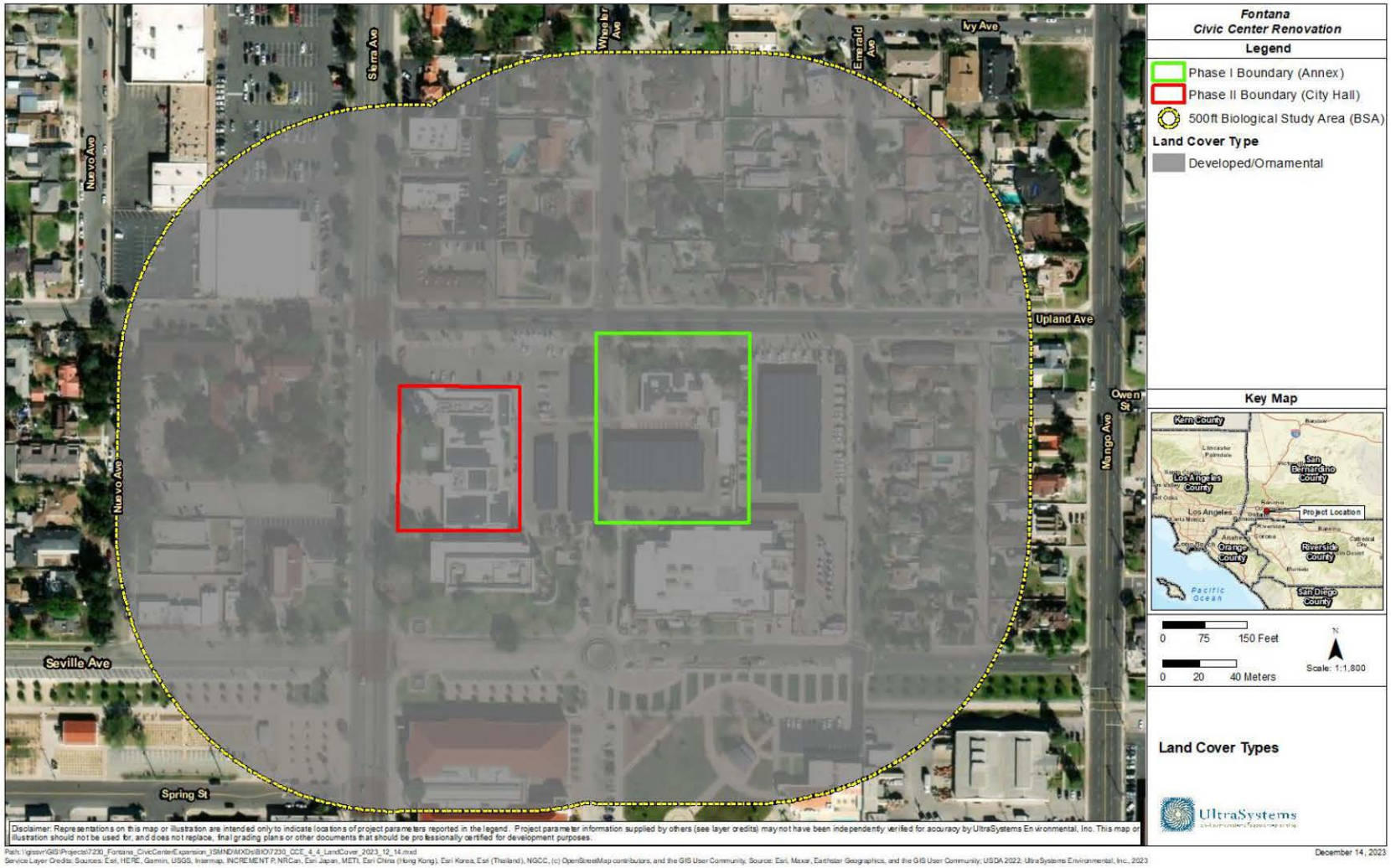
The BSA contains one land cover type, Developed/Ornamental, which is described below. This land cover type is not classified as a sensitive natural community in the CDFW *California Natural Community List* (CDFW, 2023b).

Developed/Ornamental:

Developed/ornamental land cover includes areas that often support man-made structures such as houses, sidewalks, buildings, parks, water tanks, flood control channels, transportation infrastructure (bridges and culverts), and ornamental landscaping, consisting of exotic, or non-native, plant species, that occurs in parks, gardens and yards. The BSA is comprised entirely of developed/ornamental land cover.

The BSA is fully developed and does not support riparian habitat or other sensitive natural communities (see **Figure 4.4-4**). Results of the literature review indicate that riparian habitat or other sensitive natural communities do not occur in the BSA. Construction of the project would not result in impacts to any riparian habitat, or sensitive natural communities identified in local, regional state, or federal plans, policies, or regulations. No impact would occur and no mitigation is proposed.

Figure 4.4-4
LAND COVER TYPES



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

Drainages, depressions, and other topographic features that would be conducive to wetlands formation were not observed within the BSA. The results of the literature study (USEPA, 2023a; USFWS, 2023c;) determined that the BSA does not contain wetlands and other waters of the U.S. or State, including drainages with a definable bed, bank, channel, or evidence of an ordinary high-water mark. Wetland hydrology, wetland soils, or wetland plants were not observed on the project site. It was determined that state or federal protected wetlands and other waters do not occur on the project site. No impact would occur and mitigation is not required.

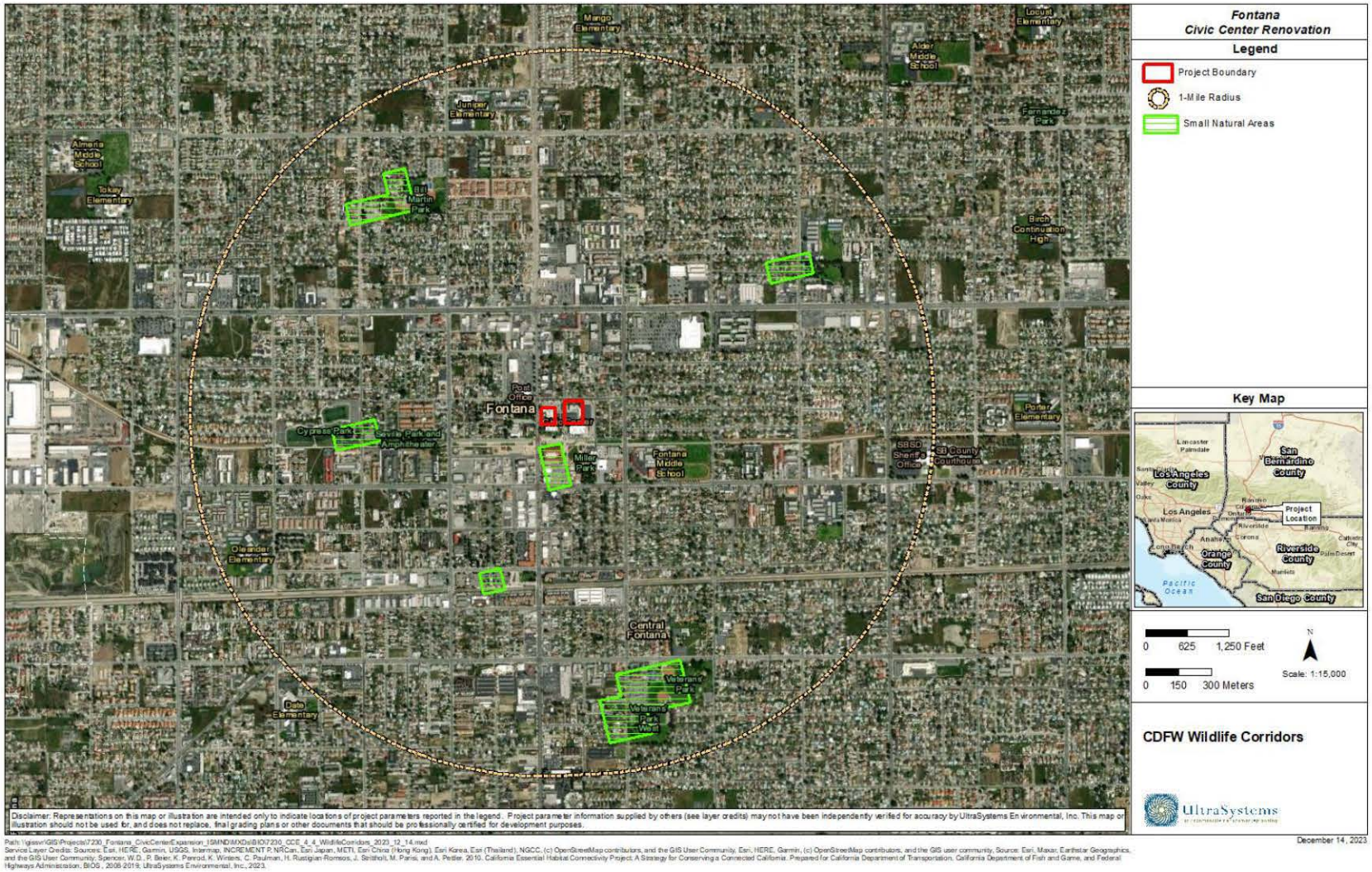
d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less than Significant Impact

There is a CDFW Small Natural Area (Miller Park on Arrow Boulevard) approximately 550 feet south of the project. The project site does not overlap with CDFW Essential Connectivity Areas or Natural Landscape Blocks (CDFW, 2023a; see **Figure 4.4-5**). Access to the Small Natural Areas site near the project site is already heavily impeded by the presence of major roadways and developed areas, so project development would not further impede wildlife access to these areas.

Due to the urbanized state of the area, it is unlikely that mammals unacclimated to human activities or that require dense vegetative cover would utilize the BSA for passage. Species that are less restricted in movement pathway requirements require larger home range areas and dispersal distances; those that are adapted to urban areas (raccoon, skunk, coyote, birds) are likely to use the BSA as a wildlife movement corridor for hunting and foraging. Construction of the project may temporarily affect potential wildlife use of the project site during the construction phases; however, operation of the project would not significantly impact wildlife movement. The urban-adaptive species that already utilize the BSA for passage and foraging, as described above, would likely continue to utilize the BSA after completion of the project. Impacts to wildlife corridors are anticipated to be less than significant as a result of the project.

Figure 4.4-5
CDFW WILDLIFE CORRIDORS



Impacts to native wildlife nursery sites are not anticipated as a result of the project. Western yellow bat and western mastiff bat were determined to have a low potential to occur in the BSA, and bat maternity roosts were not observed during the field survey. The BSA is developed and contains paved and landscaped areas. The majority of the BSA is covered with impermeable surfaces and does not provide suitable habitat to support native wildlife nursery sites, with the exception of breeding birds. Impacts to breeding birds are previously discussed in Section 4.4 a). Impacts to native wildlife nursery sites resulting from the project are not anticipated to occur. No mitigation is proposed.

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

Less Than Significant

Fontana Code of Ordinances, Chapter 28, Article III, Section 28-64 (City Tree Ordinance; City of Fontana, 1993) requires that *Except as provided in section 28-65, no person shall remove or cause the removal of any heritage, significant or specimen tree unless a tree removal permit is first obtained*. One of the exemptions in Section 68-65 states that *No permit or replacement shall be required for… Removal of trees which are determined to be diseased and/or dead by a certified arborist and approved by the staff* (§ 28-65[4]).

As designed, the project would remove only those trees that have been determined to be diseased by a certified arborist, as approved by City staff. The project would not conflict with local policies and ordinances protecting biological resources such as the City Tree Ordinance. Impacts would be less than significant, and mitigation is not required.

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

The project site is not located within an area addressed by an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan (CDFW, 2023a), and therefore no conflicts would occur. No mitigation is required.

4.5 CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less than Significant Impact 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?				**X**
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		**X**		
c) Disturb any human remains, including those interred outside of formal cemeteries?		**X**		

Information from UltraSystems' Draft Phase I Cultural Resources Inventory report, dated December 14, 2023 (see **Appendix D**), prepared for the Fontana Civic Center Renovation Project, City of Fontana has been included within this section.

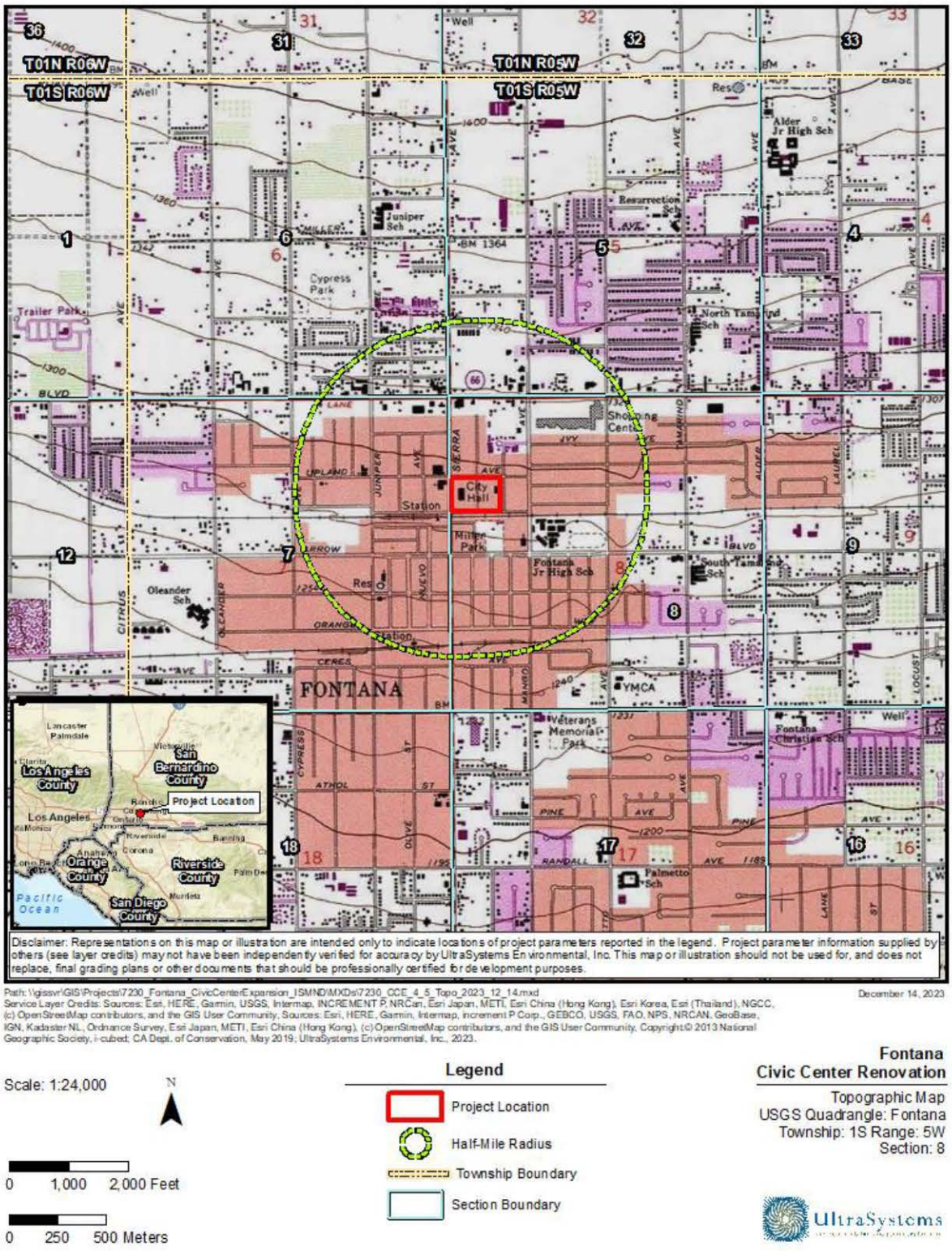
4.5.1 METHODOLOGY

A cultural resources records search was conducted on October 3, 2023 for the Fontana Civic Center Renovation Project site (**Figure 4.5-1,**). The study included a California Historic Resources Inventory System (CHRIS) records and literature search at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton for cultural resources in the project boundary and the 0.5-mile radius around the site. Additionally, a request was made to the Native American Heritage Commission (NAHC) to conduct a search of their Sacred Lands File (SLF) for potential traditional cultural properties as well as to provide a list of local Native American tribal organizations to contact. The NAHC request was made on September 28, 2023. The NAHC's response received November 21, 2023 indicated the SLF search was negative. Letters were sent the same day to the 41 individual contacts representing 21 tribes noted by the NAHC, requesting a reply if they have knowledge of cultural resources in the area that they wished to share and asking if they had any questions or concerns regarding the project, with follow up calls made December 6, 2023. A pedestrian field survey of the project site was conducted on November 10, 2023.

4.5.2 EXISTING CONDITIONS

Based on the cultural resources records search, it was determined that no historic cultural resources or prehistoric archeological sites have been previously recorded within the project site boundary. Within the 0.5-mile buffer zone, there are 13 recorded historic era cultural resources. One prior survey included the project parcel (SB-1065640) which, while indicated on the SCCIC's *Fontana, Calif.* 7.5' Project Locations map, was not available at the SCCIC, and a copy could not be obtained (see **Section 4.1** and **Tables 4.1-1** and **Table 4.1-2** in **Appendix D**). The pedestrian field survey undertaken for this project did not observe any indications of human activities dating to the prehistoric or historic periods (i.e., 50 years or older). (see **Section 4.3** in **Appendix D**).

Figure 4.5-1
TOPOGRAPHIC MAP



4.5.3 IMPACT ANALYSIS

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

No Impact

A historical resource is defined in § 15064.5(a)(3) of the *CEQA Guidelines* as any object, building, structure, site, area, place, record, or manuscript determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Historical resources are further defined as: being associated with significant events, important persons, or distinctive characteristics of a type, period or method of construction; representing the work of an important creative individual; or possessing high artistic values. Resources listed in or determined eligible for the California Register, included in a local register, or identified as significant in a historic resource survey are also considered as historical resources under CEQA.

Similarly, the National Register criteria (contained in Code of Federal Regulations Title 36 § 60.4) are used to evaluate resources when complying with Section 106 of the National Historic Preservation Act. Specifically, the National Register criteria state that eligible resources comprise districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and that (a) are associated with events that have made a significant contribution to the broad patterns of our history; or (b) that are associated with the lives of persons significant in our past; or (c) that embody the distinctive characteristics of a type, period, or method of construction, or that possess high artistic values, or that represent a significant distinguishable entity whose components may lack individual distinction; or (d) that have yielded or may be likely to yield, information important to history or prehistory.

A substantial adverse change in the significance of an historical resource, as a result of a project or development, is considered a significant impact on the environment. Substantial adverse change is defined as physical demolition, relocation, or alteration of a resource or its immediate surroundings such that the significance of the historical resource would be materially impaired. Direct impacts are those that cause substantial adverse physical change to a historic property. Indirect impacts are those that cause substantial adverse change to the immediate surroundings of a historic property, such that the significance of a historical resource would be materially impaired.

Based on the SCCIC cultural resources records search, it was determined that there are no historic cultural resources previously recorded within the project site boundary. Within the 0.5-mile buffer zone, there have been 13 historic era resources recorded. **Table 4.1-1** in **Appendix D** summarizes these resources. There are two historic-era resources located adjacent to the Civic Center project site. These are the Fontana Woman's Club House at 16880 Seville Avenue, and the Fontana Mercantile Company located at the corner of Sierra Avenue and Spring Street, both across Sierra Avenue to the west of the Civic Center, and both identified as a Point of Historic Interest. The Woman's Club (P-36-15375) building was built in 1924. It was designed by Hugh Kirk, a local Fontana architect, in the Spanish Mission style. It was still in use as the Woman's Club when the form was prepared in 1982. The Fontana Mercantile Company (P-36-31935) is described as the "oldest business structure in the townsite of Fontana." Constructed in 1921 by the owner, H.C. Spring, it was used as a community meeting place, chamber of commerce office, U.S. post office, and as the W.P.A headquarter in the 1930s. The building was remodeled in 1937.

John Charles Anicic, Jr., as Researcher for the Fontana Historical Society, recorded a number of historic buildings throughout downtown Fontana in 1982 which have been listed as Points of Historic Interest by the California Department of Parks and Recreation (CDPR). Within the 0.5-mile buffer of the project site, these included the Sinclair Commercial Building (P-36-15285), the A.B. Miller Community Park and Plunge (P-36-15287), which is located directly south of the Civic Center complex on the south side of Sevilla Avenue but is not visible from the project site, the Fontana Community Church Complex (P-36-15377), the Fontana Company Tract buildings which included the local library and chamber of commerce (P-36-15399), the Fontana Catholic Church (St. Boniface) (P-36-319345); and the American Legion Hall, formerly the Boy Scout Lodge (P-36-31936),which was not accepted as an Historic Point of Interest by the CDPR. These buildings are located along Sierra Avenue and Arrow Boulevard to the west.

Other historic sites within the 0.5-mile zone of the project include historic State Route 66 (CA-SBR-2910) which is now Foothill Boulevard, 0.25 mile to the north of the project site; the stretch that passes through Fontana was recorded as P-36-2910. The Fontana Junior High School, located a block to the southeast of the project site, was recorded in 1988 as P-36-0203377. There was also an isolated historic artifact consisting of a glass electrical insulator found along Foothill Boulevard/Route 66 (P-37-29865). These historic-era structures are not visible from the project site.

A search of the Built Environmental Resource Directory (BERD) provided by the Office of Historic Preservation (2022) was conducted for this project. It was determined that the Project boundary does not have any resources present that have been evaluated under the National Register of Historic Places. The 0.5-mile radius has 61 resources noted in the BERD, 58 of which have been determined ineligible for National Register by consensus through the Section 106 process but not been evaluated for the California Register or local listing (6Y) and three have been designated as a State Point of Historical Interest but do not meet the California Register criteria and have not been evaluated for the National Register (7P). The list of resources can be found on **Table 4.1 1** in **Appendix D**. Proposed project development would not adversely impact historical resources.

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

Less than Significant Impact with Mitigation Incorporated

An archaeological resource is defined in § 15064.5(c) of the CEQA Guidelines as a site, area or place determined to be historically significant as defined in § 15064(a) of the CEQA Guidelines, or as a unique archaeological resource defined in § 21083.2 of the Public Resources Code as an artifact, object, or site that contains information needed to answer important scientific research questions of public interest or that has a special and particular quality such as being the oldest or best example of its type, or that is directly associated with a scientifically-recognized important prehistoric or historic event or person.

The past apparent use of the project site for agriculture suggests that ground on the project site has been disturbed, with the native surface soil remaining. The cultural resources investigation conducted by UltraSystems included a CHRIS records search of the project site and buffer zone, a search of the SLF by the NAHC, and a pedestrian field survey. The results of these investigations suggest that a low potential for undisturbed unique archeological resources exists on the project site.

Based on the SCCIC cultural resources records search, it was determined that there are no prehistoric or historic cultural resources previously recorded within the project site boundary. Within the 0.5-mile buffer zone, there have been 13 historic era resources recorded. **Table 4.1-1** in **Appendix D** summarizes these resources.

There have been 14 previous cultural resource studies within the 0.5-mile buffer of the project (**Table 4.1-2** in **Appendix D** of this IS/MND). One survey is located inside the project area (SB-1065640). The survey, while indicated on the SCCIC's *Fontana, Calif.* 7.5' Project Locations map, was not available at the SCCIC and a copy could not be obtained (Michelle Galaz, personal communication; October 3, 2023). Therefore, the extent and nature of the study is unknown. (See **Section 4.1** and **Table 4.1-2** in **Appendix D** of this IS/MND.)

A NAHC SLF search was requested on September 28, 2023. The NAHC's response November 21, 2023 indicated the SLF search was negative. Letters were sent the same day to the 41 individual contacts representing 21 tribes noted by the NAHC, requesting a reply if they have knowledge of cultural resources in the area that they wished to share and asking if they had any questions or concerns regarding the project, with follow up calls to be made 30 days after these letters were sent. These tribes included:

- Agua Caliente Band of Cahuilla Indians
- Augustine Band of Cahuilla Mission Indians
- Cabazon Band of Mission Indians
- Cahuilla Band of Indians
- Gabrieleno Band of Mission Indians - Kizh Nation
- Gabrieleno/Tongva San Gabriel Band of Mission Indians
- Gabrielino/Tongva Nation
- Gabrielino Tongva Indians of California Tribal Council
- Gabrielino-Tongva Tribe
- Los Coyotes Band of Cahuilla and Cupeno Indians
- Morongo Band of Mission Indians
- Pala Band of Mission Indians
- Pechanga Band of Indians
- Quechan Tribe of the Fort Yuma Reservation
- Ramona Band of Cahuilla
- Rincon Band of Luiseno Indians
- San Manuel Band of Mission Indians
- Santa Rosa Band of Cahuilla Indians
- Serrano Nation of Mission Indians
- Soboba Band of Luiseño Indians
- Torres-Martinez Desert Cahuilla Indians

Nine email responses were received. Ana Rios, Administrative Assistant and Geramy Martin, Tribal Secretary for the Augustine Band of Cahuilla Indians responded by email on November 22, 2023 and November 30, 2023 indicated that the tribe is unaware of specific cultural resources that may be affected, but in the event any cultural resources are discovered during development to contact the tribe. Lorrie Gregory, Cultural Resources Coordinator for the Cahuilla Band of Indians indicated that the tribe is unaware of any cultural resources in the project vicinity, but that since the project area is within the Cahuilla traditional land use, they request any cultural materials for review; Ms. Doukakis responded indicating that the City of Fontana will engage in AB 52 consultation for this project and the tribe can request a copy of the cultural resources report at that time. Brandy Salas, Admin Specialist for the Gabrieleno Band of Mission Indians – Kizh Nation asked for the lead agencies contact information; this was provided November 22, 2023. Dorothy Willis with the Los Coyotes Band of Cahuilla and Cupeno Indians indicated that the tribe would defer to local tribes due to the project location. Deneen Pelton, Cultural Resources Department Coordinator for the Ramona Band of Cahuilla Indians indicated that the project location is not within the Band's Area of Historic Interest and they recommend UEI contact a Tribe that is closer to the project. Eunice Ambriz, Cultural Resources Technician for the San Manuel Band of Mission Indians indicated that the proposed project

area is not sensitive for cultural resources but it is located within Serrano Ancestral Territory and the tribe wishes to engage in AB 52 consultation. Cheryl Madrigal Cultural Resources Manager / Tribal Historic Preservation Officer for the Rincon Band of Luiseño Indians indicated that the tribe will review our request and get back to us. Gary Resvaloso, Most Likely Descendent for the Torres-Martinez Desert Cahuilla Indians responded asking Mr. Becerra to follow up with us. Mary Belardo, Cultural Committee Vice-Chair of the Torres-Martinez Desert Cahuilla Indians responded indicating that she was forwarding our letter to Mr. Becerra.

Following up on letter and email contacts, telephone calls were conducted by Mrs. Doukakis on December 6, 2023, to complete the outreach process. These calls were to the 28 tribal contacts (representing 16 tribes) who had not already responded. Fourteen telephone calls were placed with no answer and messages were left describing the project and requesting a response. These were to Doug Welmas, Chairperson of the Cabazon Band of Mission Indians; Anthony Morales, Chairperson of the Gabrieleno / Tongva San Gabriel Band of Mission Indians; Sandonne Goad, Chairperson of the Gabrielino-Tongva Nation; Christina Conley, Cultural Resources Administrator for the Gabrielino Tongva Indians of California Tribal Council; Sam Dunlap, Cultural Resource Director of the Gabrieleno- Tongva Tribe; Lovina Redner, Tribal Chair of the Santa Rosa Band of Mission Indians; John Gomez, Environmental Coordinator of the Ramona Band of Cahuilla; Jordan Joaquin, President, Quechan Tribal Council for the Quechan Tribe of the Fort Yuma Reservation; Gary Resvaloso, Most Likely Descendent for the Torres-Martinez Desert Cahuilla Indians; Ann Brierty, Tribal Historic Preservation Officer of the Morongo Band of Mission Indians; Shasta Gaughen, THPO of the Pala Band of Mission Indians; Alexis Wallick, Assistant Tribal Historic Preservation Officer of the Pala Band of Mission Indians; Tuba Ebru Ozdul, Pechanga Cultural Analyst of the Pechanga Band of Indians; and to Wayne Walker, Co-Chairperson of the Serrano Nation of Mission Indians. In a call to Jill McCormick, Historic Preservation Officer for the Quechan Tribe of the Fort Yuma Reservation there was no answer and no ability to leave a message. In a call to Steve Bodmer, General Counsel for the Pechanga Band of Indians the tribal receptionist indicated that Mr. Bodmer is unavailable and a message was left with the receptionist. In a call to Charles Alvarez, Chairperson for the Gabrieleno- Tongva Tribe the phone line was disconnected so no message could be left. In a call to Robert Martin, Chairperson for the Morongo Band of Mission Indians the call would not go through and no message could be left. In a call to Alesia Reed, Cultural Committee Chairwoman for the Torres-Martinez Desert Cahuilla Indians (TMDCI) the tribal receptionist stated the Chairwoman does not work in the office and the way to contact her is through email, which had been done. In a call to Thomas Tortez, Chairperson for the TMDCI the tribal receptionist indicated that the Chairperson was away. In a call to Abraham Becerra, Cultural Coordinator for the TMDCI the tribal receptionist forwarded our call to Mr. Becerra's phone line. The line rang with no ability to leave a message. In a call back to the tribal receptionist, she checked and indicated that Mr. Becerra was not in the office. In a call to Mary Belardo, Cultural Committee Vice-Chair of the TMDCI the receptionist indicated that the Vice -Chair was not in the office.

During the call to Joseph Ontiveros, Cultural Resource Department for the Soboba Band of Luiseño Indians, Mr Ontiveros indicated that the tribe would defer to San Manuel. Patricia Garcia-Plotkin, Director of Historic Preservation of the Agua Caliente Band of Cahuilla Indians indicated that the tribe has no concerns with the project. Christina Conley, Cultural Resources Administrator for the Gabrielino Tongva Indians of California Tribal Council returned the phone call and indicated that the tribe would defer comments to the Gabrieleno / Tongva Nation, Sandonne Goad's group. Manfred Scott, Acting Chairman – Kw'ts'an Cultural Committee for the Quechan Tribe of the Fort Yuma Reservation indicated that the tribe has no concern or comment on the project and defers to closer tribes. Mark Cochrane, Co- Chairperson for the Serrano Nation of Mission Indians indicated that the

tribe would like to be notified if resources were found during ground disturbance activities. Denise Turner Walsh, Attorney General for the Rincon Band of Luiseño Indians indicated that she would contact the Tribal Historic Preservation Officer and get back to us. Ms. Doukakis was copied on an email from Ms. Walsh on the same day to Ms. Madrigal describing UEI's phone call and asked her to advise. An email response was received the same day from Deneen Pelton, Cultural Resources Department Coordinator indicating that the project location is not within the Band's Area of Historic Interest and they recommend UEI contact a Tribe that is closer to the project. Gary Resvaloso, Most Likely Descendent for the Torres-Martinez Desert Cahuilla Indians returned our call on the same day indicating that the Cultural Committee meets on Thursday and we should receive a response after that. He also indicated that Fontana is outside of the prehistoric settlement patterns of the tribe and they may defer to San Manuel or Soboba tribes. (See **Appendix D**, **Attachment C.**) There have been no further responses from these tribes to date.

A pedestrian field survey of the project site was conducted on November 10, 2023. The survey consisted of walking over, visually inspecting, and photographing the exposed ground surface of the project site using standard archaeological procedures and techniques. Survey of grounds surrounding the northwest annex (which includes the city council chambers) observed the several landscape beds on the west (Sierra Avenue), north (Upland Avenue) and west (facing the interior parking spaces) sides of the building, as well as the grass lawn on the west side. Several of the planter beds on the west and northwest side were raised and so would have contained non-native fill soil. The grass lawn was well maintained and no soil was visible. The beds contained both ornamental annual flowering plants and shrubs; most of the ground surface was covered with heavy mulch and, in some places, with decorative rocks. As a result, there was only approximately 25 percent ground surface visibility.

Survey of grounds along Upland Avenue bordering the parking lot and surrounding the northeast annex (the local fire authority offices) observed the several landscape beds along Upland Avenue and the driveways into the parking lots, along the front of the annex and parking area to the east, as well as the large grass lawn on the north side of the annex and a smaller lawn on the south side. All of the planter beds here were level with the street and native soil was visible within them. The grass lawn was well maintained and no soil was visible. The beds contained a variety of ornamental shrubs; much of the ground surface was covered with heavy mulch. As a result, there was only approximately 25 percent surface visibility.

The remaining landscaped grounds surveyed consisted of small landscape beds in the parking area along the border between parking spaces and driveways. There are 16 of these, all containing ornamental shrubs. All of the planter beds here were level with the street and native soil was visible within them, consisting of sandy soil with small and medium size pebbles consistent with the Qyf1 Lytle Creek alluvium designation for the surface geology throughout much of Fontana. The beds contained a variety of ornamental shrubs; some of the ground surface was covered with heavy mulch. As a result, there was approximately 50 percent surface visibility.

During the survey, the project site was carefully inspected for any indication of human activities dating to the prehistoric or historic periods (i.e., 50 years or older). The result of the pedestrian survey was negative for prehistoric cultural resources, features or isolates in the parcel. (See **Section 4.3** in **Appendix D**)

The project site as a whole appears to be disturbed due to development of the project site and surrounding area dating back to at least the 1920s. Therefore it is not recommended that an archaeological monitor be present during ground disturbing activities throughout the project site.

However, if prehistoric and/or historic items are observed during subsurface activities, work should be stopped in that area and a qualified archaeologist and Native American monitor be retained to assess the finding(s) and retrieve the material. This recommendation is subject to change following responses from local tribes to the cultural resources study outreach.

However, construction related subsurface disturbance such as grading and trenching activities could cause new subsurface disturbance and may result in the unanticipated discovery of prehistoric and/or historic archeological resources. Thus, mitigation measure **MM CUL-1** is recommended.

Mitigation Measure

MM CUL-1 If archaeological resources are discovered during construction activities, the contractor shall halt construction activities in the immediate area and notify the City of Fontana. The project applicant shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology, who will be notified and afforded the necessary time to recover, analyze, and curate the find(s). The qualified archaeologist shall recommend the extent of archaeological monitoring necessary to ensure the protection of any other resources that may be in the area. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A-L) form and filed with the South Central Coastal Information Center. Construction activities may continue on other parts of the project site while evaluation and treatment of prehistoric archaeological resources takes place.

Level of Significance After Mitigation

With implementation of mitigation measure **MM CUL-1** above, the project would result in less than significant impacts to archeological resources.

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

Less than Significant Impact with Mitigation Incorporated

As previously discussed (in **Section 4.5.b**) above**,** the project would be built on disturbed land that has been previously graded. No human remains have been previously identified or recorded onsite. The project proposes demolition and grading activities for the installation of infrastructure including utility improvements and the construction of adding parking garages. Grading would involve new subsurface disturbance and could result in the unanticipated discovery of unknown human remains, including those interred outside of formal cemeteries. In the unlikely event of an unexpected discovery, implementation of mitigation measure **MM CUL-2** would ensure that impacts related to the accidental discovery of human remains would be less than significant.

California Health and Safety Code § 7050.5 specifies the procedures to follow during the unlikely discovery of human remains. CEQA § 15064.5 describes determining the significance of impacts on archeological and historical resources. California Public Resources Code § 5097.98 stipulates the notification process during the discovery of Native American human remains, descendants, disposition of human remains, and associated grave goods.

Mitigation Measure

MM CUL-2 If human remains are encountered during excavations associated with this project, all work shall stop within a 30-foot radius of the discovery and the San Bernardino County Coroner will be notified (§ 5097.98 of the Public Resources Code). The Coroner shall determine whether the remains are recent human origin or older Native American ancestry. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, they shall contact the NAHC. The NAHC shall be responsible for designating the Most Likely Descendant (MLD). The MLD (either an individual or sometimes a committee) shall be responsible for the ultimate disposition of the remains, as required by § 7050.5 of the California Health and Safety Code. The MLD shall make recommendations within 24 hours of their notification by the NAHC. These recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials (§ 7050.5 of the Health and Safety Code).

Level of Significance After Mitigation

With adherence to applicable codes and regulations protecting cultural resources and with implementation of mitigation measure **MM CUL-2** above, the proposed project would result in less than significant impacts to human remains.

4.6 ENERGY

Would the project:	Potentially Significant Impact	Less than Significant Impact 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?			**X**	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			**X**	

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?

Less than Significant Impact

Impact Analysis

CEQA Guidelines § 15126.2(d)) states that "uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement that provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified." Therefore, the purpose of this analysis is to identify significant irreversible environmental effects of project implementation that cannot be avoided.

Electricity

Electricity will be supplied through existing lines to the project site by Southern California Edison Company (SCE), which provides electricity to the City of Fontana (Stantec, 2018a). Lighting used during project construction would comply with California Code of Regulations (CCR) Title 24 standards/requirements (such as wattage limitations). This compliance would ensure that electricity use during project construction would not result in the wasteful, inefficient, or unnecessary use of energy. Lighting would be used in compliance with applicable City of Fontana Municipal Code requirements to create enough light for safety.

Construction Use

During project construction, energy would be consumed in the form of electricity associated with the conveyance and treatment of water used for dust control and, on a limited basis, powering lights, electronic equipment, or other construction activities needing electrical power.

Due to the fact that electricity usage associated with lighting and construction equipment that utilizes electricity is not easily quantifiable, the estimated electricity usage during project construction is speculative. The amount of electricity used during construction would be minimal, as demand would primarily stem from use of electrically powered hand tools. The electricity used for construction activities would be temporary and minimal; therefore, project construction would not result in wasteful, inefficient, or unnecessary consumption of electricity. Therefore, impacts would be less than significant.

Operational Use

Project operation would require electricity for multiple purposes including, but not limited to, building heating and cooling, lighting, appliances, and electronics. Additionally, the supply, conveyance, treatment, and distribution of water used by the project would indirectly result in electricity usage. The California Emissions Estimator Model (CalEEMod), as part of the air quality and greenhouse gas emissions analyses (refer to **Section 4.3** and **Section 4.8**), was used to estimate the electricity demand for the proposed project, which is shown in **Table 4.6-1**

Natural Gas

Construction Use

Southern California Gas Company (SoCalGas) will provide natural gas for the proposed project (City of Fontana Utilities, 2023). Construction activities, including the construction of new buildings and facilities, typically do not involve the consumption of natural gas. Any minor amounts of natural gas that may be consumed as a result of project construction would be temporary and negligible and would not have an adverse effect; therefore, construction would not result in wasteful, inefficient, or unnecessary consumption of natural gas. Therefore, impacts would be less than significant.

Operational Use

Natural gas consumption during operation would be required for various purposes, including building heating and cooling. The California Emissions Estimator Model (CalEEMod), as part of the air quality and greenhouse gas emissions analyses (refer to **Section 4.3** and **Section 4.8**), was used to estimate natural gas demand for the proposed project, which is presented in **Table 4.6-1.**

Table 4.6-1
ESTIMATED PROJECT AND EXISTING BUILDING OPERATIONAL ENERGY USE

Energy Type	Units	Phase I & Phase II		Existing Buildings		Net Change	
		Value	Per Capita[a]	Value	Per Capita[a]	Value	Per Capita[a]
Onroad Motor Vehicle Travel (Fuel)[b]	Gallons gasoline/year	316,994	1,454	109,885	709	**207,109**	**745**
	Gallons diesel/year	49,326	226	15,945	103	**33,381**	**123**
Natural Gas Use	MBTU per year	1,646	8	1,234	8	**412**	**0**
Electricity Use	Kilowatt-hours per year	1,047,114	4,803	785,335	5067	**261,779**	**-263**

[a] Based upon estimate of 218 employees; Existing employees were interpolated using the information provided by the client as 105 employees (Phase I-50 employees and Phase II-105 employees). see **Table 3.3-1**.
[b] On-road Motor Vehicle Fuel Consumption calculated by UltraSystems using EMFAC2021(v1.0.2) emissions inventory web platform tool (ARB, 2022) and CalEEMod (Version 2022.1.1.20) (CAPCOA, 2023); see **Appendix B**.
Electricity Use calculated by UltraSystems with CalEEMod (Version 2022.1.1.20) (CAPCOA, 2023).

Petroleum

Construction Use

Petroleum-based fuel consumed by construction equipment would be the primary energy resource expended over the course of construction. Transportation of construction materials and construction workers would also result in petroleum consumption. Heavy-duty construction equipment, vendor trucks, and haul trucks would use diesel fuel. Construction workers would likely travel to and from the project area in gasoline-powered vehicles. Phase I construction for the proposed project is anticipated to take 13 months, from December 2023 to January 2025, while Phase II construction would take 24 months, from January 2025 to December 2026. Because of the short-term nature of construction and relatively small scale of the project, the project's petroleum consumption would be negligible when compared to California's daily total use of approximately 1.8 million barrels of petroleum.

During project construction, trucks and construction equipment would be required to comply with the ARB's anti-idling regulations. ARB's In-Use Off-Road Diesel Fueled Fleets regulation would also apply (ARB, 2016). Vehicles driven to or from the project site (delivery trucks, construction employee vehicles, etc.) are subject to fuel efficiency standards established by the federal government. Therefore, project construction activities regarding fuel use would not result in wasteful, inefficient, or unnecessary consumption, and impacts would be less than significant.

Operational Use

During operations, the majority of fuel consumption resulting from the project would involve the use of motor vehicles traveling to and from the project site, as well as fuels used for alternative modes of transportation that may be used by employees and visitors to the project site. Estimated annual project operation natural gas and electricity usage, which was estimated by CalEEMod, is shown in **Table 4.6-1**, which also shows annual gasoline and diesel fuel use,

The project would comply with all applicable regulations and codes that require achievement of various levels of energy efficiency in building operation. These include (1) the 2022 California Energy Efficiency Standards for Nonresidential Buildings (California Code of Regulations Title 24, Part 6), and (2) the 2022 California Green Building Standards Code (CalGreen; California Code of Regulations Title 24 Part 11).

As shown in **Table 4.6-1**, the net change in the project would consume approximately 240,490 gallons of petroleum-based fuel per year during operation. In comparison, approximately 13.82 billion gallons of finished gasoline were consumed by Californians in 2021 (CEC, 2022b). The anticipated increase in consumption associated with one year of project operation is 0.0017 percent of the statewide use. Although implementation of the project would result in an increase in petroleum use during operation, over time, vehicles would use less petroleum due to advances in fuel economy.

The net change between the existing buildings and proposed project (Phase I and Phase II) would consume approximately 261,779 kilowatt-hours (kWh) of electricity per year and 412 million British thermal units (MMBTU) of natural gas per year. By comparison, in 2022, the latest year for which data are available, approximately 10,327 gigawatt hours of electricity were consumed by SCE non-residential sector in San Bernardino County (CEC, 2023a). SoCalGas supplied approximately 29,479,231 million British thermal units (MMBtu) in 2022 for the non-residential sector in that same year (CEC, 2023b). The increase in electricity and natural gas demand at the project site would be negligible relative to the use in SCE's and SoCalGas's service areas.

Continued use of energy resources is consistent with the anticipated growth within the city and the general vicinity and would not result in energy consumption that would require a significant increase in energy production for the energy provider. Based on the information provided above, the proposed project would have a less than significant impact regarding wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation.

As shown in **Table 4.6-1**, the net project's operational energy was calculated by subtracting the operational energy of existing buildings from the combined operational energy of Phase I and Phase II. On-road motor vehicle miles traveled (VMT) for Phase I and Phase II were calculated using the ARB's EMFAC2021 model for 2025 and 2027, respectively. On-road motor vehicle travel for the existing buildings was calculated by using EMFAC2021 for 2023.

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

Less than Significant Impact

Title 24 Building Energy Efficiency Standards

The Energy Efficiency Standards for Residential and Nonresidential Buildings (Title 24, Part 6, of the California Code of Regulations) were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. Compliance with Title 24 will result in a decrease in GHG emissions.

The Title 24 standards are updated on a three-year schedule, with the most current 2022 standards adopted on August 11, 2021. In December 2021, the 2022 standards were approved by the California Building Standards Commission for inclusion into the California Building Standards Code. The

Building Energy Efficiency Standards (Energy Code) apply to newly constructed buildings, additions, and alterations. They are a vital pillar of California's climate action plan. The 2022 Energy Code will produce benefits to support the state's public health, climate, and clean energy goals. The 2022 Energy Code encourages efficient electric heat pumps, establishes electric-ready requirements for new homes, expands solar photovoltaic and battery storage standards, strengthens ventilation standards, and more. Buildings with permit applications applied for on or after January 1, 2023 must comply with the 2022 Energy Code. Public Resources Code §§ 25402 subdivisions (a)-(b) and § 25402.1 emphasize the importance of building design and construction flexibility by requiring the California Energy Commission (CEC) to establish performance standards, in the form of an "energy budget" in terms of the energy consumption per square foot of floor space (CEC, 2022b).

The provisions of Title 24, Part 6 apply to all buildings for which an application for a building permit or renewal of an existing permit is required by law. They regulate design and construction of the building envelope, space-conditioning and water-heating systems, indoor and outdoor lighting systems of buildings, and signs located either indoors or outdoors. Title 24, Part 6 specifies mandatory, prescriptive and performance measures, all designed to optimize energy use in buildings and decrease overall consumption of energy to construct and operate residential and nonresidential buildings. Mandatory measures establish requirements for manufacturing, construction, and installation of certain systems, equipment, and building components that are installed in buildings.

Title 24 California Green Building Standards Code

The California Green Building Standards Code (Title 24, Part 11 code) commonly referred to as the CALGreen Code, is a statewide mandatory construction code developed and adopted by the California Building Standards Commission and the Department of Housing and Community Development. The CALGreen standards require new residential and commercial buildings to comply with mandatory measures under the topics of planning and design, energy efficiency, water efficiency/conservation, material conservation and resource efficiency, and environmental quality. CALGreen also provides voluntary tiers and measures that local governments may adopt that encourage or require additional measures in the five green building topics.

The proposed project would be designed with energy-efficient features, including insulated and glazed windows and low-E coating on windows, and will be built in compliance with the California Green Building Standards (CAL Green) Code (California Code of Regulations, Title 24, Part 11).

City of Fontana General Plan

Chapter 12, *Sustainability and Resilience*, of the City of Fontana General Plan focuses on sustainability and resilience in resource efficiency and planning for climate change. It includes policies for new development promoting energy-efficient development in Fontana, meeting state energy efficiency goals for new construction, promoting green building through guidelines, awards and nonfinancial incentives, and continuing to promote and implement best practices to conserve water (Stantec, et al., 2018b).

The proposed project design would comply with the following:

- Chapter 25 – Streets, Sidewalks and other Public Ways, City of Fontana Code of Ordinances (Fontana, 2023c).

- City of Fontana Standards Design Guidelines.

- San Bernardino County Department of Public Works and Flood Control Standards and Specifications.
- Caltrans Standard Plans and Specifications.
- Standard Plans and Specifications for Public Works Construction.

The proposed project would not cause inefficient, wasteful, and unnecessary energy consumption, and no adverse impact would occur. As one measure of energy conservation, the city participates in the California Energy Commission's Gridscape Solutions grant. The grant demonstrates the business case for advanced micro-grids in support of California's energy and Greenhouse Gases (GHG) policies to aid in the reduction of energy consumption and GHG emissions to meet the goals of AB 32 (Gridscape, 2021). The proposed project would not conflict with any applicable plan, policy or regulation of an agency adopted to reduce GHG emissions, including Title 24, AB 32, and SB 32. Therefore, the project would not conflict with any state or local plan for renewable energy or energy efficiency and impacts would be less than significant.

4.7 GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less than Significant Impact 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? Refer to Division of Mines and Geology Special Publication 42.			**X**	
ii) Strong seismic ground shaking?			**X**	
iii) Seismic-related ground failure, including liquefaction?			**X**	
iv) Landslides?			**X**	
b) Result in substantial soil erosion or the loss of topsoil?			**X**	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			**X**	
d) Be located on expansive soil, as defined in Table 18-1 B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			**X**	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				**X**
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		**X**		

This section is based on the following technical report and records search:

- Geotechnical Evaluation for the City Hall Renovation Project, Assessor's Parcel Numbers (APNs): 019-203-123-0000, 019-203-124-0000, 019-203-126-0000, 8353 Sierra Avenue,

City of Fontana, San Bernardino County, California 92335. Prepared by Ninyo and Moore Geotechnical and Environmental Science Consultants (Ninyo and Moore). May 25, 2023. A complete copy of this report (Ninyo and Moore, 2023) is included as **Appendix E1** to this IS/MND.

- Paleontological Records Search for the City Hall Renovation Project in Fontana, San Bernardino County. Prepared by Dr. Brittany Stoneburg, Western Science Center, dated October 31, 2023. A complete copy of this report is included as **Appendix E** to this IS/MND.

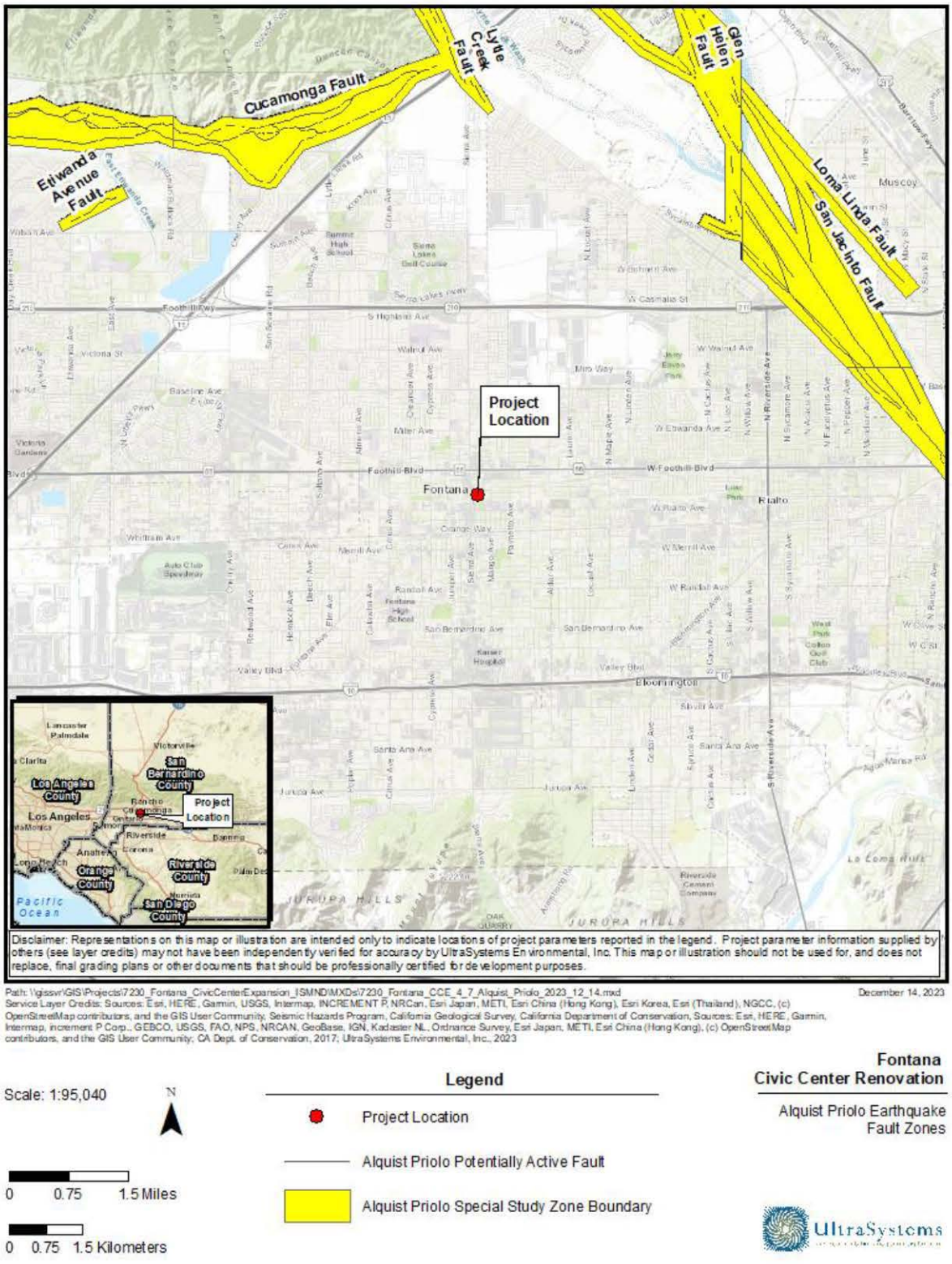
a) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

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? Refer to Division of Mines and Geology Special Publication 42.

Less than Significant Impact

The Alquist-Priolo Zones (AP Zones) Special Studies Act defines active faults as those that have experienced surface displacement or movement during the last 11,000 years. As shown in **Figure 4.7-1**, **t**he project site is not in an AP Zone. The nearest mapped AP Zones are the Cucamonga and San Jacinto Faults, which are located approximately 5.0 and 5.4 miles northwest and northeast of the site, respectively (CGS, 2022). No known active or potentially active faults transect the site. The potential for surface fault rupture at the site is considered low (Ninyo and Moore, 2023; pp. 5-6). Project development would not directly or indirectly cause potential substantial impacts, including the risk of loss, injury, or death involving surface rupture of a known active fault, and impacts would be less than significant.

Figure 4.7-1
ALQUIST PRIOLO FAULT ZONES



ii) Strong seismic ground shaking?

Less than Significant Impact

The proximity of the site to active faults capable of producing a maximum moment magnitude of 6.0 or more indicated that the project area has a high potential for experiencing strong ground motion (Ninyo & Moore 2023, p. 6). As shown in **Figure 4.7-1** and **4.7-2**, the project is located within a seismically active region of Southern California. All structures in the region are susceptible to collapse, buckling of walls, and damage to foundations from strong seismic ground shaking. The nearest mapped active fault to the site is the unnamed fault near Fontana, which is approximately 0.9 mile from the project site. Additionally, the Cucamonga and San Jacinto Faults are located approximately 5.0 and 5.4 miles northwest and northeast of the site, respectively (USGS, 2018;see **Figure 4.7-2**. Structures for human occupancy must be designed to meet or exceed 2022 California Building Code (CBC) standards for earthquake resistance. The CBC contains provisions for earthquake safety based on factors including occupancy type, the types of soil and rock onsite, and the strength of ground motion with a specified probability of occurring at the site.

The Geotechnical Evaluation of the project site (Ninyo & Moore, 2023; see **Appendix F** of this document) provides recommended geotechnical criteria regarding the design and construction of the proposed site improvements (Ninyo & Moore, 2023; p. 9).

With implementation of the recommendations provided in the Geotechnical Evaluation, adherence to project specifications, and requirements of applicable agencies, the project would not directly or indirectly cause potential substantial impacts, including the risk of loss, injury, or death involving strong seismic shaking. Impacts would be less than significant. Mitigation is not required.

iii) Seismic-related ground failure, including liquefaction?

Less than Significant Impact

Liquefaction typically occurs when saturated or partially saturated soils behave like a liquid, as a result of losses in strength and stiffness in response to an applied stress caused by ground shaking or other sudden change in stress conditions.

The probability of occurrence of each type of ground failure depends on the severity of the earthquake, distance from the faults, topography, subsoils and relatively shallow groundwater tables (approximately 50 feet or less below ground surface), in addition to other factors. Groundwater depth is mapped on the Department of Water Resources SGMA Viewer at 884 feet below ground surface (bgs). This groundwater depth is measured approximately 1.2 miles north from the project site (DWR, 2023b).

According to the geologic hazard map for San Bernardino County, the site is not located within a mapped area subject to seismically induced liquefaction hazards. Groundwater was not encountered in the exploratory borings conducted as part of the geotechnical evaluation. Based on historical groundwater data, depth to groundwater is expected to be 400 feet or more below the ground surface. Based on the depth to groundwater and results of the geotechnical evaluation, liquefaction and lateral spreading are not design considerations for the project (Ninyo and Moore, 2023; pg. 8).

Figure 4.7-2
REGIONAL FAULTS

Compliance with federal, state, and local regulations, including the CBC and the City's Municipal Code, would minimize hazards from potential seismic-related ground failure, including liquefaction. The project would not directly or indirectly cause potential substantial impacts, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction. Impacts would be less than significant, and mitigation is not proposed.

i) Landslides?

Less Than Significant

Landslides occur when the stability of the slope changes from a stable to an unstable condition. A change in the stability of a slope can be caused by a number of factors, acting together or alone. Natural causes of landslides include groundwater (pore water) pressure acting to destabilize the slope, loss of vegetative structure, erosion of the toe of a slope by rivers or ocean waves, weakening of a slope through saturation by snow melt or heavy rains, earthquakes adding loads to a barely stable slope, earthquake-caused liquefaction destabilizing slopes, and volcanic eruptions.

The project site is relatively flat, with elevation ranging from approximately 1,290 to 1,295 feet above mean sea level (Google Earth Pro, 2023). There are no mapped landslides on the project site or in the vicinity. Additionally, the project is does not overlap with areas of Landslide Confidence indicated on the USGS Landslide Inventory (Ninyo and Moore, 2023; pg. 8). Landslides are not considered to be a potential hazard at the site. The project would not directly or indirectly cause potentially significant impacts, including the risk of loss, injury, or death involving landslides. Impacts would be less than significant, and mitigation is not required.

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

Less than Significant Impact

Construction

Construction projects of one acre or more are regulated under the Statewide General Construction Permit, Order No. 2009-0009-DWQ, issued by the State Water Resources Control Board (SWRCB) in 2009. Projects obtain coverage by developing and implementing a Stormwater Pollution Prevention Plan (SWPPP) estimating sediment risk from construction activities to receiving waters and specifying Best Management Practices (BMPs) that would be used by the project to minimize pollution of stormwater.

Operation

During operation, the project would be developed with a mix of impervious surfaces such as structures, concrete, pavement and landscaped areas. This combination of impervious surfaces and landscaped areas would reduce the potential of the project for soil erosion to a negligible level.

With the implementation of soil erosion and sedimentation BMPs during the construction phase and the proposed combination of generally impervious surfaces during the operational phase, the project would have less than significant impacts related to soil erosion or loss of topsoil and mitigation is not proposed.

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

Less than Significant Impact

The project site is underlain by young alluvial-fan deposits of Lytle Creek (Holocene and late Pleistocene) – Unconsolidated, gray, cobbly and bouldery alluvium of Lytle Creek fan. Relatively fine-grained (pebbly and cobbly) in southern extent; becomes coarser grained (cobbly and bouldery) northward (Morton, 2003).

Impacts related to liquefaction and landslides are discussed in **Section 4.7 a)**. Additionally, the project would be constructed in accordance with recommendations of the project geotechnical evaluation and the City of Fontana Building Code (i.e., the California Building code adopted as the City of Fontana Building Code, §§ 5-61, et seq., of the City of Fontana Municipal Code), .

Lateral Spreading

Lateral spreading is the downslope movement of surface sediment due to liquefaction in a subsurface layer due to gravity and earthquake shaking combined. Lateral spreading of the ground surface during an earthquake usually occurs along the weak shear zones within a liquefiable soil layer and has been observed to generally take place toward a free face (i.e., retaining wall, slope, or channel) and to lesser extent on ground surfaces with a very gentle slope. The geotechnical investigation assessed liquefaction potential in subsurface site soils and determined that liquefaction and lateral spreading are not design considerations for the project. Impacts resulting from lateral spreading are not anticipated (Ninyo and Moore, 2023; pg. 8). Impacts arising from lateral spreading would be less than significant. Mitigation is not required.

Collapsible Soils

The geotechnical evaluation determined that undocumented fill soil—present to a depth of four feet below ground surface (bgs) in boring B-3 in the east-central part of the project site—is unsuitable for supporting the proposed structures. The geotechnical evaluation recommends removing existing soils to a depth of two feet below the bottom of proposed footings, or to the depth of the undocumented fill, whichever is greater; and that removed soils are expected to be suitable for engineering and replacement on the site as fill (Ninyo & Moore, 2023, pp. 12-13). Project development would not exacerbate hazards arising from collapsible soils after the implementation of the recommendations provided in Section 10 the Geotechnical Evaluation, and with adherence to the 2022 or current CBC. Impacts would be less than significant and mitigation is not required.

Subsidence

The major cause of ground subsidence is the excessive withdrawal of groundwater. Soils with high silt or clay content are particularly susceptible to subsidence. The project site is not in an area of subsidence mapped by the USGS (USGS, 2023c). The project site is over the Chino Subbasin of the Upper Santa Ana Valley Groundwater Basin (DWR, 2019). Project development would not exacerbate hazards related to ground subsidence and impacts would be less than significant. Mitigation is not required.

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

Less than Significant Impact

Expansive soils shrink and swell with changes in soil moisture. Soil moisture may change from landscape irrigation, rainfall, and utility leakage.

The project geotechnical investigation assessed subsurface site soils for Renovation potential, and provides recommendations to minimize hazards from expansive soils. The Standard Specifications for Public Works Construction (Greenbook) requires structure backfill materials to be composed of granular, non-expansive soils that conform to Greenbook standards. With adherence to 2021 or current Greenbook Specifications for Public Works Construction, impacts arising from expansive soils would be less than significant. Mitigation is not required.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact

The project site would connect to the City of Fontana's existing sewer system; therefore, the project would not use septic tanks or alternative wastewater disposal systems. For this reason, no impacts associated with septic tanks or alternative waste water disposal systems would occur.

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

Less than Significant Impact with Mitigation Incorporated

The project site is underlain by Holocene alluvial deposits (Morton and Miller 2006). In the past they have been mapped as including Pleistocene sediments (Morton 2003). Holocene alluvial units are considered to be of high preservation value, but material found is unlikely to be fossil material due to the relatively young deposits, and Pleistocene alluvial units are considered to be of high preservation value and are likely to contain fossils (Stoneburg, 2023). The Western Science Center completed a search of its paleontology records for the project region on October 31, 2023; a copy of the records search letter is included as **Appendix E** to this Initial Study. The Western Science Center does not have localities within the project area or within a one-mile radius, although this may be due in part to the project area's distance from the museum and may not be indicative of the area's paleontological sensitivity (Stoneburg, 2023).

Excavations or grading may encounter fossil remains. Any substantial excavations below the uppermost layers should be closely monitored to quickly and professionally collect any specimens. This impact would be potentially significant and mitigation is required.

Mitigation Measure

MM GEO-1 If paleontological resources are uncovered during project construction, the contractor shall halt construction activities in the immediate area and notify the City.

The on-call paleontologist shall be notified and afforded the necessary time and funds to recover, analyze, and curate the find(s). Subsequently, the monitor shall remain onsite for the duration of the ground disturbance to ensure the protection of any other resources that are found during construction on the project site.

Level of Significance After Mitigation

With implementation of **MM GEO-1**, potential impacts to paleontological resources would be reduced to a less than significant level.

4.8 GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less than Significant Impact 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?			**X**	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			**X**	

4.8.1 BACKGROUND INFORMATION ON GREENHOUSE GAS EMISSIONS

Life on earth depends on energy coming from the sun. About half the light reaching Earth's atmosphere passes through the air and clouds to the surface, where it is absorbed and then radiated upward in the form of infrared heat. About 90 percent of this heat is then absorbed by carbon dioxide (CO_2) and other greenhouse gases (GHG) and radiated back toward the surface, which is warmed to a life-supporting average of 59 degrees Fahrenheit (°F) (NASA, 2023).

Human activities are changing the natural greenhouse. Over the last century, the burning of fossil fuels such as coal and oil has increased the concentration of atmospheric CO_2. This happens because the coal or oil burning process combines carbon in the fuel with oxygen in the air to make CO_2. To a lesser extent, the clearing of land for agriculture, industry, and other human activities has increased concentrations of GHGs (NASA, 2023).

GHGs are defined under the California Global Warming Solutions Act of 2006 (AB 32) as CO_2, methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs) and sulfur hexafluoride (SF_6). Associated with each GHG species is a "global warming potential" (GWP), which is a value used to compare the abilities of different GHGs to trap heat in the atmosphere. GWPs are based on the heat absorbing ability of each gas relative to that of CO_2, as well as the decay rate of each gas (the amount removed from the atmosphere over a given number of years). The GWPs of CH_4 and N_2O are 25 and 298, respectively (GMI, 2023). "Carbon dioxide equivalent" (CO_2e) emissions are calculated by weighting each GHG compound's emissions by its GWP and then summing the products. HFCs, PFCs, and SF_6 would not be emitted in significant amounts by the Fontana Civic Center Renovation Project sources, so they are not discussed further.

Carbon Dioxide (CO_2). Carbon dioxide is a colorless, odorless gas consisting of molecules made up of two oxygen atoms and one carbon atom. It is produced when an organic carbon compound (such as wood) or fossilized organic matter (such as coal, oil, or natural gas) is burned in the presence of oxygen. Since the industrial revolution began in the mid-1700s, industrial activities have increased in scale and distribution. Prior to the industrial revolution, CO_2 concentrations were stable at a range of 275 to 285 ppm (IPCC, 2007). The National Oceanic and Atmospheric Administration's Earth System Research Laboratory indicates that global concentration of CO_2 was 416.59 parts per million

(ppm) in August 2023 (ESRL, 2023). These concentrations of CO_2 exceed by far the natural range over the last 650,000 years (180 to 300 ppm) as determined from ice cores.

Methane (CH_4). Methane is a colorless, odorless non-toxic gas consisting of molecules made up of four hydrogen atoms and one carbon atom. CH_4 is combustible, and is the main constituent of natural gas, a fossil fuel. It is released when organic matter decomposes in low oxygen environments. Natural sources include wetlands, swamps and marshes, termites, and oceans. Anthropogenic sources include the mining of fossil fuels and transportation of natural gas, digestive processes in ruminant animals such as cattle, rice paddies, and the buried waste in landfills. Over the last 50 years, human activities such as growing rice, raising cattle, using natural gas, and mining coal have added to the atmospheric concentration of CH_4. Other anthropogenic sources include fossil-fuel combustion and biomass burning.

Nitrous Oxide (N_2O). Nitrous oxide is a colorless, non-flammable gas with a sweetish odor, commonly known as "laughing gas," and sometimes used as an anesthetic. N_2O is naturally produced in the oceans and in rainforests (USEPA, 2011). Manmade sources of N_2O include the use of fertilizers in agriculture, nylon and nitric acid production, cars with catalytic converters and the burning of organic matter. Concentrations of N_2O also began to rise at the beginning of the industrial revolution.

4.8.2 REGULATORY SETTING

GHGs are regulated at the national, state, and air basin level; each agency has a different degree of control. The USEPA regulates at the national level; the ARB regulates at the state level; and the SCAQMD regulates at the air basin level in the Fontana Civic Center project area.

4.8.2.1 Federal Regulations

The USEPA collects several types of GHG emissions data. These data help policy makers, businesses, and the USEPA track GHG emissions trends and identify opportunities for reducing emissions and increasing efficiency. The USEPA has been maintaining a national inventory of GHG emissions since 1990 and in 2009 established mandatory reporting of GHG emissions from large GHG emissions sources.

The EPA is also achieving GHG reductions through partnerships and initiatives, evaluating policy options, costs, and benefits, advancing the science, partnering internationally and with states, localities, and tribe, and helping communities adapt.

Corporate Average Fuel Economy (CAFE) Standards

In May 2010, the USEPA finalized the first-ever national GHG emissions standards under the Clean Air Act, and the National Highway Traffic Safety Administration (NHTSA) finalized Corporate Average Fuel Economy (CAFE) standards under the Energy Policy and Conservation Act. The 2010 CAFE standards were for model year 2012 through 2016 light-duty vehicles (USEPA, 2022). In April 2020, NHTSA and USEPA amended the CAFE and GHG emissions standards for passenger cars and

light trucks and established new less stringent standards, covering model years 2021 through 2026 (NHTSA, 2021).

Safer Affordable Fuel-Efficient (SAFE) Vehicles Rule

On September 27, 2019, the USEPA and the NHTSA published the Safer Affordable Fuel-Efficient (SAFE) Vehicles Rule Part One: One National Program (NHTSA, 2020), which revoked California's authority to set its own GHG emissions standards and set zero emission vehicle (ZEV) mandates in California. The loss of the ZEV sales requirements would likely result in additional gasoline-fueled vehicles being sold in the State and criteria emissions increasing. On April 30, 2020, USEPA and NHTSA issued the Final SAFE Rule, (USEPA, 2023b) which relaxed the federal GHG emissions and CAFE standards resulting in the probable increase of CO_2 emissions. However, this regulation was repealed on December 21, 2021 by the Biden administration (NHTSA, 2021).

State Regulations

Executive Order (EO) S 3-05

On June 1, 2005, the governor issued EO S 3-05, which set the following GHG emission reduction targets:

- By 2010, reduce GHG emissions to 2000 levels;
- By 2020, reduce GHG emissions to 1990 levels;
- By 2050, reduce GHG emissions to 80 percent below 1990 levels.

To meet these targets, the Climate Action Team (CAT)[10] prepared a report to the Governor in 2006 that contained recommendations and strategies to help ensure that the targets in EO S-3-05 are met.

Assembly Bill 32 (AB 32)

In 2006, the California State Legislature enacted the California Global Warming Solutions Act of 2006, also known as AB 32. AB 32 focuses on reducing GHG emissions in California. AB 32 required that GHGs emitted in California be reduced to 1990 levels by the year 2020. The ARB is the state agency charged with monitoring and regulating sources of emissions of GHGs that cause global warming. AB 32 also required that by January 1, 2008, the ARB determine what the statewide GHG emissions level was in 1990, and that it approve a statewide GHG emissions limit, so it may be applied to the 2020 benchmark. The ARB approved a 1990 GHG emissions level of 427 million metric tons of CO_2e ($MMTCO_2e$), on December 6, 2007, in its Staff Report. Therefore, in 2020, emissions in California were required to be at or below 427 $MMTCO_2e$.

Under the "business as usual or (BAU)" scenario established in 2008, statewide emissions were increasing at a rate of approximately one percent per year, as noted below. It was determined that the 2020 estimated BAU of 596 $MMTCO_2e$ would have required a 28 percent reduction to reach the 1990 level of 427 $MMTCO_2e$.

[10] The Climate Action Team (CAT) members are state agency secretaries and the heads of agencies, boards, and departments, led by the Secretary of the California Environmental Protection Agency (Cal/EPA). They coordinate statewide efforts to implement global warming emission reduction programs and the state's Climate Adaptation Strategy.

Climate Change Scoping Plan

The first AB 32 Scoping Plan (ARB, 2008) contained the main strategies to achieve the 2020 emissions cap. The plan was developed by the ARB with input from the CAT and proposed a comprehensive set of actions designed to reduce overall carbon emissions in California, improve the environment, reduce oil dependency, diversify energy sources, and enhance public health while creating new jobs and improving the state's economy. The GHG reduction strategies contained in the AB 32 Scoping Plan included direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, and market-based mechanisms such as a cap-and-trade system.

In May 2014, the ARB adopted the First Update to the AB 32 Scoping Plan (ARB, 2014). This update identified the next steps for California's leadership on climate change. It described progress made to meet the near-term objectives of AB 32 and defined California's climate change priorities and activities for the next several years. It also framed activities and issues facing the state as it develops an integrated framework for achieving both air quality and climate goals in California beyond 2020.

In the original AB 32 Scoping Plan, the ARB approved a total statewide GHG 1990 emissions level and 2020 emissions limit of 427 million metric tons (MT) of CO_2e. As part of the update, the ARB revised the 2020 Statewide limit to 431 million MT of CO_2e, an approximately one percent increase from the original estimate. The 2020 Business as Usual forecast in the update is 509 million MT of CO_2e. The state would have needed to reduce those emissions by 15.3 percent to meet the 431 million MT of CO_2e 2020 limit.

In November 2017, the ARB published the 2017 AB 32 Scoping Plan (ARB, 2017), which built upon the former AB 32 Scoping Plan and updates by outlining priorities and recommendations for the state to achieve its 2030 GHG target of a 40 percent reduction in GHGs by 2030, compared to 1990 levels. The major elements of the framework proposed were: enhancement of the Renewables Portfolio Standard (RPS) and the Low Carbon Fuel Standard (LCFS); a Mobile Source Strategy, Sustainable Freight Action Plan, Short Lived Climate Pollutant Reduction Strategy, Sustainable Communities Strategies, and a Post 2020 Cap and Trade Program; a 20 percent reduction in GHG emissions from the refinery sector; and an Integrated Natural and Working Lands Action Plan.

On November 16, 2022, the ARB circulated its Final 2022 Scoping Plan for Achieving Carbon Neutrality (ARB, 2022). It identifies a technologically feasible, cost-effective path to achieve carbon neutrality by 2045 or earlier. Through the lens of carbon neutrality, the plan expands the scope to more meaningfully consider how our natural and working lands (NWL) contribute to our long-term climate goal.

Renewables Portfolio Standard (Scoping Action E-3)

The California Energy Commission estimates that in 2000 about 12 percent of California's retail electric load was met with renewable resources. Renewable energy includes (but is not limited to) wind, solar, geothermal, small hydroelectric, biomass, anaerobic digestion, and landfill gas. California's current RPS is intended to increase that share to 44 percent by 2024. Increased use of renewables will decrease California's reliance on fossil fuels, thus reducing emissions of GHGs from the electricity sector. Governor Brown signed into legislation Senate Bill (SB) 350 in October 2015,

which requires retail sellers and publicly-owned utilities to procure 50 percent of their electricity from eligible renewable energy resources by 2030.

Senate Bill 375 (SB 375)

Senate Bill (SB) 375 passed the Senate on August 30, 2008, and was signed by the Governor on September 30, 2008. Per SB 375, the transportation sector is the largest contributor of GHG emissions and contributes approximately 45 percent of the GHG emissions in California, with automobiles and light trucks alone contributing almost 30 percent. SB 375 indicates that GHGs from automobiles and light trucks can be reduced by new vehicle technology. However, significant reductions from changed land use patterns and improved transportation also are necessary. SB 375 states, "Without improved land use and transportation policy, California will not be able to achieve the goals of AB 32." SB 375 does the following: (1) requires metropolitan planning organizations to include sustainable community strategies in their regional transportation plans for reducing GHG emissions; (2) aligns planning for transportation and housing; and (3) creates specified incentives for the implementation of the strategies.

Executive Order B-30-15

On April 29, 2015, the governor issued Executive Order B-30-15, which added an interim target of GHG emissions reductions to help ensure the State meets its 80 percent reduction by 2050, as set in EO S-3-05. The interim target is reducing GHG emissions by 40 percent by 2030. It also directs state agencies to update the Scoping Plan, update Adaptation Strategy every three years, and take climate change into account in their planning and investment strategies. Additionally, it requires the state's Five-Year Infrastructure Plan will take current and future climate change impacts into account in all infrastructure projects.

Title 24

California Code of Regulations Title 24 Part 6: California's Building Energy Efficiency Standards for Residential and Nonresidential Buildings, was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption. Although these standards were not originally intended to reduce GHGs, energy efficient buildings require less electricity; therefore, increased energy efficiency reduces fossil fuel consumption and decreases GHG emissions. The standards are updated every three years, to allow consideration and possible incorporation of new energy efficient technologies and methods. The 2019 standards were a major step towards meeting the Zero Net Energy goal by the year 2030. The latest iteration is the 2022 Energy Code, adopted on August 11, 2021, that builds upon California's goals towards building decarbonization and net carbon neutrality by emphasizing energy efficient innovations (CEC, 2022). Its four areas of focus for the construction of new buildings include encouraging electric heat pump technology, establishing electric-ready requirements, expanding solar photovoltaic (PV) system and battery storage standards, and strengthening ventilation standards.

San Bernardino Greenhouse Gas Emissions Reduction Plan

The County of San Bernardino is committed to planning sustainably for the future while ensuring a livable, equitable, and economically vibrant community. Planning sustainably includes acknowledging the local role in climate change and how the County can mitigate its greenhouse gas (GHG) emissions and prepare for (i.e., adapt to) anticipated climate-related changes. The County adopted its first Greenhouse Gas Emissions Reduction Plan (GHGRP) in September 2011 and updated

it in June 2021 (LSA Associates, 2021). The GHGRP provided the GHG emissions inventory for the year 2007, and the target of reducing GHG emissions 15 percent below 2007 levels by 2020. The County has implemented strategies to reduce its GHG emissions identified in the 2011 GHGRP, which has helped the County meet its 2020 GHG reduction targets. Since the adoption of County's GHGRP, the State has enacted new climate change regulations, most notably Senate Bill (SB) 32, which provides statewide targets to reduce GHG emissions to 40 percent below 2007 levels by 2030 (LSA Associates, 2021).

The State has set goals for reducing GHG emissions by 2020, 2030, and 2045 through AB 32, SB 32, SB-100, EO-B-55-18. The State passed an executive order (EO-B-55-18), which mandates statewide net carbon neutrality by 2045. In the interim, the State has also provided a target of 40 percent below 2020 levels by 2030. The County has identified this target as 40 percent below 2020 emission levels by 2030. The 2030 target will put the County on a path toward the State's long-term goal to achieve zero net carbon emissions by 2045 (LSA Associates, 2021). As shown in **Table 4.8-1**, in 2030, San Bernardino County would need to reduce its emissions to 1,754,098 $MTCO_2e$ to meet the GHG reduction target of 40 percent below 2020 levels.

Table 4.8-1
SAN BERNARDINO COUNTY GHG REDUCTION TARGETS FOR COUNTYWIDE EMISSIONS

Strategy	Target
2020 Target	15 percent below 2007 baseline levels
2020 Emissions Goal ($MTCO_2e$)	5,315,000
2030 Target	40 percent below 2020 BAU levels
2030 Emissions Goal ($MTCO_2e$)	1,754,098

Source: San Bernardino County GHG Reduction Plan Update, (LSA Associates, Inc., 2021, p.22), $MTCO_2e$ = metric tons of carbon dioxide equivalent.

City of Fontana

The City of Fontana approved and adopted a General Plan on November 13, 2018 and issued an updated general plan on July 23, 2023 through City Council Resolution 2023-088, Ordinance No. 1923. Chapter 12 of the plan on Sustainability and Resilience addresses policies for Fontana to meet the greenhouse gas reduction goals for 2030 and subsequent goals set by the state. These policies include continuing to collaborate with San Bernardino County Transportation Authority on greenhouse gas inventories and climate action planning. The state goals focus on reducing greenhouse gas emissions to 40 percent below 1990 levels by 2030 by increasing renewable electricity production to 50 percent. Major sources of greenhouse gases in Fontana include onroad transportation making up 39 percent and building energy making up 51 percent (City of Fontana, 2023). To reduce GHG, Fontana is using LED lighting in new developments, energy savings in wastewater treatments, and implementing Smart Bus technologies. Fontana is incorporating land use strategies and transit-oriented development to reduce vehicle miles traveled which will also decrease GHG emissions.

4.8.3 IMPACT THRESHOLDS

The following thresholds of significance are based on criteria in Appendix G of the State CEQA Guidelines. A project has the potential to create a significant environmental impact if it would:

- Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment; or

- Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing emissions of GHG.

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

Less than Significant Impact

California has enacted several pieces of legislation that relate to GHG emissions and climate change, much of which set aggressive goals for GHG reductions within the state. Per Senate Bill 97, the California Natural Resources Agency adopted amendments to the CEQA Guidelines, which address the specific obligations of public agencies when analyzing GHG emissions under CEQA to determine a project's effects on the environment. However, neither a threshold of significance nor any specific mitigations are included or provided in these CEQA Guideline amendments.

GHG Significance Threshold

Neither the City of Fontana, the SCAQMD nor the State CEQA Guidelines Amendments provide adopted quantitative thresholds of significance for addressing a roadway improvement project's GHG emissions. Nonetheless, § 15064.4 of the CEQA Guidelines serves to assist lead agencies in determining the significance of the impacts of GHGs. As required in § 15064.4, this analysis includes an impact determination based on: (1) an estimate of the amount of greenhouse gas emissions resulting from the project; (2) a qualitative analysis or performance based standards; (3) a quantification of the extent to which the project increases greenhouse gas emissions as compared to the existing environmental setting; and (4) the extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions.

SCAQMD's guidance uses a tiered approach rather than a single numerical emissions threshold. If a project's GHG emissions "fail" the non-significance of a given tier, then one goes to the next one.

The threshold selected for this analysis is Tier 3, which establishes a screening significance threshold level to determine significance using a 90 percent emission capture rate. For Tier 3, the SCAQMD estimated that at a threshold of approximately 3,000 metric tons (tonnes) CO_2e per year, emissions would capture 90 percent of the GHG emissions from new residential or commercial projects (SCAQMD, 2008).

Construction GHG Emissions

Construction is an episodic, temporary source of GHG emissions. Emissions are generally associated with the operation of construction equipment, import or export of soil, and the disposal of construction waste. To be consistent with the guidance from the SCAQMD for calculating criteria pollutants from construction activities, only GHG emissions from onsite construction activities and offsite hauling and construction worker commuting are considered as project-generated. As explained by the California Air Pollution Control Officers Association (CAPCOA) in its 2008 white paper (CAPCOA, 2022), the information needed to characterize GHG emissions from manufacture, transport, and end-of-life of construction materials would be speculative at the CEQA analysis level; CEQA does not require an evaluation of speculative impacts (*CEQA Guidelines* § 15145). Therefore, the construction analysis does not consider such GHG emissions but does consider non-speculative ones.

Estimated criteria pollutant emissions from the Fontana Civic Center project were calculated using the California Emissions Estimator Model (CalEEMod), Version 2022.1.1.20 (CAPCOA, 2022), which was described in **Section 4.3.7**. The results of the project's Phase I and Phase II analyses are presented in **Table 4.8-3** and **Table 4.8-4**. Phase I GHG construction emissions would be **419 metric tons** and Phase II GHG construction emissions would be **493 metric tons**. Consistent with SCAQMD recommendations and to ensure that construction emissions are assessed in a quantitative sense, construction GHG emissions have been amortized over a 30-year period. The amortized value is **14.0 $MTCO_2e$** for Phase I and **16.4 $MTCO_2e$** for Phase II. Modeling results are in **Appendix B**. For each construction year, annual GHG emissions would be far below the threshold of 3,000 MT of CO_2e per year and therefore would be less than significant. No mitigation is necessary.

Table 4.8-3
PROJECT CONSTRUCTION-RELATED GHG EMISSIONS – PHASE I

Year/Phase	Annual Emissions (MT/yr)			
	CO_2	CH_4	N_2O	CO_2e
2023	4.77	< 0.005	< 0.005	4.85
2024	401	0.02	0.01	404
2025	9.99	< 0.005	< 0.005	10.1
Total	**415.76**	**0.02**	**0.01**	**419**

Source: Calculated by UltraSystems with CalEEMod (Version 2022.1.1.20) (CAPCOA, 2022).

Table 4.8-4
PROJECT CONSTRUCTION-RELATED GHG EMISSIONS – PHASE II

Year/Phase	Annual Emissions (MT/yr)			
	CO_2	CH_4	N_2O	CO_2e
2025	306	0.01	0.01	308
2026	184	0.01	< 0.005	185
Total	**490**	**0.02**	**0.01**	**493**

Source: Calculated by UltraSystems with CalEEMod (Version 2022.1.1.20) (CAPCOA, 2022).

Operational GHG Emissions

The proposed Renovation of the Civic Center project would involve the construction of a new City Hall and annex building (both replacing existing buildings), which would result in operational emissions from area sources, motor vehicles, and energy demand. As noted in **Section 4.3.7**, the significance evaluation was based upon the difference between project-related operational emissions and those from the replaced sources. The resulting net GHG emissions levels were

subsequently compared with the SCAQMD screening threshold of 3,000 MTCO2e to determine compliance. The findings of the emissions calculations are presented in **Table 4.8-4**.[11]

The Fontana Civic Center Project (proposed project) would produce 2,172 $MTCO_2e$ per year for Phase I and 1,490 $MTCO_2e$ per year for Phase II, resulting in a total of 3,662 $MTCO_2e$ per year of unmitigated operational GHG emissions. On the other hand, the existing buildings would contribute 1,389 $MTCO_2e$ per year to the operational GHG emissions. Therefore, the net increase in operational GHG emissions due to the proposed project would be **2,273 $MTCO_2e$ per year**.

Table 4.8-5
NET PROJECT OPERATIONAL GHG EMISSIONS

Emissions Source	Estimated Generated CO_2e Emissions (Metric Tons per Year)	
	Phase I & II	**Existing buildings**
Area Sources	1.22	0.92
Energy Demand (Electricity & Natural Gas)	342	256
Mobile (Motor Vehicles)	3,165	1,092
Solid Waste Generation	40.1	13.1
Water Demand	83	26.9
Construction Emissions[a]	30.43	0
Total	**3,662**	**1,389**
Difference in Operational emissions	**2,273**	

Source: Calculated by UltraSystems with CalEEMod (Version 2022.1.1.20) (CAPCOA, 2022).
[a] *Total construction emissions were amortized over 30 years for the proposed project, while existing structures had no amortized emissions.*

Therefore, under the first significance criterion, GHG emissions would be less than significant, and no mitigation is necessary.

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

Less than Significant Impact

The City of Fontana does not have an adopted climate action plan. An approach to identifying potential conflict with GHG reduction plans, policies, or regulations is to examine General Plan provisions that prescribe or enable GHG emissions control. The Final EIR for the General Plan Update (City of Fontana, 2018b) lists policies in the General Plan Update that reduce GHG emissions and help to quantify emissions reductions. However, the policies prescribe actions to be taken by the City, and

[11] Calculations are provided in **Appendix B**.

not measures to be implemented by a project proponent. Nevertheless, the proposed project would not conflict with any of the GHG emission reduction policies. As was demonstrated in **Section 4.11**, the proposed project would have less than significant impacts in relation to consistency with local land use policies or regulations. Therefore, the project would not hinder the GHG emission reductions of the General Plan Update.

4.9 HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less than Significant Impact 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?			**X**	
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?			**X**	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			**X**	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			**X**	
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?				**X**
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			**X**	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				**X**

The analysis for this section is based partly on the Phase I Environmental Site Assessment (ESA) by Ninyo & Moore dated August 2022, included as **Appendix X.** The findings of the Ninyo & Moore Phase I ESA were based on evaluation of only the Annex site; a Phase I ESA will also be prepared in the future for the City Hall site, but is not available at this time.

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

Less than Significant Impact

Construction

The Phase I ESA concluded that there were no recognized environmental conditions (RECs) on or adjacent to the project site (Ninyo & Moore, 2022, p. 17). Project construction would involve the use of hazardous materials such as fuels, lubricants, solvents, paints and other architectural coatings, fertilizers, and pesticides. Hazardous materials would be used, stored, transported, and disposed of in compliance with existing regulations of several agencies including: US Environmental Protection Agency; US Department of Transportation; Department of Toxic Substances Control; Occupational Safety and Health Administration; and Division of Occupational Safety and Health. Construction impacts involving hazardous materials would be less than significant after compliance with such regulations.

Operation

Project operation would involve the transport, storage, use, and disposal of small amounts of hazardous materials for cleaning and landscaping purposes, such as commercial cleansers, paints, and lubricants for maintenance and upkeep of the proposed buildings and landscaping. These materials would be stored, handled, and disposed of in accordance with applicable regulations. The proposed project would not involve the routine transport, use, or disposal of quantities of hazardous materials that may create a significant hazard to the public or environment. Therefore, the project would have a less than significant operational impact.

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

Less than Significant Impact

Construction

The Phase I ESA concluded that there were no recognized environmental conditions (RECs) on or adjacent to the project site (Ninyo & Moore, 2022, p. 17). Construction Contractor would maintain supplies and equipment onsite for containing and cleaning up small spills of hazardous materials. Construction contractor would train workers in such containment and cleanup. In the event of a release of hazardous materials of toxicity and/or quantity that onsite personnel could not safely contain and clean up, the construction contractor would immediately notify the San Bernardino County Fire Department, which provides emergency responses to hazardous materials releases in San Bernardino County.

Operation

Project operation would involve the handling and storage of materials such as commercial cleansers, solvents and other janitorial or industrial-use materials, paints, and landscape fertilizers/pesticides during project operations in small amounts. However, these materials would be stored, handled, and disposed of in accordance with applicable regulations and would not be stored in amounts that would

create a significant hazard to the public or the environment through accidental release. Therefore, the project would have a less than significant operational impacts.

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

Less than Significant Impact

Fontana Middle School is located approximately 0.15 mile southeast of the project site (Google Earth Pro, 2023). No other schools are within a 0.25-mile radius of the project.

Construction

As stated above, the project does not contain any RECs and would adhere to all applicable regulations in regards to transport, storage, use, and disposal of hazardous materials and wastes. With adherence to applicable regulations, impacts would be less than significant.

Operation

Project operations would involve the handling and storage of small amounts of hazardous materials such as cleansers, solvents, paints, fertilizers, and pesticides. However, these materials would be stored, handled, and disposed of in accordance with applicable regulations and would not be used or stored in amounts that would pose a hazard to persons at Fontana Middle School. Therefore, the project would have less than significant impacts in this regard.

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

Less than Significant Impact

Government Code § 65962.5 requires the Department of Toxic Substances Control (DTSC) to compile and update, at least annually, lists of the following:

- Hazardous waste and substances sites from the DTSC EnviroStor database.
- Leaking Underground Storage Tank (LUST) sites by county and fiscal year in the State Water Resources Control Board (SWRCB) GeoTracker database.
- Solid waste disposal sites identified by SWRCB with waste constituents above hazardous waste levels outside waste management units.
- SWRCB Cease and Desist Orders (CDOs) and Cleanup and Abatement Orders (CAOs).
- Hazardous waste facilities subject to corrective action pursuant to § 25187.5 of the Health and Safety Code, identified by DTSC.

These lists are collectively referred to as the "Cortese List." The project site is not included on the Cortese List (CalEPA, 2023). Impacts would be less than significant.

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

The nearest public-use airport to the project site is Ontario International Airport, approximately 8.5 miles to the southwest (see **Figure 4.9-1**). The project site is outside of zones at Ontario International Airport where land uses are regulated to minimize aviation-related hazards to persons on the ground, and outside of noise compatibility contours for the airport (City of Ontario, 2018). Project development would not cause airport-related hazards, or excessive noise, to persons at the project site. No impact would occur.

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

Less than Significant Impact

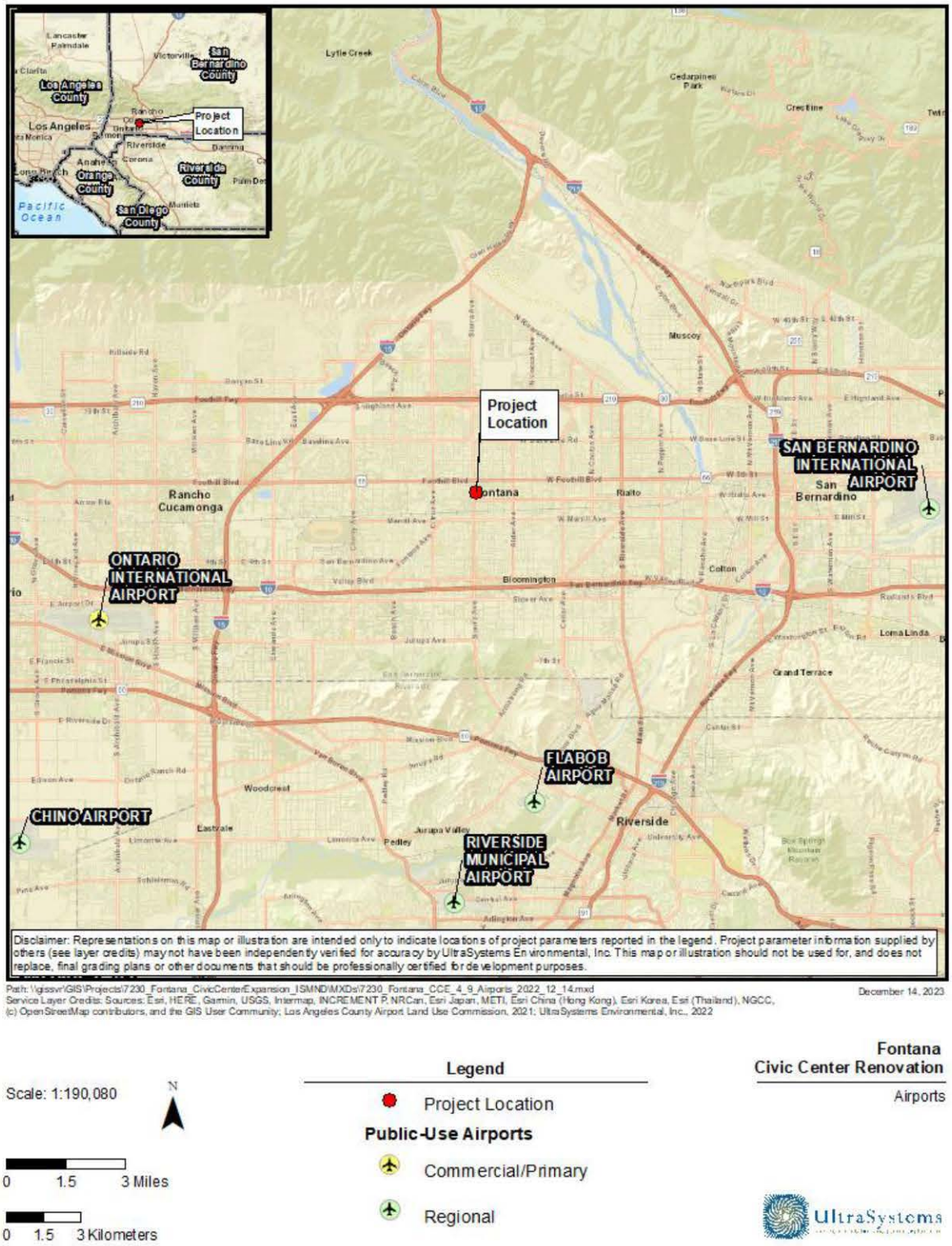
Construction

The City of Fontana Local Hazard Mitigation Plan (LHMP) was adopted by the City Council in 2018. As further detailed in **Section 4.17**, project construction in the right-of-way next to the project site could temporarily impact street traffic by temporarily reducing the number of lanes or temporarily closing a portion of surrounding streets. The city requires that projects conducting construction work in City roadway rights-of-way get Traffic Control Permits approved by the City Department of Engineering. Emergency access must be maintained. Compliance with City requirements for traffic management during construction in the public right-of-way would ensure that the project would have a less than significant impact.

Operation

Project operation would not block traffic on surrounding streets. The project would provide emergency access to the proposed buildings compliant with California Fire Code § 503. Therefore, impacts would be less than significant.

Figure 4.9-1
AIRPORTS IN THE PROJECT REGION



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

No Impact

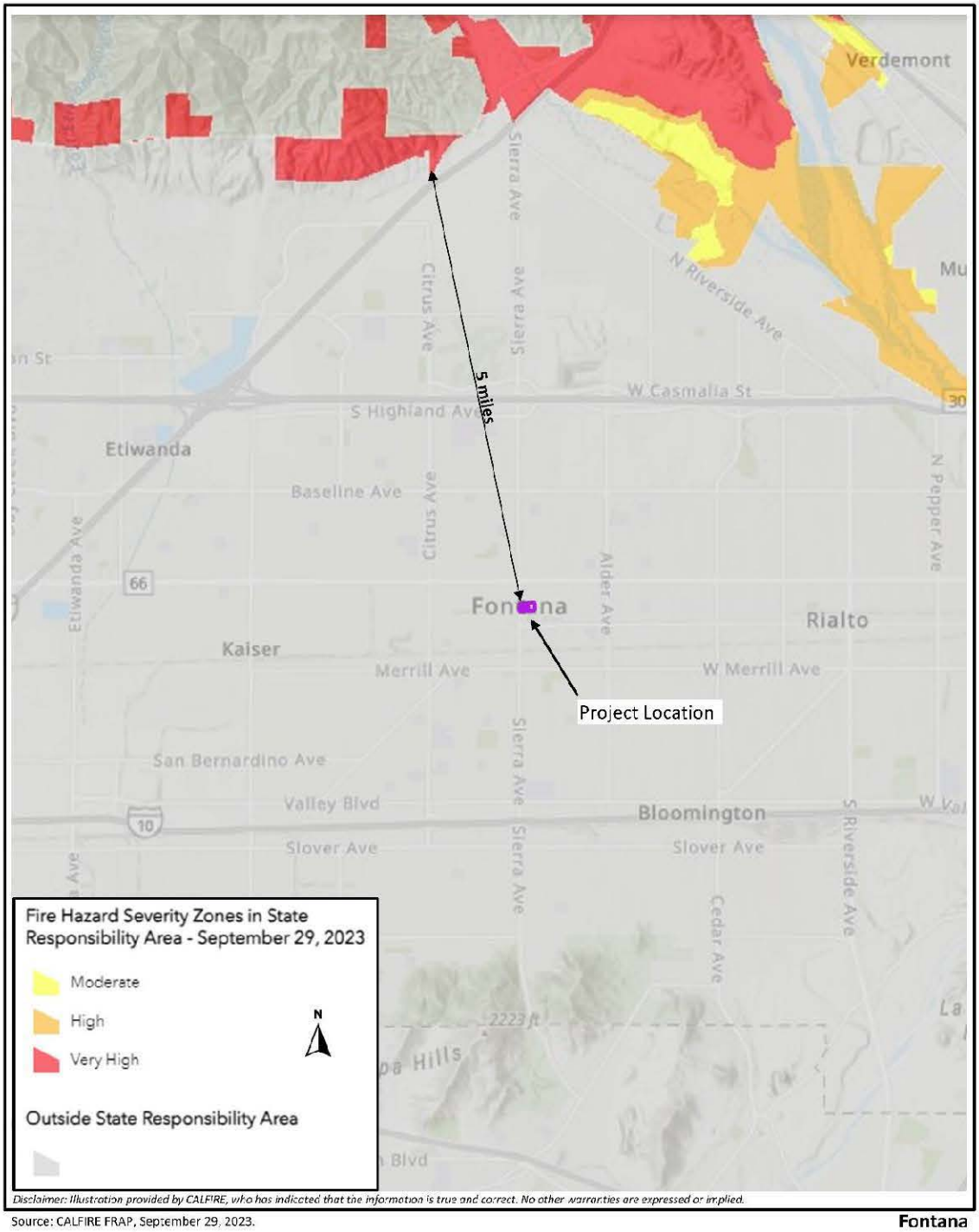
The California Department of Forestry and Fire Protection (CAL FIRE) developed Fire Hazard Severity Zones (FHSZ) for State Responsibility Areas (SRA) and Local Responsibility Areas (LRA).

Very High Fire Hazard Severity Zone (VHFHSZ) designation refers to either:

> *Wildland areas supporting high-to-extreme fire behavior resulting from climax fuels typified by well-developed surface fuel profiles (e.g., mature chaparral) or forested systems where crown fire is likely. Additional site elements include steep and mixed topography and climate/fire weather patterns that include seasonal extreme weather conditions of strong winds and dry fuel moistures. Burn frequency is typically high, and should be evidenced by numerous historical large fires in the area. Firebrands from both short- (<200 yards) and long-range sources are often abundant.*
>
> or
>
> *Developed/urban areas typically with high vegetation density (>70% cover) and associated high fuel continuity, allowing for frontal flame spread over much of the area to progress impeded by only isolated non-burnable fractions. Often where tree cover is abundant, these areas look very similar to adjacent wildland areas. Developed areas may have less vegetation cover and still be in this class when in the immediate vicinity (0.25 mile) of wildland areas zoned as Very High (*CAL FIRE, 2022*).*

The project site is not in or near a fire hazard severity zone (FHSZ) mapped by CAL FIRE within a State Responsibility Area (SRA) or within a Local Responsibility Area (LRA, that is, where cities and counties are responsible for the costs of wildfire prevention and suppression) (see **Figures 4.9-2** and **4.9-3**, respectively). Therefore, project development would not expose people or structures to substantial hazards from wildfire, and there would be no impact.

Figure 4.9-2
FIRE HAZARD SEVERITY ZONES – STATE RESPONSIBILITY AREA

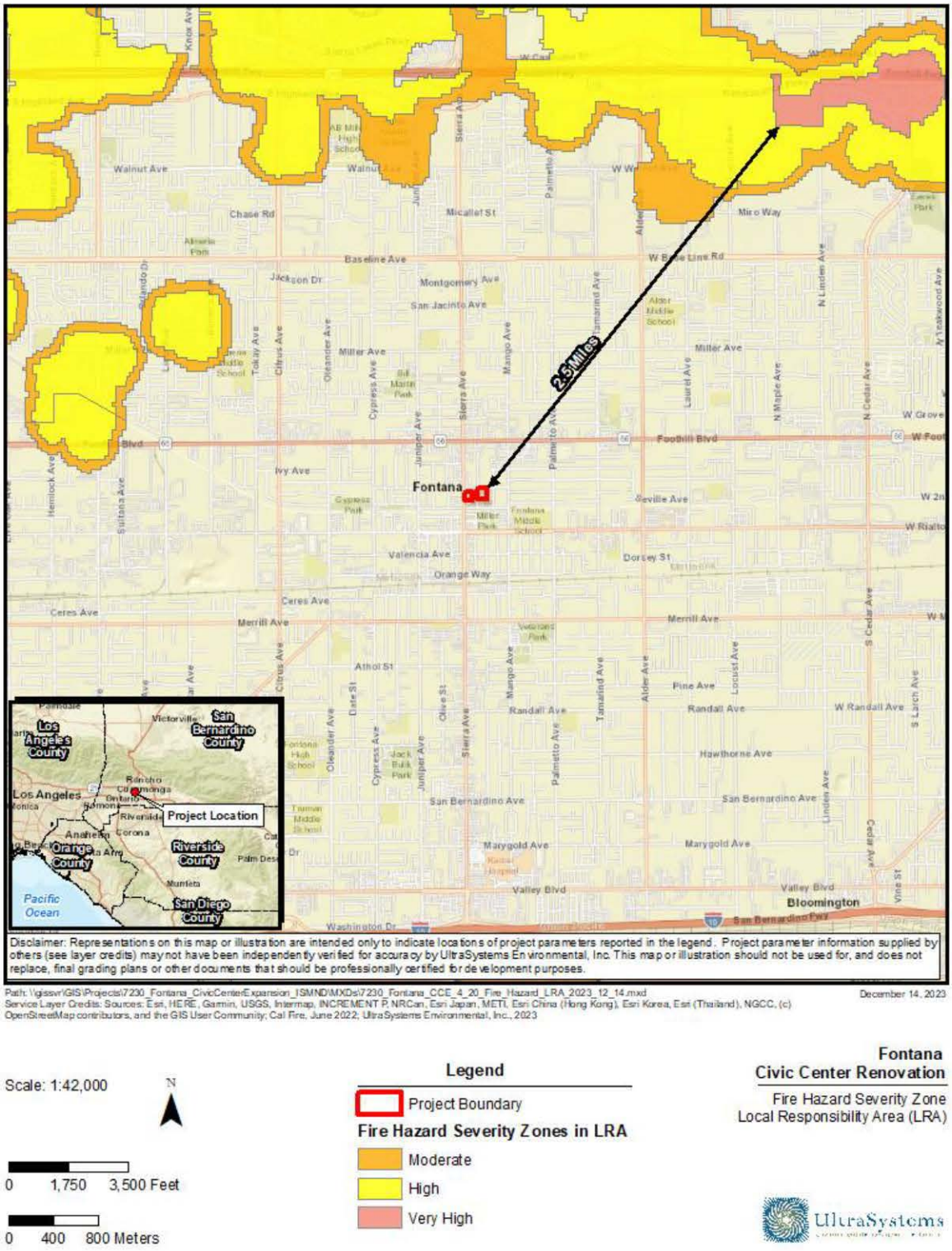


Source: CALFIRE FRAP, September 29, 2023.

Fontana
Civic Center Renovation
Fire Hazard Severity Zone
State Responsibility Area (SRA)

UltraSystems

Figure 4.9-3
FIRE HAZARD SEVERITY ZONES – LOCAL RESPONSIBILITY AREA



4.10 HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less than Significant Impact 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?			**X**	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			**X**	
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 offsite;			**X**	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;			**X**	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			**X**	
iv) impede or redirect flood flows?				**X**
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				**X**
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				**X**

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 Impact

The California State Water Resources Control Board requires its nine Regional Water Quality Control Boards (RWQCBs) to develop water quality control plans (Basin Plans) designed to preserve and enhance water quality and protect the beneficial uses of all Regional waters. Specifically, Basin Plans

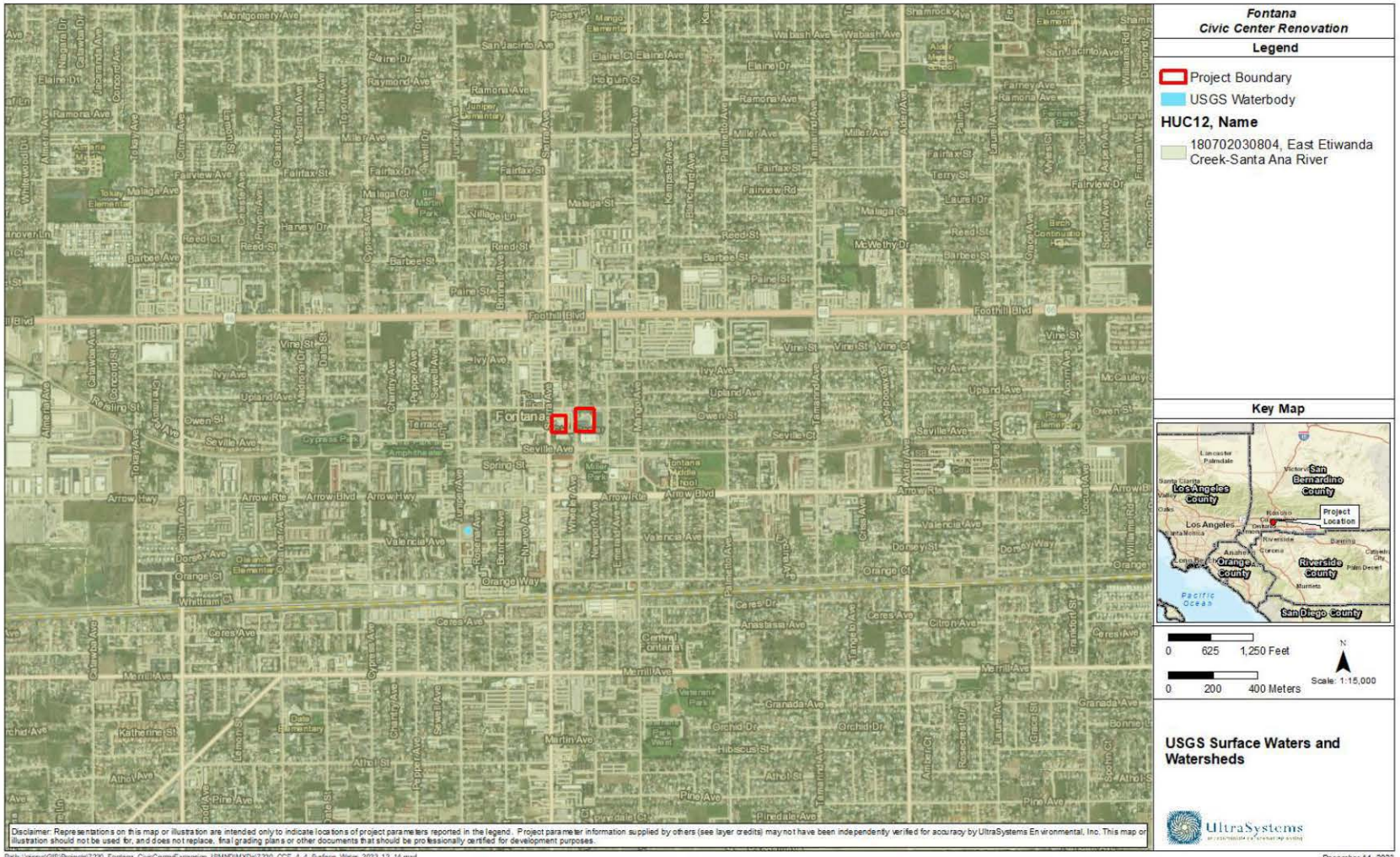
designate beneficial uses for surface waters and groundwater, set narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the State antidegradation policy, and describe implementation programs to protect all waters in the Regions (RWQCB, 2016). In addition, Basin Plans incorporate by reference all applicable State and Regional Board plans and policies, and other pertinent water quality policies and regulations. The proposed project is under the jurisdiction of the Santa Ana (Region 8) RWQCB.

As shown in **Figure 4.10-1,** *USGS Surface Waters and Watersheds*, the project site is located within the USGS East Etiwanda Creek-Santa Ana River Hydrologic Unit (HUC 12; HU Code 180702030804). The project is located within the Santa Ana River Watershed (USGS HUC 18070203). The Santa Ana River Watershed spans approximately 2,650 square miles including the eastern portion of the San Gabriel Mountains.. The Santa Ana River, which flows a distance exceeding 100 miles, discharges into the Pacific Ocean at the City of Huntington Beach (USEPA, 2023a). Under existing conditions, stormwater generated on the project site drains to the south toward Seville Avenue to the East Fontana Channel, which is owned and maintained by the San Bernardino County Flood Control District. The East Fontana Channel drains to the Rialto Channel in the City of Rialto and eventually to the Santa Ana River to the Pacific Ocean (City of Fontana, 1992; CWE, 2016; USEPA, 2023a).

Development of the project has the potential to result in two types of water quality impacts: (1) short-term impacts due to construction-related discharges; and (2) long-term impacts from operation. Temporary soil disturbance would occur during project construction, due to earth-moving activities such as excavation and trenching for foundations and utilities, soil compaction and moving, cut and fill activities, and grading. Disturbed soils are susceptible to high rates of erosion from wind and rain, resulting in sediment transport via stormwater runoff from the project area. Erosion and sedimentation affect water quality of receiving waters through interference with photosynthesis, oxygen exchange, and respiration, growth, and reproduction of aquatic species. Runoff from construction sites may include sediments and contaminants such as oils, fuels, paints, and solvents. Additionally, other pollutants such as nutrients, trace metals, and hydrocarbons can attach to sediment and be carried by stormwater into storm drains which discharge eventually to the Pacific Ocean.

Spills and mishandling of construction materials and waste may also potentially leave the project site and negatively impact water quality. The use of construction equipment and machinery may potentially result in contamination from petroleum products, hydraulic fluids, and heavy metals. Contamination from building preparation materials such as paints and solvents, and landscaping materials such as fertilizers, pesticides, and herbicides may also potentially degrade water quality during project construction. Trash and demolition debris may also be carried into storm drains and discharged into receiving waters.

Figure 4.10-1
USGS SURFACE WATERS AND WATERSHEDS



Construction Pollutants Control

The project proponent is required by the California State Water Resources Control Board (SWRCB) to obtain coverage under a General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ, as authorized by § 402 CWA, NPDES for projects which will disturb one or more acres of soil during construction). The Construction General Permit requires potential dischargers of pollutants into WOUS to prepare a site-specific Stormwater Pollution Prevention Plan (SWPPP), which establishes enforceable limits on discharges, requires effluent monitoring, designates reporting requirements, and requires construction BMPs to reduce or eliminate point and non-point source discharges of pollutants. Additionally, BMPs must be maintained, inspected before and after each precipitation event, and repaired or replaced as necessary.

Construction BMPs are grouped in six categories: erosion control (prevents soil particles from being detached from soil surface), sediment control (prevents soil particles from being transported offsite by water and being deposited elsewhere), wind erosion control, tracking control (prevents soil from being tracked offsite by vehicles), non-stormwater management controls (prohibits discharges other than stormwater, such as those from cleaning, maintenance, and fueling of vehicles and equipment), and waste management and controls (good housekeeping practices).

Because the project is required by the SWRCB to comply with all applicable conditions of Construction General Permit Order 2009-0009-DWQ, potential violations of water quality standards or waste discharge requirements during project construction would be less than significant.

Operational Pollutant Controls

The San Bernardino County NPDES Permit (NPDES No. CAS618036) and Waste Discharge Requirements Area Wide Urban Storm Water Runoff Management Program regulates, through Order No. R8 2010 0036, the discharge of pollutants into Waters of the US (WOUS) through stormwater and urban runoff conveyance systems, including flood control facilities. These conveyance systems are commonly referred to as municipal separate storm sewer systems (MS4s), or storm drains. The NPDES Permit is also referred to as an MS4 Permit.

Pursuant to the MS4 Permit, Principal Permittees (i.e., the San Bernardino County Flood Control District) and Co-Permittees (Fontana is co-permittee) must regulate discharges of pollutants in urban runoff from man-made sources into storm water conveyance systems within their jurisdiction.

New development and redevelopment can significantly increase pollutant loads in stormwater and urban runoff, because increased population density results in proportionately higher levels of vehicle emissions, vehicle maintenance wastes, municipal sewage wastes, household hazardous wastes, fertilizers, pet waste, trash, and other pollutants (SWRCB, 2013). The San Bernardino County MS4 Permit requires new development and significant redevelopment projects to incorporate post construction Low Impact Development (LID) BMPs into project design to comply with the local Water Quality Management Plan (WQMP) or the Integrated Regional Urban Water Management Plan (IRUWMP; WSC, 2021) to reduce or eliminate the quantity, and improve the quality of, stormwater being discharged from the project site.

A WQMP will be prepared for the proposed project based on guidance provided in the City WQMP Handbook (CWE, 2016). The MS4 and the associated WQMP will require the implementation of LID features to ensure that most stormwater runoff is treated and retained onsite. The project WQMP

will include structural BMPs such as use of efficient irrigation systems and landscape design, water conservation, source control, and additional LID features. LIDs may also include the minimization of impervious areas, maximization of infiltration capacity, and preservation of the existing drainage patterns to mitigate the impacts of runoff and stormwater pollution as close to the source as possible. These features are highly effective at removing water pollutants such as sediment, nutrients, trash, metals, bacteria, oil and grease, and organic compounds while reducing the volume and intensity of stormwater flow leaving a site.

The WQMP may also include non-structural source control BMPs including BMP maintenance, local water quality ordinances, spill contingency plan, litter/debris control program, employee training, catch basin inspection program, vacuum sweeping of private streets and parking lots, and compliance with applicable NPDES permits.

With implementation of construction and operational BMPs, potential impacts to water quality would be less than significant and mitigation is not proposed.

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 Impact

The project site is in the Upper Santa Ana Valley Groundwater Basin, within the Chino subbasin, which spans about . 240 square miles; and in the northwest part of the Upper Santa Ana River Valley (DWR, 2019, 2003; Google Earth Pro, 2023).

The proposed project is within the service area of the Fontana Water Company (FWC; FWC, 2023a). The water supply for the FWC service area is from Lytle Creek surface flow, wells in the Lytle Basin, Rialto Basin, Chino Basin, and another groundwater basin known as No Man's Land. Water from the California State Water Project is purchased from the Inland Empire Utilities Agency and San Bernardino Valley Municipal Water District. A portion of the water supply can be purchased from Cucamonga Valley Water District during water shortages or under emergency situations. (FWC, 2023b).

Projected future water demands have been estimated based on the anticipated growth, as defined by population projections for FWC's service area. FWC assumes per capita water use will remain substantially lower than the historical baseline (1999-2008) water use, but will increase slightly from current recorded usage due to recovery from the 2012-2016 drought conservation efforts. Based on these factors, water demands in the FWC water service area are expected to increase approximately 42 percent from 2020 levels by 2045, which represents a more than 10 percent decrease in the 2040 projected water demand from the 2015 FWC UWMP (West Yost, 2017). The project would have a less than significant impact and mitigation is not required.

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 offsite;

Less Than Significant Impact

The project site is relatively flat, with elevations ranging from approximately 1,290 to 1,295 feet above mean sea level (amsl; Google Earth Pro, 2023). There is no evidence of ephemeral, intermittent, or perennial streams or rivers that occur on or adjacent to the project site (Google Earth Pro, 2023; USEPA, 2023a).

Construction

As described in **Section 4.10 a**), temporary soil disturbance would occur during project construction, due to earth-moving activities such as excavation and trenching for foundations and utilities, soil compaction and moving, cut and fill activities, and grading. Disturbed soils are susceptible to high rates of erosion from wind and rain, resulting in sediment transport via stormwater runoff from the project area.

Implementation of the required SWPPP and required BMPs, including installation, maintenance, and replacement of BMPs as discussed in **Section 4.10 a**), would minimize or avoid potential impacts resulting from on- or offsite erosion and siltation to a level that is less than significant.

Operation

The LID BMPs proposed as part of project design would minimize or avoid on- or offsite erosion and siltation by a combination of maintaining existing drainage patterns, installation of landscaping, and installation of LID BMPs which would prevent erosion and prevent siltation-laden stormwater from leaving the site. Applicable regulations (e.g., the MS4 permit, and installation of LID BMPs, including site design, infiltration and pre-treatment BMPs, etc.), would limit pollutant discharges from development of the project. The project's adherence to existing requirements would reduce erosion and siltation during operation, and therefore impacts resulting from operation of the project would be less than significant.

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Less than Significant Impact

The proposed drainage design for this project will meet the applicable standards and requirements of the Santa Ana Region. The LID BMPs, which will be described in the project WQMP, would mitigate the post-construction increase in peak flow of runoff from the site for storm events.

The project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite, create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or provide substantial additional sources of polluted runoff. Impacts would be less than significant.

The proposed project would incorporate operational LID BMPs in compliance with the San Bernardino County NPDES Permit (NPDES No. CAS618036) and Waste Discharge Requirements Area Wide Urban Storm Water Runoff Management Program requirements.

The MS4 would require the implementation of water quality features to ensure that runoff is treated prior to discharge into native soils (infiltration), storm drains or other regional conveyance facilities, as described above. Therefore, upon adherence to existing state water quality requirements, including MS4 requirements, the proposed project would minimize or avoid causing a substantial increase in the rate or amount of surface runoff in a manner which would: (1) result in flooding on- or offsite; (2) would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or provide substantial additional sources of polluted runoff; or (3) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. These water quality features to be implemented will be described further in the project WQMP. Impacts would be less than significant, and no mitigation is proposed.

iv) Impede or redirect flood flows?

No Impact

The project site is located on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for San Bernardino County, California and Incorporated Areas (Map Number 06071C8656H, effective August 28, 2008); the site is located in Flood Hazard Zone X, defined as "*areas of minimal flood hazard"* (FEMA, 2023a, b). The areas of minimal flood hazard, such as Zone X are outside of the Special Flood Hazard Area (SFHA) and higher than the elevation of the 0.2-percent-annual-chance flood areas. The floodplain (i.e., flood hazard zone) nearest to the project site is the 100-year floodplain associated with East Etiwanda Creek (FEMA, 2023a; USEPA, 2023a). The project site is located outside the nearest floodplain and the proposed project would not impede or redirect flood flows. No impact would occur, and mitigation is not required.

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

No Impact

Three dams or reservoirs are within a five-mile radius of the project site: San Sevaine Basin #5, Cactus Basin #3, and Hickory Basin. The project is not located within the dam breach inundation areas of these dams or reservoirs (DWR, 2023a) and would not be at risk of flood hazards due to dam breaches. As discussed previously, the project site is located outside the 500-year floodplain and therefore would not be at risk of inundation by flood hazards.

The tsunami inundation area nearest to the project site is the City of Huntington Beach, located approximately 43-miles southwest of the project site (Google Earth Pro, 2023; CEMA, CGS, and USC, 2021), and therefore the project would not be at risk of inundation by tsunami.

A seiche is an oscillating wave, formed by earthquakes or winds, in an enclosed or partially enclosed waterbody. The nearest waterbodies to the project site in which a seiche could form are Lake Mathews, which is approximately 17.5 miles south from the project, and Lake Perris which is approximately 22.5 miles southeast from the project (Google Earth Pro, 2023). The project site is not within the dam breach inundation areas mapped for these waterbodies (DWR, 2023a), and the project would not be at risk of inundation by seiche.

The proposed project would not be at risk of inundation by flood hazards, tsunami, or seiche, and would therefore not be at risk of release of pollutants due to inundation. No impact would occur, and mitigation is not required.

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

No Impact

The nearest water well (State Well Number 01S05W06J001S) is located approximately 1.2 miles north from the project. This active well is designated for residential use and is drilled to a depth of 884 feet (CASGEM 2023).

As discussed in **Section 4.10 a)**, the proposed project would comply with the Construction General Permit and the San Bernardino County NPDES Permit requirements by developing and implementing a site-specific SWPPP and construction stormwater BMPs throughout the construction phase. The proposed project would also comply with the MS4 Permit by incorporating LID BMPs into project design, which would avoid or minimize the amount and type of pollutants leaving the project, entering receiving waters, and impacting water quality and beneficial uses defined for these waters by the Basin Plan (RWQCB, 2016). In addition, the LID BMPs would allow stormwater infiltration into the local aquifer, similar to existing conditions, and minimize or avoid impacts to groundwater quality. The proposed project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. No impact would occur, and mitigation is not required.

4.11 LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Physically divide an established community?				**X**
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?				**X**

a) Would the project physically divide an established community?

No Impact

The proposed project would renovate and expand the City Hall and Annex buildings, rearrange driveways, and add landscaping within the Fontana Civic Center. The project footprint would not permanently expand into existing rights-of-way (ROWs) and would stay within the existing Fontana Civic Center. Therefore, the project would not physically divide an established community and there would be no impacts.

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?

No Impact

The project site has a General Plan land use designation of Public Facilities (P-PF) and a zoning designation of Downtown Core - Civic (City of Fontana, 2023a) (see **Figures 4.11-1** and **4.11-2** below). The P-PF land use designation is for properties in public or quasi-public ownership, such as existing schools; the facilities of agencies such as the City, County, water and sewer districts, and fire protection districts; and hospitals and quasi-public institutions (Stantec, 2018a, p. 15.24). Downtown Core - Civic zoning designations permit the development of the government facilities (City of Fontana Municipal Code, 2023). The proposed project would replace the City of Fontana's City Hall and Annex buildings, which are the city's government buildings. Therefore, the proposed project would conform with General Plan and zoning designations for the project site.

A consistency analysis of the proposed project respecting relevant Fontana General Plan Land Use, Zoning, and Urban Design Element goals and policies is provided below in **Table 4.11-1**. No adverse impact would occur.

Table 4.11-1
CONSISTENCY ANALYSIS: PROPOSED PROJECT COMPARED TO RELEVANT CITY OF FONTANA GENERAL PLAN LAND USE, ZONING, AND URBAN DESIGN ELEMENT GOALS AND POLICIES

Goals and Policies	Consistency Analysis
Goal 3: Downtown is a dynamic center of activity, with new housing options, walkable environments, and a mixture of uses attracting residents and visitors.	
Policy 3.1: Promote revitalization and redevelopment of older neighborhoods.	**Consistent:** The proposed project would redevelop outdated buildings with buildings of high-quality design and function.
Policy 3.2: Encourage infill on vacant and underutilized parcels.	**Consistent:** The proposed project would expand the existing City Hall and Annex on the underutilized parking lot.
Goal 7: Public and private development meets high standards of design.	
Policy 7.1: Support high-quality development in design standards and in land use decisions	**Consistent:** The project proposes high-quality design standards and materials as shown in **Section 3.0**, Project Description.

Sources: Stantec, 2018a, p. 15.33 to 15.39

Figure 4.11-1
GENERAL PLAN LAND USE DESIGNATION

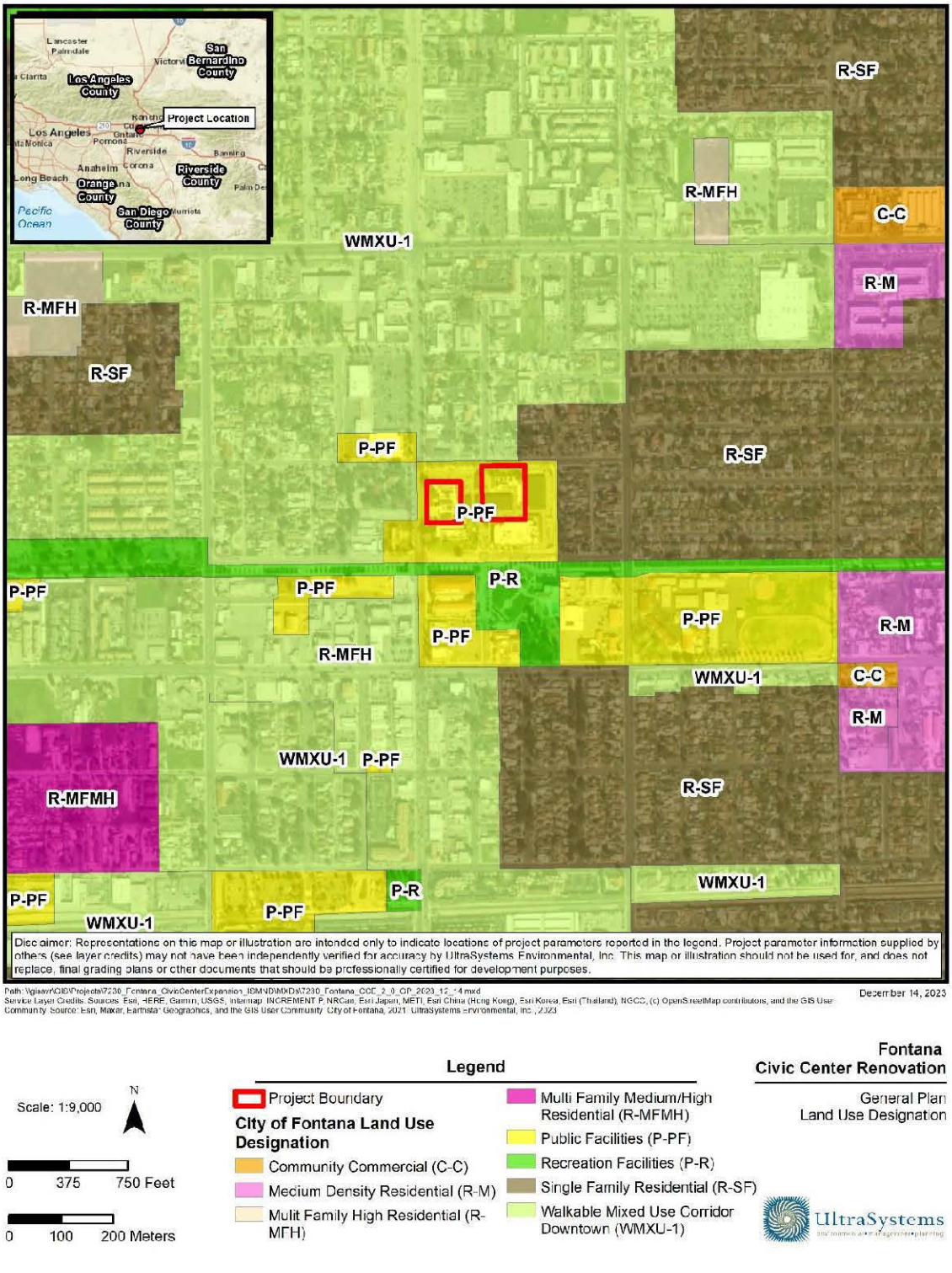
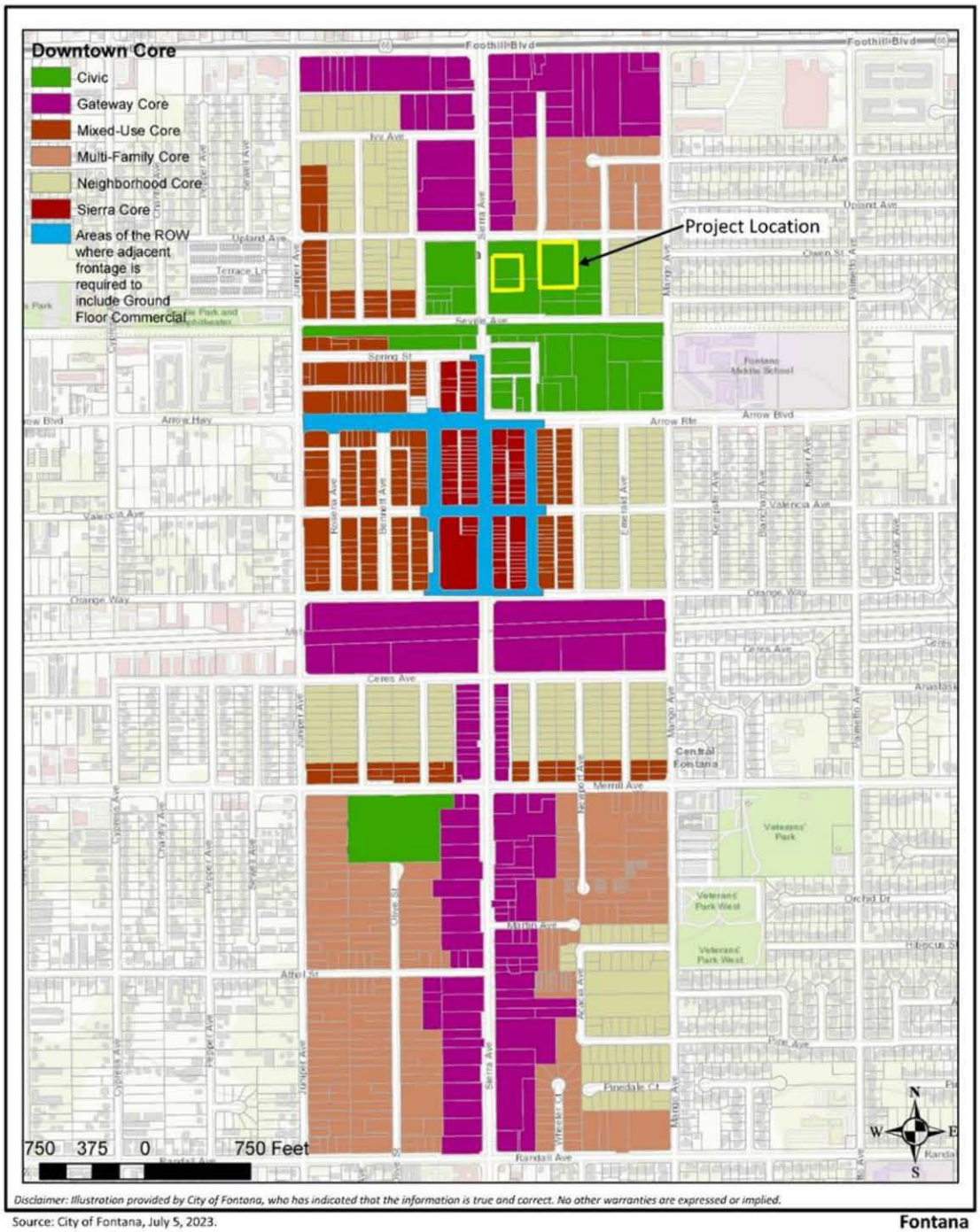


Figure 4.11-2
ZONING DESIGNATION



Disclaimer: Illustration provided by City of Fontana, who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: City of Fontana, July 5, 2023.

Fontana
Civic Center Renovation
Downtown Core Zoning Designations

UltraSystems

4.12 MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less than Significant Impact 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?			**X**	
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			**X**	

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

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

Less than Significant Impact

The proposed project site is located within Mineral Resource Zone (MRZ)-2 as shown in **Figure 4.12 1**. The MRZ-2 classification are areas where adequate information indicates that significant mineral deposits are present or where it is judged that there is a high likelihood for their presence.

The Land Use, Zoning, and Urban Design section of the City of Fontana General Plan states that the city does not include mining in any of its zoning categories (Stantec, 2018a). It is unlikely that anyone would propose establishing new surface mining operations within the city since mining is not allowed within the city. In addition, the project site and surroundings are built out with urban uses and are thus unavailable for mining. According to the 'Well Finder' tool generated by the California Department of Conservation Division of Oil, Gas, & Geothermal Resources, the project site is not located near (within one mile of) any oil or gas wells or geothermal wells; the nearest active oil or gas well is located 15 miles to the north as shown in **Figure 4.12-2**, and the nearest active geothermal well is located nine miles to the east of the project as shown in **Figure 4.12-3**. Although this project is located within MRZ-2, the project cannot and will not interfere with the availability of these resources since they cannot be accessed due to policies in the City of Fontana's General Plan, which does not allow active mining within the city limits. Therefore, the project site is not an important local mineral resource recovery site and the project would have a less than significant impact on the availability of known mineral and oil-based resources of value to the region or state residents, and on any locally important mineral resource recovery sites.

Figure 4.12-1
DESIGNATED MINERAL RESOURCE ZONE

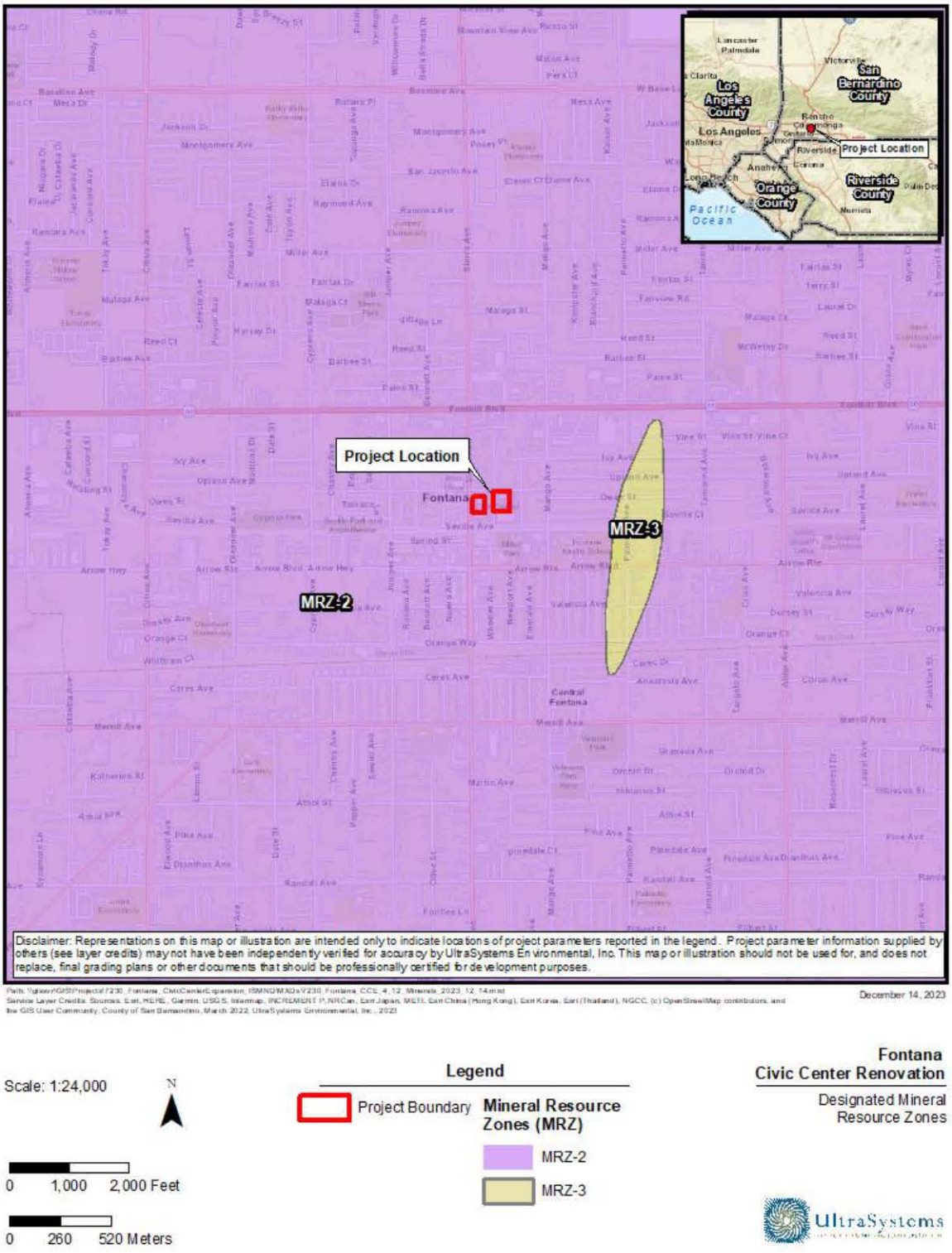


Figure 4.12-2
OIL AND GAS WELLS AND FIELDS

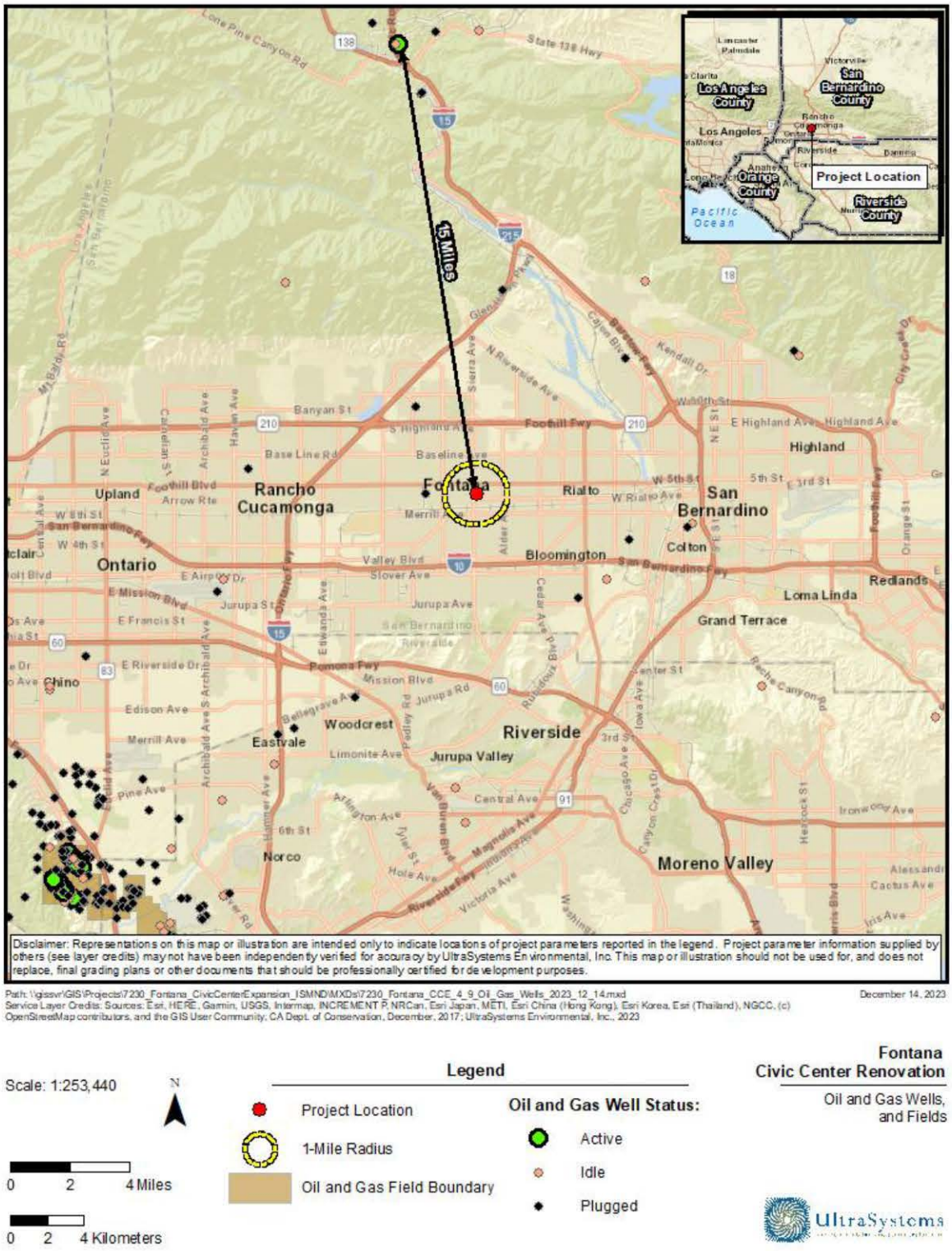
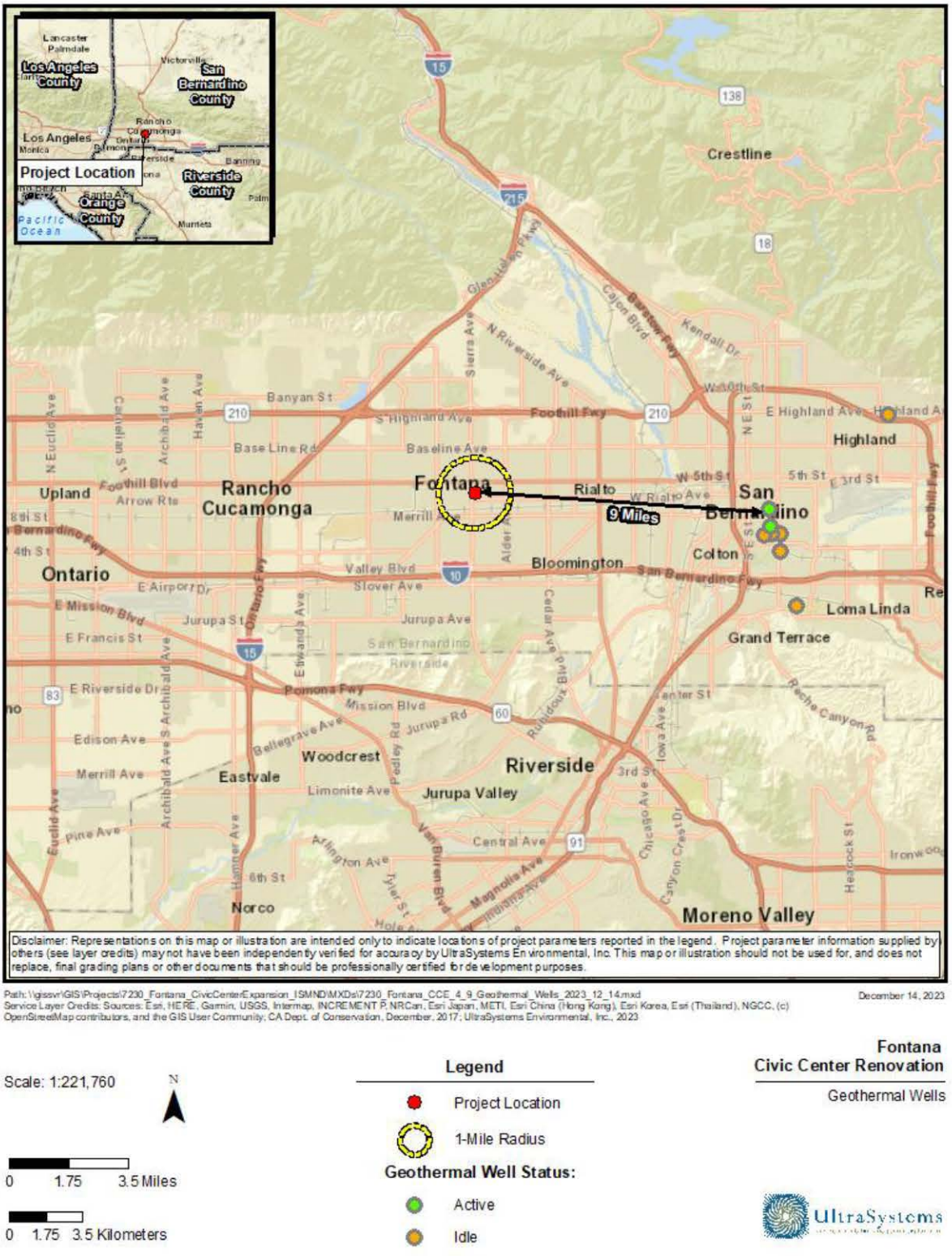


Figure 4.12-3
GEOTHERMAL WELLS



4.13 NOISE

Would the project result in:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			**X**	
b) Generation of excessive groundborne vibration or groundborne noise levels?			**X**	
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?				**X**

4.13.1 CHARACTERISTICS OF SOUND

Sound is a pressure wave transmitted through the air. It is described in terms of loudness or amplitude (measured in decibels), frequency or pitch (measured in hertz or cycles per second), and duration (measured in seconds or minutes). The decibel (dB) scale is a logarithmic scale that describes the physical intensity of the pressure vibrations that make up any sound. The pitch of the sound is related to the frequency of the pressure vibration. Because the human ear is not equally sensitive to all frequencies, a special frequency-dependent rating scale is used to relate noise to human sensitivity. The A-weighted decibel scale (dBA) provides this compensation by discriminating against upper and lower frequencies in a manner approximating the sensitivity of the human ear. The scale is based on a reference pressure level of 20 micro pascals (zero dBA). The scale ranges from zero (for the average least perceptible sound) to about 130 (for the average human pain level).

4.13.2 NOISE MEASUREMENT SCALES

Several rating scales have been developed to analyze adverse effects of community noise on people. Since environmental noise fluctuates over time, these scales consider that the effect of noise on people depends largely upon the total acoustical energy content of the noise, as well as the time of day when the noise occurs. Those that are applicable to this analysis are as follows:

- L_{eq}, the equivalent noise level, is an average of sound level over a defined time period (such as 1 minute, 15 minutes, 1 hour or 24 hours). Thus, the L_{eq} of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure.
- L_{90} is a noise level that is exceeded 90 percent of the time at a given location; it is often used as a measure of "background" noise.

- L_{max} is the root mean square (RMS) maximum noise level during the measurement interval. This measurement is calculated by taking the RMS of all peak noise levels within the sampling interval. L_{max} is distinct from the peak noise level, which only includes the single highest measurement within a measurement interval.
- CNEL, the Community Noise Equivalent Level, is a 24-hour average L_{eq} with a 4.77-dBA "penalty" added to noise during the hours of 7:00 p.m. to 10:00 p.m., and a 10-dBA penalty added to noise during the hours of 10:00 p.m. to 7:00 a.m. to account for noise sensitivity in the evening and nighttime (Hendriks, 2013). The logarithmic effect of these additions is that a 60-dBA 24-hour L_{eq} would result in a calculation of 66.7 dBA CNEL.
- L_{dn}, the day-night average noise, is a 24-hour average L_{eq} with an additional 10-dBA "penalty" added to noise that occurs between 10:00 p.m. and 7:00 a.m. The L_{dn} metric yields values within 1 dBA of the CNEL metric. As a matter of practice, L_{dn} and CNEL values are considered to be equivalent and are treated as such in this assessment.

4.13.3 EXISTING NOISE

The project site is in a predominantly residential area. The main source of ambient noise is traffic on local roadways.

4.13.4 SENSITIVE LAND USES

The City of Fontana 2015-2035 General Plan Noise and Safety Element (Stantec, 2018a, p. 11-9) defines "noise-sensitive" uses in areas of 24-hour-per-day of exposure as residential uses, hospitals, rest homes, long-term care facilities, and mental care facilities. Sensitive receivers[12] for shorter-term exposures are defined as schools, libraries, places of worship and passive recreation uses.

The principal sensitive receivers in the project vicinity are Fontana Community Church, the Fontana Lewis Library & Technology Center, single-family and multiple-family residential neighborhoods on the north and east, St. Joseph Catholic Church, and Miller Park. **Table 4.13-1** identifies sensitive receivers in the project vicinity. **Figure 4.13-1** shows the locations of the sensitive receivers.

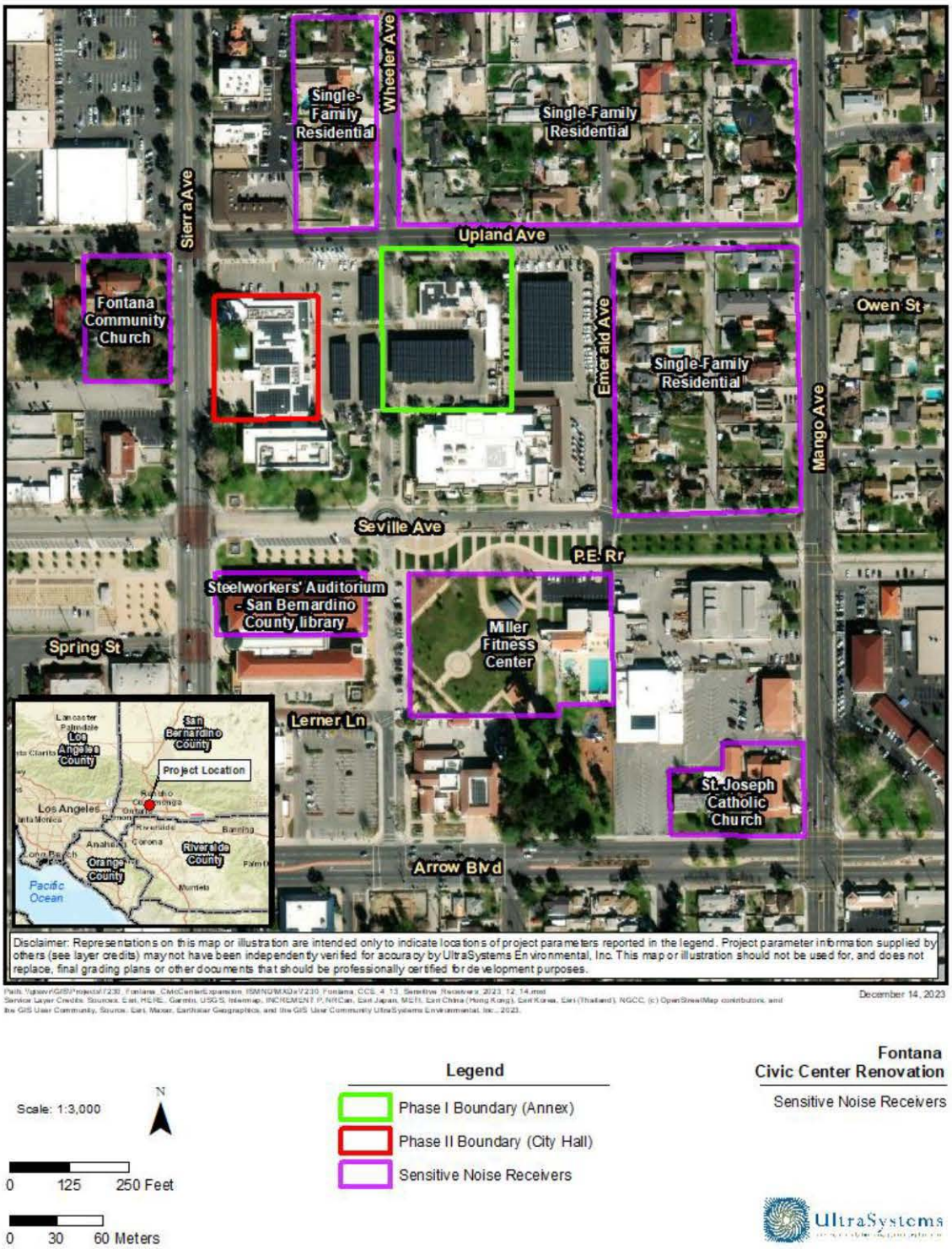
Table 4-13-1
SENSITIVE RECEIVERS IN THE PROJECT AREA

ID	Name	Type	Address	Feet From Site[a] (Phase I; Phase II)
1	Fontana Community Church	Religious	8316 Sierra Avenue	483; 144
2	Fontana Lewis Library & Technology Center	Institutional	8437 Sierra Avenue	367; 339
3	Single-family residence	Residential	8333 Emerald Avenue	258; 665
4	St. Joseph Catholic Church	Religious	17080 Arrow Boulevard	843; 1,102
5	Multi-family residence	Residential	17000 Upland Avenue	74; 335
6	Miller Park	Recreational	17004 Arrow Boulevard	376; 519

[a]These distances are from the sensitive receiver to the nearest point on the project boundary; they were not used in calculating noise exposures.

[12] The targets of adverse noise impacts are called "sensitive receivers" in this document, while those of adverse air quality impacts are termed "sensitive receptors."

Figure 4.13-1
SENSITIVE RECEIVERS NEAR THE PROJECT SITE



4.13.5 AMBIENT NOISE LEVELS

In order to characterize existing noise levels, UltraSystems conducted ambient noise sampling at five locations near the project site, as shown in **Figure 4.13-2**. **Table 4.13-2** lists the measurement points, sampling locations, and measurement results. Details of the ambient sampling methods and results are provided in **Appendix H**.

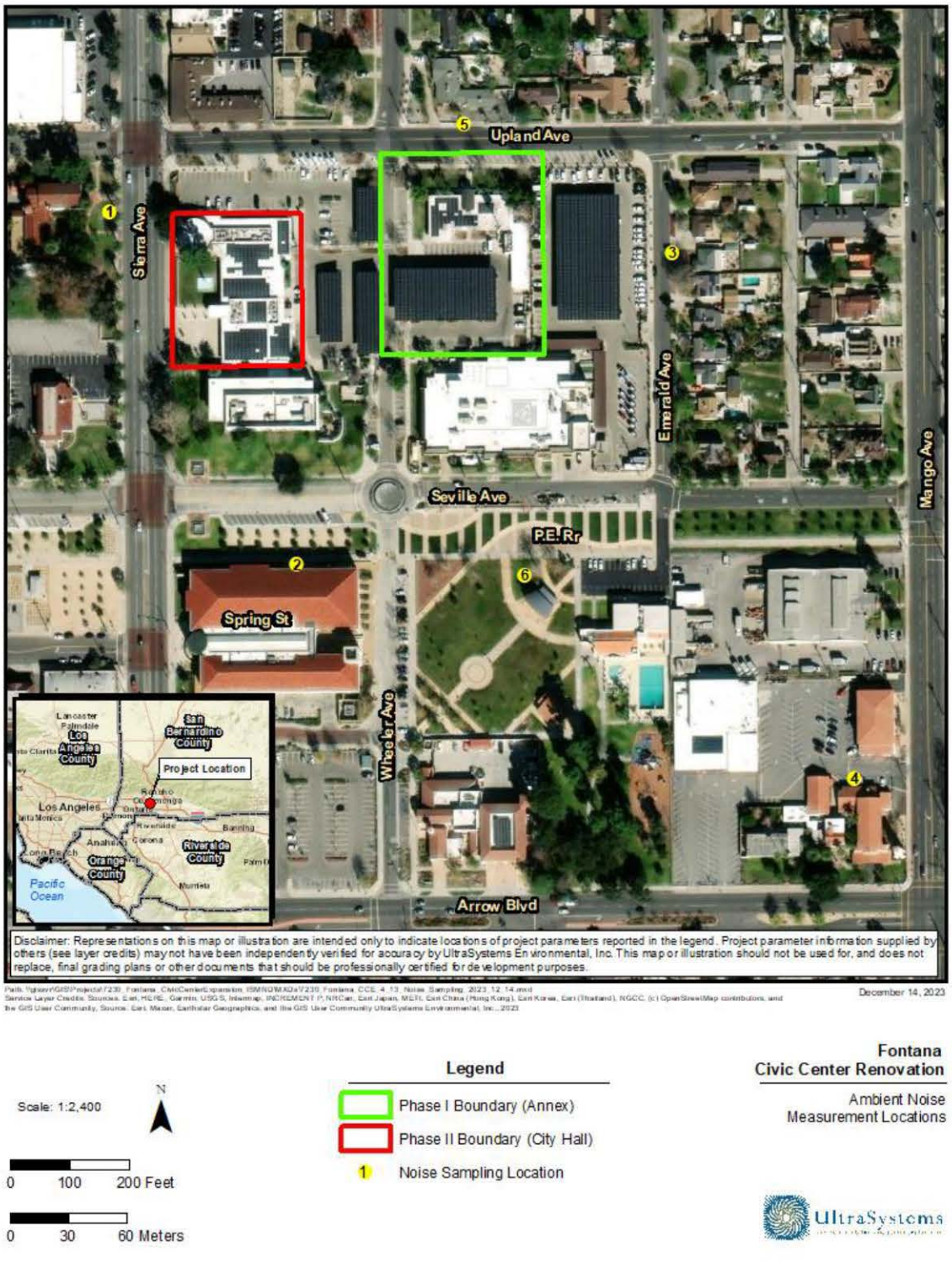
The samples were taken between 10:20 a.m. and 2:37 p.m. on Friday, November 3, 2023. The 15-minute L_{eq} values ranged from 48.2 to 65.1 dBA. The lowest of these values was measured at Point 3, which is located in front of a single-family residence along Emerald Avenue, and east of both project sites. The maximum ambient noise level was located at Point 1, which is located in front of Fontana Community Church, and west of both project sites.

Table 4.13-2
AMBIENT NOISE MEASUREMENT RESULTS

Point	Data Set	Sampling Time	Address	Measurement Results (dBA)			Notes
				L_{eq}	L_{max}	L_{90}	
1	S006	1422-1437	8316 Sierra Avenue	65.1	79.8	51.5	West of the project sites, on the sidewalk in front of Fontana Community Church.
2	S002	1110-1125	8437 Sierra Avenue	59.1	82.5	47.4	South of the western project site on the sidewalk north of the Fontana Lewis Library & Technology Center.
3	S004	1252-1307	8333 Emerald Avenue	48.2	63.9	41.1	East of the eastern project site, on the sidewalk in front of a single-family residence.
4	S003	1209-1224	17080 Arrow Boulevard	56.9	72.3	50.3	Southeast of both project sites, in the parking lot of St. Joseph Catholic Church
5	S005	1346-1400	1700 Upland Avenue	60.4	73.8	44.0	North of the east project site, on the sidewalk at the intersection in front of a single-family residence.
6	S001	1020-1035	17004 Arrow Boulevard	49.9	69.2	44.7	South of both project sites, in Miller Park.

Source: UltraSystems, with Google Earth, 2023.

Figure 4.13-2
AMBIENT NOISE MEASUREMENT LOCATIONS



4.13.6 REGULATORY SETTING

State of California

The most current guidelines prepared by the state noise officer are contained in Appendix D of the General Plan Guidelines issued by the Governor's Office of Planning and Research (OPR) in 2017 (OPR, 2017). These guidelines establish four categories for judging the severity of noise intrusion on specified land uses:

- **Normally Acceptable**: Is generally acceptable, with no mitigation necessary.
- **Conditionally Acceptable**: May require some mitigation, as established through a noise study.
- **Normally Unacceptable**: Requires substantial mitigation.
- **Clearly unacceptable**: Probably cannot be mitigated to a less-than-significant level.

The OPR noise compatibility guidelines assign ranges of CNEL values to each of these categories. The ranges differ for different types of sensitive receivers, and are shown in **Table 4.13-2**.

Table 4.13-2
CALIFORNIA LAND USE COMPATIBILITY FOR COMMUNITY NOISE SOURCES

Land Use Category	Noise Exposure (dBA, CNEL)						
	55	60	65	70	75	80	
Residential – Low-Density Single-Family, Duplex, Mobile Homes							
Residential – Multiple Family							
Transient Lodging – Motel, Hotels							
Schools, Libraries, Churches, Hospitals, Nursing Homes							
Auditoriums, Concert Halls, Amphitheaters							
Sports Arena, Outdoor Spectator Sports							
Playgrounds, Neighborhood Parks							
Golf Courses, Riding Stables, Water Recreation, Cemeteries							
Office Buildings, Business Commercial and Professional							
Industrial, Manufacturing, Utilities, Agriculture							

	Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.
	Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply system or air conditioning will normally suffice.
	Normally Unacceptable: New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.
	Clearly Unacceptable: New construction or development should generally not be undertaken.

Source: OPR, 2017.

City of Fontana General Plan Noise and Safety Element

The City of Fontana General Plan EIR Noise and Safety Element (Stantec, 2018a) has the following goals, policies and actions that apply to proposed project:

Goal 1: The City of Fontana protects sensitive land uses from excessive noise by diligent planning through 2035 (Stantec, 2018a, p.11.12).

Policies

- New sensitive land uses shall be prohibited in incompatible areas.
- Where sensitive uses are to be placed along transportation routes, mitigation shall be provided to ensure compliance with state-mandated noise levels.
- Noise spillover or encroachment from commercial, industrial and educational land uses shall be minimized into adjoining residential neighborhoods or noise-sensitive uses.

Actions

A. The following uses shall be considered noise-sensitive and discouraged in areas in excess of 65 dBA CNEL (Community Noise Equivalent Level): Residential Uses; Hospitals; Rest Homes; Long Term Care Facilities; and Mental Care Facilities.

B. The following uses shall be considered noise-sensitive and discouraged in areas in excess of 65 $L_{eq}(12)$ (Equivalent Continuous Sound Level): Schools; Libraries; Places of Worship; and Passive Recreation Uses.

C. The State of California Office of Planning and Research General Plan Guidelines shall be followed with respect to acoustical study requirements.

Goal 2: The City of Fontana provides a diverse and efficiently operated ground transportation system that generates the minimum feasible noise on its residents through 2035 (Stantec, 2018a, p.11.13).

Actions

A. On-road trucking activities shall continue to be regulated in the City to ensure noise impacts are minimized, including the implementation of truck-routes based on traffic studies.

B. Development that generates increased traffic and subsequent increases in the ambient noise level adjacent to noise-sensitive land uses shall provide appropriate mitigation measures.

Goal 3: The City of Fontana's residents are protected from the negative effects of "spill over" noise (Stantec, 2018a, p.11.13).

Policy

- Residential land uses and areas identified as noise-sensitive shall be protected from excessive noise from non-transportation sources including industrial, commercial, and residential activities and equipment.

Actions

A. Projects located in commercial areas shall not exceed stationary-source noise standards at the property line of proximate residential or commercial uses.

B. Industrial uses shall not exceed commercial or residential stationary source noise standards at the most proximate land uses.

C. Non-transportation noise shall be considered in land use planning decisions.

D. Construction shall be performed as quietly as feasible when performed in proximity to residential or other noise-sensitive land uses.

City of Fontana Municipal Code

The City of Fontana's Municipal Code (City of Fontana, 2021a) contains several provisions potentially related to construction and operation of the proposed project. Prohibited noises enumerated in Chapter 18 (Nuisances), Article II. - Noise include:

- *Construction or repairing of buildings or structures*. The erection (including excavating), demolition, alteration or repair of any building or structure other than 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, except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the building inspector, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for periods of three days or less while the emergency continues. If the building inspector should determine that the public health and safety will not be impaired by the erection, demolition, alteration or repair of any building or structure or the excavation of streets and highways within the hours of 6:00 p.m. and 7:00 a.m., and if he shall further determine that loss or inconvenience would result to any party in interest, he may grant permission for such work to be done on weekdays within the hours of 6:00 p.m. and 7:00 a.m., upon application being made at the time the permit for the work is awarded or during the progress of the work (City of Fontana, 2021a).

- *Noise near schools, courts, place of worship or hospitals*. The creation of any loud, excessive, impulsive or intrusive noise on any street adjacent to any school, institution of learning, places of worship or court while the premises are in use, or adjacent to any hospital which unreasonably interferes with the workings of such institution or which disturbs or unduly annoys patients in the hospital; provided conspicuous signs are displayed in such streets indicating that the street is a school, hospital or court street (City of Fontana, 2021a).

- *Blowers*. The operation of any noise-creating blower or power fan or any internal combustion engine other than from the hours of 7:00 a.m. and 6:00 p.m. on a weekday and the hours of 8:00 a.m. and 5:00 p.m. on a Saturday, the operation of which causes noise due to the

explosion of operating gases or fluids, unless the noise from such blower or fan is muffled and such engine is equipped with a muffler device sufficient to deaden such noise (City of Fontana, 2021a).

- *Piledrivers, hammers, etc.* The operation between the hours of 6:00 p.m. and 7:00 a.m. of any piledriver, steam shovel, pneumatic hammer, derrick, steam or electric hoist or other appliance, the use of which is attended by loud, excessive, impulsive or intrusive noise (City of Fontana, 2021a).

City of Fontana Conditions of Approval

The construction contractor shall use the following source controls at all times:

a. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm 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.

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 onsite.

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:

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

g. Temporarily enclose localized and stationary noise sources.

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

4.13.7 SIGNIFICANCE THRESHOLDS

The City of Fontana has not published explicit thresholds for use in determining significance of noise impacts under CEQA. In keeping with standard practice, two criteria were used for judging noise impacts. First, noise levels generated by the proposed project must comply with all relevant federal, state, and local standards and regulations. Noise impacts on the surrounding community are limited by local noise ordinances, which are implemented through investigations in response to nuisance complaints. It is assumed that all existing applicable regulations for the construction and operation of the proposed project would be enforced. In addition, the proposed project should not produce noise levels that are incompatible with adjacent noise-sensitive land uses.

The second measure of impact used in this analysis is a significant increase in noise levels above existing ambient noise levels as a result of the introduction of a new noise source. An increase in noise level due to a new noise source has a potential to adversely impact people. The proposed project would have a significant noise impact if it would do any of the following:

- Expose persons to or generate noise levels (as CNEL) in excess of standards recommended in the state's land use compatibility table.
- Include construction activities in or within 500 feet of residential areas between 6:00 p.m. of one day and 7:00 a.m. of the next day, without a permit.
- Generate construction noise exceeding 80 dBA L_{eq} (FTA, 2018, p. 170).
- Contribute, with other local construction projects, to a significant cumulative noise impact.
- Increase operational exposures at sensitive receivers (mainly because of an increase in traffic flow) by 5 dBA L_{eq} or more.

4.13.8 IMPACT ANALYSIS

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 Impact

Construction activities, especially with heavy equipment operation, would create noise effects on and adjacent to the construction site. Long-term noise impacts include project-generated onsite and offsite operational noise sources. Onsite noise sources from the operation of the civic center would include the use of mechanical equipment such as air conditioners and landscaping and building maintenance activities. Offsite noise would be attributable to project-induced traffic, which would cause an incremental increase in noise levels within and near the project site. Each is described below.

Short-Term Construction Noise

Noise impacts from construction activities are a function of the noise generated by the operation of construction equipment and onroad delivery and worker commuter vehicles, the location of equipment, and the timing and duration of the noise-generating activities. Using calculation methods published by the Federal Transit Administration (FTA, 2018), UltraSystems estimated the average hourly exposures at representative sensitive receivers near the project site. The distances used for the calculations were measured from the sensitive receivers to the approximate center of activity of each construction phase, since that would be the average location of construction equipment most of the time. For the purpose of this analysis, it was estimated that the construction of the proposed project would begin in December 2023 and end in January 2025.

The types and numbers of pieces of equipment anticipated in each phase and subphase of construction and development were estimated by running the California Emissions Estimator Model (CalEEMod), Version 2020.4.0, and having the model generate land use-based default values. The

CalEEMod equipment default values are based on a construction survey performed by the SCAQMD (BREEZE Software, 2021). **Table 4.13-3** and **Table 4.13-4** list the equipment expected to be used. For each equipment type, the table shows an average noise emission level (in dB at 50 feet, unless otherwise specified) and a "usage factor," which is an estimated fraction of operating time that the equipment would be producing noise at the stated level.[13,14] Equipment use was matched to phases of the construction schedule.

13 Equipment noise emissions and usage factors are from Knauer, H. et al., 2006. *FHWA Highway Construction Noise Handbook*. U.S. Department of Transportation, Research and Innovative Technology, Administration, Cambridge, Massachusetts, FHWA-HEP-06-015 (August 2006), except where otherwise noted.

14 Scraper, crane, and cement and mortar mixer, and roller noise emissions data from County of Ventura, Construction Noise Threshold Criteria and Control Plan. Amended July 2010. This document was also source of usage factors for cranes, cement and mortar mixers, pavers, paving equipment and rollers. Rubber tired dozer noise emissions data from measurements made by Anderson (2007, p. 47) at construction sites.

Table 4.13-3
PHASE I CONSTRUCTION EQUIPMENT NOISE CHARACTERISTICS

Construction Subphase	Equipment Type	Number of Pieces	Maximum Sound Level (dBA @ 50 feet)	Usage Factor	Composite Noise (dBA @ 50 feet)
Site Demolition	Concrete/Industrial Saws	1	90	0.73	90.46
	Rubber Tired Dozers	1	79	0.40	
	Tractors/Loaders/Backhoes	3	85	0.37	
Grading	Graders	1	85	0.41	87.80
	Tractors/Loaders/Backhoes	2	85	0.37	
	Rubber Tired Dozers	1	79	0.40	
	Bore/Drill Rig	1	84	0.20	
	Off-Highway Tractors	1	85	0.37	
	Skid Steer Loaders	1	80	0.40	
Building Site Construction	Cranes	1	83	0.08	83.42
	Generator Sets	1	73	0.50	
	Welders	3	74	0.45	
	Bore/Drill Rig	1	84	0.20	
	Rubber Tired Loaders	2	79	0.40	
	Tractors/Loaders/Backhoes	1	85	0.37	
	Skid Steer Loaders	1	80	0.40	
	Rough Terrain Forklifts	2	67	0.30	
Paving	Rubber Tired Loaders	1	79	0.40	86.64
	Paving Equipment	1	85	0.50	
	Pavers	1	77	0.50	
	Rollers	1	74	0.10	
	Tractor/Loader/Backhoe	1	85	0.37	
	Cement and Mortar Mixers	1	85	0.40	
Architectural Coating	Air Compressor	1	81	0.48	77.81
Underground Building Utilities	Excavators	1	80	0.40	79.99
	Trenchers	1	83	0.30	

Source: FTA, 2018

Table 4.13-4
PHASE II CONSTRUCTION EQUIPMENT NOISE CHARACTERISTICS

Construction Subphase	Equipment Type	Number of Pieces	Maximum Sound Level (dBA @ 50 feet)	Usage Factor	Composite Noise (dBA @ 50 feet)
Demolition	Concrete/Industrial Saws	1	90	0.73	90.46
	Rubber Tired Dozers	1	79	0.40	
	Tractor/Loader/Backhoe	3	85	0.37	
Site Preparation	Graders	1	85	0.41	84.45
	Rubber Tired Dozers	1	79	0.40	
	Rubber Tired Loaders	1	79	0.40	
Grading	Graders	2	85	0.41	85.97
	Rubber Tired Dozers	1	79	0.40	
	Tractor/Loader/Backhoe	1	85	0.37	
Building Construction	Cranes	1	83	0.08	82.51
	Welders	3	74	0.45	
	Tractor/Loader/Backhoe	1	85	0.37	
	Generator Sets	1	73	0.50	
	Forklifts	1	67	0.30	
Paving	Cement and Mortar Mixers	1	85	0.50	86.33
	Paving Equipment	1	85	0.50	
	Pavers	1	77	0.50	
	Rollers	1	74	0.10	
	Tractor/Loader/Backhoe	1	85	0.37	
Architectural Coating	Air Compressor	1	81	0.48	77.81

Source: FTA, 2018

Table 4.13-5 and **Table 4.13-6** summarize the results of the construction noise analysis for both phases of the project. For sensitive receivers 2, 3, 4, and 6, noise attenuation by intervening buildings was taken into account. In Phase I, the greatest exposures would occur during the demolition phase for all sensitive receivers. In Phase II, the greatest exposures would occur during demolition for all sensitive receivers. The highest total short-term noise exposure (ambient plus construction-related) would be **79.6 dBA** L_{eq}, at residences on Upland Avenue. We therefore look to the significance criteria defined in **Section 4.13.8**. The relevant criterion is "Generate construction noise exceeding 80 dBA L_{eq}." The criterion threshold of 80 dBA was not exceeded in this study. In addition, with implementation of the City of Fontana standard conditions of approval, noise exposures will be even less. Therefore, impacts will be less than significant.

Table 4.13-5

ESTIMATED PHASE I CONSTRUCTION NOISE EXPOSURES AT NEAREST SENSITIVE RECEIVERS

Phase	Receiver[a]	Distance (feet)	Ambient (dBA L_{eq})	Construction (dBA L_{eq})[b]	New Total (dBA L_{eq})	Increase (dBA L_{eq})
Demolition	MF	177	60.4	79.5	79.6	**19.2**
Grading	MF	177	60.4	76.8	76.9	**16.5**
Building Site Construction	MF	177	60.4	72.4	72.7	**12.3**
Paving	MF	177	60.4	75.7	75.8	**15.4**
Architectural Coating	MF	177	60.4	66.8	67.7	**7.3**
Trenching	MF	177	60.4	69.0	69.6	**9.2**

[a] Sensitive receiver type.
[b] Construction-generated noise.

Table 4.13-6
ESTIMATED PHASE II CONSTRUCTION NOISE EXPOSURES AT NEAREST SENSITIVE RECEIVER

Phase	Receiver[a]	Distance (feet)	Ambient (dBA L_{eq})	Construction (dBA L_{eq})[b]	New Total (dBA L_{eq})	Increase (dBA L_{eq})
Demolition	Religious	319	65.1	74.4	74.9	**9.8**
Site Preparation	Religious	319	65.1	68.4	70.1	**5.0**
Grading	Religious	319	65.1	69.9	71.1	**6.0**
Building Construction	Religious	319	65.1	66.4	68.8	**3.7**
Paving	Religious	319	65.1	70.2	71.4	**6.3**
Architectural Coating	Religious	319	65.1	61.7	66.7	**1.6**

[a] Sensitive receiver type.
[b] Construction-generated noise.

Operational Noise

Onsite

Onsite noise sources from the civic center would include operation of air conditioners, parking lot activities, and landscaping. Noise levels from these sources are generally lower than from the traffic on streets bordering the project site. Furthermore, § 18-63 of the City of Fontana Development Code limits onsite noise impacts of the operation of any noise-creating blower or power fan or any internal combustion engine other than from the hours of 7:00 a.m. to 6:00 p.m. on a weekday and the hours of 8:00 a.m. to 5:00 p.m. on a Saturday, the operation of which causes noise due to the explosion of

operating gases or fluids, unless the noise from such blower or fan is muffled and such engine is equipped with a muffler device sufficient to deaden such noise. The operational noise levels would be within both the City's daytime and nighttime residential noise standards of 70 dBA and 65 dBA, respectively. Therefore, operational noise would be less than significant.

Mobile Sources

The principal noise source in the project area is traffic on local streets. The project may contribute to a permanent increase in ambient noise levels in the project vicinity due to project-generated vehicle traffic on neighborhood roadways and at intersections. A noise impact would occur if the project contributes to a permanent increase in ambient noise levels affecting sensitive receivers along roadways that would carry project-generated traffic.

Access to the project site would be available via Upland Avenue. As a worst case, it is assumed that all project traffic will travel on Upland Avenue immediately east of Sierra Avenue and west of Emerald Avenue. According to the City of Fontana General Plan, the average daily traffic (ADT) on Sierra Avenue between Arrow Boulevard and Baseline Boulevard is 19,900 (City of Fontana, 2018a, Exhibit 9.5). The Project is forecast to generate a net total of 339 daily vehicle trips (actual vehicles) (RK Engineering Group, Inc, 2023, p. 4). It would thus increase traffic by about 1.7%. Given the logarithmic nature of the decibel, traffic volume needs to be doubled in order for the noise level to increase by 3 dBA, the minimum level perceived by the average human ear (ICF Jones & Stokes, 2009). A doubling is equivalent to a 100% increase. Because the maximum increase in traffic at any intersection is far below 100%, the increase in roadway noise experienced at sensitive receivers would not be perceptible to the human ear. Therefore, roadway noise associated with project operation would not expose a land use to noise levels that are considered incompatible with or in excess of adopted standards, and impacts would be less than significant.

b) Would the project generation of excessive groundborne vibration or groundborne noise levels?

Less than Significant Impact

Vibration is sound radiated through the ground. Vibration can result from a source (e.g., subway operations, vehicles, machinery equipment, etc.) that causes the adjacent ground to move, thereby creating vibration waves that propagate through the soil to the foundations of nearby buildings. This effect is referred to as groundborne vibration. The peak particle velocity (PPV) or the root-mean-square (RMS) velocity is usually used to describe vibration levels. PPV is defined as the maximum instantaneous peak of the vibration level, while RMS is defined as the square root of the average of the squared amplitude of the level. PPV is typically used for evaluating potential building damage, while RMS velocity in decibels (VdB) is typically more suitable for evaluating human response (FTA, 2018, pp. 110-111).

The background vibration velocity level in residential areas is usually around 50 VdB. The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for most people. Most perceptible indoor vibration is caused by sources within buildings such as operation of mechanical equipment, movement of people, or the slamming of doors. Typical outdoor sources of perceptible groundborne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the groundborne vibration from traffic is

rarely perceptible. The range of interest is from approximately 50 VdB to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings (FTA, 2018, p. 120).

Construction Vibration

Construction activities for the project could generate low levels of groundborne vibration. The operation of construction equipment generates vibrations that propagate though the ground and diminishes in intensity with distance from the source. Vibration impacts can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage of buildings at the highest levels. The construction activities associated with the project could have an adverse impact on both sensitive structures (i.e., building damage) and populations (i.e., annoyance).

The construction vibration analysis used formulas published by the Federal Transit Administration (FTA) (FTA, 2018, p. 185). For a standard reference distance of 25 feet, peak particle velocity is found from:

$$PPV = PPV_{ref} \times (25/D)^{1.5}$$

where

PPV_{ref} = Reference source vibration at 25 feet
D = Distance from source to receiver

The vibration level (VdB) for a standard reference distance of 25 feet is found from:

$$VdB = L_{vref} - 30 \log(D/25)$$

where

L_{vref} = Reference source vibration level at 25 feet
D = Distance from source to receiver

The FTA has published standard vibration levels for construction equipment operations, at a distance of 25 feet (FTA, 2018, p. 185). The construction-related vibration levels for the nearest sensitive receivers for major construction phases are shown in **Table 4.13-7 and Table 4.13-8**. These calculations were based on the distances from the construction activity to the closest sensitive receivers.

Table 4.13-7
VIBRATION LEVELS OF TYPICAL CONSTRUCTION EQUIPMENT FOR PHASE I

Equipment	PPV at 25 feet (in/sec)	Vibration Decibels at 25 feet (VdB)	PPV at 92 feet (in/sec)	Vibration Decibels at 92 feet (VdB)	PPV at 56 feet (in/sec)	Vibration Decibels at 56 feet (VdB)
Loaded trucks	0.076	86			0.031	75
Jackhammer	0.035	79	0.0084	62		
Small bulldozer	0.003	58	0.00072	41		
Large bulldozer	0.089	87	0.021	70		

Sources: Data at 25 feet from (FTA, 2006, p. 12-12); calculations by UltraSystems.

Table 4.13-8
VIBRATION LEVELS OF TYPICAL CONSTRUCTION EQUIPMENT FOR PHASE II

Equipment	PPV at 25 feet (in/sec)	Vibration Decibels at 25 feet (VdB)	PPV at 190 feet (in/sec)	Vibration Decibels at 190 feet (VdB)	PPV at 110 feet (in/sec)	Vibration Decibels at 110 feet (VdB)
Loaded trucks	0.076	86			0.015	67
Jackhammer	0.035	79	0.0038	53		
Small bulldozer	0.003	58	0.00032	32		
Large bulldozer	0.089	87	0.0096	61		

Sources: Data at 25 feet from (FTA, 2006, p. 12-12); calculations by UltraSystems.

As shown in **Table 4.13-7**, the vibration level of construction equipment at the nearest sensitive receiver (56 feet) is at most 0.031 inch per second, which is less than the FTA damage threshold of 0.12 inch per second PPV for fragile historic buildings, and 75 VdB, which is less than the FTA threshold for human annoyance of 80 VdB. Construction vibration impacts would therefore be less than significant during Phase I. As shown in **Table 4.13-8**, the vibration level of construction equipment at the nearest sensitive receiver (110 feet) is at most 0.015 inch per second, which is less than the FTA damage threshold of 0.12 inch per second PPV for fragile historic buildings, and 67 VdB, which is less than the FTA threshold for human annoyance of 80 VdB. Construction vibration impacts would therefore be less than significant during Phase II.

Operational Vibration

Operation of the proposed project would not involve significant sources of ground-borne vibration or ground-borne noise. Thus, operation of the proposed project would result in a less than significant impact.

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

No Impact

The closest public airport to the project site is the Ontario International Airport, located approximately 12.4 miles to the southwest. No portion of the project site lies within the 65-dBA CNEL noise contours of that airport (City of Ontario, 2018). Therefore, the project would not expose people residing or working in the project area to a safety hazard or excessive noise levels associated with airports and no impact would occur.

4.14 POPULATION AND HOUSING

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

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

Less Than Significant Impact

The project does not propose the development of any residential uses that would cause direct population growth. The proposed project would replace two existing municipal buildings in the City of Fontana Civic Center with the intent to improve operational inadequacies that currently exist and no increase in employment is anticipated. Should the project increase employment in the future, it is expected to be from the local workforce. Project improvements would not be of the scale to induce indirect unplanned population growth in the project area.

The project would create employment opportunities during construction but it is anticipated that workers from the local workforce would be hired during the construction phase. Employment generation from the project's construction would not be of the scope or scale to induce migration into the project region to work.

Employment during the operational phase would also be expected to be from the local workforce. Employment in the City of Fontana in 2019 was estimated at 65,087 and is forecast to increase to 79,452 in 2050, an increase of 14,365 or 18 percent (SCAG, 2022, p. 26). Estimated project employment is within the regional forecast for employment in the city and therefore, impacts on population growth in the area would be less than significant.

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

No Impact

No housing exists onsite, and no one currently resides on the project site. Therefore, the project would not displace any housing or people and the project would not necessitate the construction of replacement housing. No impact would occur.

4.15 PUBLIC SERVICES

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?				**X**
b) Police protection?				**X**
c) Schools?				**X**
d) Parks?				**X**
e) Other public facilities?				**X**

a) Fire protection?

No Impact

Fire prevention, emergency response, and administrative services for the city of Fontana are provided by the Fontana Fire Protection District (Fire Department) through a contract with the San Bernardino County Fire Department. The Fire Department also provides emergency medical and rescue services, investigation and mitigation of hazardous materials events, disasters, and other responses. There are seven fire stations in Fontana, a Hazardous Materials Response Team, and firefighters with special expertise in wildfires. (City of Fontana, 2018a, p. 8.6). The Fire Department is staffed with 140 full-time personnel: 124 safety employees and 16 non-safety employees. The Fire Department has a response time goal for all service calls to arrive on the scene in six minutes or less (City of Fontana, 2021a, p. 407).

The nearest station to the project site is Fire Station 71, which serves the northern areas of the city of Fontana, at 16980 Arrow Boulevard, approximately 750 south of the project site. Station 71's daily staffing includes two captains, two engineers, three firefighter medics, and one firefighter and is equipped with one medic engine, one medic truck, and one squad vehicle (City of Fontana, 2023b).

The project proposes redevelopment of two buildings (City Hall and Annex Buildings) within the Civic Center campus. Travel time to the project site from Station 71 is approximately one minute (Google Maps, 2023). The Fire Department response time for the closest fire station to the project site would be four minutes, which is under the Fire Department's goal of having a six-minute response time.

As detailed in **Section 4.11**, *Land Use*, the development of the project site would be consistent with the project site's General Plan land use of Public Facilities (P-PF) and a zoning designation of Downtown Core - Civic, respectively. Additionally, the proposed project would consist of improving and reconfiguring existing public facilities and improving existing conditions within and around the project site. A development such as the proposed project would have similar circulation compared to

existing conditions, which would maintain the ability of the project to be adequately served by the fire department. There would be no impact on Fire Protection.

b) Police protection?

No Impact

The City of Fontana Police Department (Police Department) provides police services in the project area. The Police Department has 310 full-time employees (207 sworn and 103 non-sworn) and is comprised of four separate divisions: Office of the Chief of Police, Administrative Services, Field Services, and Special Operations (City of Fontana, 2021a, p. 381). The nearest police station to the project is located on the Civic Center campus at 17005 Upland Avenue, directly adjacent to the project locations. The city's population was estimated on January 1, 2021, to be 213,944 (City of Fontana, 2021a, p. 30), and the Police Department has an approximate service-to-population ratio of 0.97 sworn officers per 1,000 residents. Project development would not add residents to the city, so the service-to-population ratio would remain at 0.97 sworn officers per 1,000 residents, thus not significantly affecting the existing service capacity of the Police Department.

The Police Department's target response time for Priority 1 (emergency calls like subject not breathing, shots fired, and other immediate risk to life/safety) is 4:20 (4 minutes 20 seconds) (City of Fontana, 2021a, p. 382). In May 2023, the Fontana Police Department had an average Priority 1 response time of 4:27 (City of Fontana, 2023c). As previously noted, the project proposes redevelopment of two buildings within the Civic Center campus, where the Police Station is also located. Travel and response time to the project site from the adjacent Police Station is approximately one minute, well below the target response time of 4:20.

As detailed in **Section 4.11**, the development of the project site would be consistent with the project site's General Plan land use and zoning designation of Public Facilities (P-PF) and a zoning designation of Downtown Core - Civic, respectively, and would improve existing conditions within and around the project site. A development such as the proposed project would have similar circulation compared to existing conditions, which would maintain the ability of the project to be adequately served by the police department. Therefore, no impact would occur.

c) Schools?

No Impact

The project site is in the Fontana Unified School District (FUSD), which spans most of the City of Fontana. The FUSD operates 30 elementary schools (K-5), seven middle schools (6-8), five high schools, two alternative education schools, and one adult/community education program (FUSD, p.6 2022a).

The impact on school facilities is determined by the projected increase in the number of households resulting from the proposed project. As outlined in **Section 4.13**, the project is a non-residential development, as such, will not directly contribute to a rise in the number of households. Additionally, it is expected to generate employment opportunities only for the local workforce so no indirect increase in the number of households would be created. Therefore, there would be no impact on schools.

Parks?

No Impact

The City of Fontana Department of Community Services (Community Services) provides recreation programs and maintains city parks. Community Services operates and maintains 34 parks totaling approximately 1,572 acres of Open Space (1,195 acres of parks and approximately 377 acres of additional open space and trails) (City of Fontana 2018c p. 7.6, 15.6).

Impacts on park facilities are based on the direct population increase the project would cause., The proposed replacement of two civic buildings would not induce a direct population increase; and would most likely create employment only for the local workforce, there would be no indirect population increase. Therefore, there would be no impact on parks.

d) Other Public Facilities?

No Impact

Library

Library services in the city are provided by the San Bernardino County Library System, which is comprised of 32 branch libraries. Within the city of Fontana, there are three libraries: the Fontana Lewis Library and Technology Center (Lewis Library) located at 8437 Sierra Avenue; the Summit Branch Library located at 15551 Summit Avenue; and the Kaiser High School Library located at 11155 Almond Avenue (SBCL, 2023). The nearest library to the project site is the Lewis Library located approximately 500 feet to the south.

Impacts on library facilities are based on the direct population increase the project would cause. As a non-residential development, the proposed project would not induce a direct population increase and would most likely create employment only for the local workforce, so there would be no indirect population increase. Therefore, there would be no impact on library facilities.

Hospitals

The nearest hospital to the project site is Kaiser Permanente at 9961 Sierra Ave, Fontana CA 92335 two miles south of the project site. The hospital is a 314-bed facility that includes a 51-bed emergency department (Kaiser Permanente, 2023).

Impacts on hospital facilities are based on the direct population increase the project would cause. As a non-residential development, the proposed project would not induce a direct population increase and would most likely create employment only for the local workforce, so there would be no indirect population increase. Therefore, there would be no impact on hospital facilities.

4.16 RECREATION

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

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

No Impact

Recreational services in the city of Fontana are provided by the City's Department of Facilities and Parks, which maintains over 40 parks, sports facilities, and community centers (City of Fontana, 2020a). The City's park acreage standard is five acres of public park land per 1,000 residents. The City currently has approximately 1,359 acres total in parks and land for public use, enough to meet this performance standard (Stantec, 2018a, p. 7.10).

The project proposes replacement of the City Hall and Annex Building. The residential population is not expected to increase as a result of the proposed project. Project construction would create limited employment opportunities; it is anticipated that employees from the regional workforce would be hired. Project operation is not anticipated to generate a net increase in employment.

The parks within one mile of the project site, all in the City of Fontana, include Chaparral Park at 11415 Rancherias Drive, and Oak Park at 14180 Live Oak Avenue, to the south of the project site. Also, Southridge Park at 14501 Live Oak Ave and Southridge Village Open Space Reserve are located to the southeast from the project site. Further south, just over one mile distant, is the Rancho Mira Loma Park at 3206 Wysocki Lane, Mira Loma. Project operation is not expected to increase employment onsite compared to existing conditions, and is therefore not anticipated to cause an increase in use of nearby parks. No impact would occur.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact

As described above, the project does not propose new or expanded recreational facilities that could have adverse effects on the environment. Therefore, no impact would occur.

4.17 TRANSPORTATION

Would the project:	Potentially Significant Impact	Less than Significant Impact 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?			**X**	
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			**X**	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			**X**	
d) Result in inadequate emergency access?		X		

The following analysis is based in part on **the findings of the** Civic Center Renovation Project **Trip Generation &** Vehicle Miles Traveled (VMT) Screening Analysis (Screening Analysis) for the Proposed Project, prepared by RK Engineering Group, Inc., October 2, 2023. The trip generation assessment estimates the combination of existing and future vehicle trips from the project site based on the implementation of the proposed project. Trip generation estimates are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. The Screening Analysis is available in **Appendix I** to this Initial Study.

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

Less than Significant Impact

The following plans and programs address the traffic circulation system in the City of Fontana.

City of Fontana Active Transportation Plan (ATP)
The City of Fontana Active Transportation Plan, adopted in 2017, is used to implement infrastructure improvements to improve connectivity in Fontana and surrounding cities and the region by providing safe and comfortable walking and bicycling links. The ATP addresses the City's goal of becoming a healthy, engaged, economically vibrant, family-oriented, and safe community. The proposed project would not create pedestrian or bicycle linkages, and therefore the proposed project would not conflict with the ATP.

City of Fontana Development Impact Fee (DIF) Program
The City of Fontana has adopted a Development Impact Fee (DIF) program in accordance with the requirements of Government Code §66000 *et al.* The Department of Development Services oversees

the use of the DIF fees. The DIF is used to fund various projects included in the City's capital improvement program, which is periodically updated. Generally, DIF eligible intersections are those consisting of two intersecting Hierarchy of Streets Plan roadways. Fee credits and reimbursements will be available as part of the DIF program and are given to projects that are identified as a DIF program facility.

San Bernardino County Congestion Management Program (CMP)
The San Bernardino County Congestion Management Program was originally enacted in 1990 by Proposition 111 to address the increasing public concern that traffic congestion affects the quality of life and economic vitality of the State of California. However, since the City of Fontana has a standard program (Circulation Development Fees) to fund regional improvements, SANBAG considers the City exempt from CMP traffic impact analysis. Therefore, no CMP analysis is required for the modified project and no impact is anticipated.

The project does not propose the addition of roadways or public rights-of-way that would conflict with adopted transportation plans and policies. Access to the civic center campus is available through existing driveways along Upland Avenue on the north side, Emerald Avenue on the east side, and Seville Avenue on the south side, and additional proposed access to parking on the ground floor in the proposed Annex building. The site's primary connection to the nearest regional transportation corridor, the I-210 freeway, is via Sierra Avenue, which abuts the western portion of the project site; there is no direct access to the site from Sierra Avenue, which is classified as a Major Highway. Upland, Emerald, and Seville Avenues are classified as Local Street(s) by the Community Mobility and Circulation Element of the General Plan.

The project does not propose elements that would conflict with the adopted alternative transportation policies. Transit services are currently provided to the City and the project area by Omnitrans, a public transit agency serving the San Bernardino Valley. The closest transit access is from the Sierra @ Civic Center bus stop on Sierra Avenue, located on the west side of the Civic Center campus along Sierra Avenue. The Sierra @ Civic Center bus stop is served by Omnitrans bus routes 14, 67, and 82. Route 14 runs between the cities of Fontana and San Bernardino, Route 67 runs between the cities of Fontana and Rancho Cucamonga, and Route 82 runs between north and south Fontana. All routes provide direct access to the Fontana Metrolink Transit Center, located 0.5 miles south (Omnitrans, 2023). The Fontana Metrolink Transit Center is served by the San Bernardino Line, which runs between downtown Los Angeles through the San Gabriel Valley and the Inland Empire to San Bernardino, with limited express service to Redlands (Metrolink, 2023).

Long-term, the project could result in an increase in public transportation demand from local employment opportunities and the need for civic services provided by the project; however, such an increase would be insignificant given the comparatively small employment growth potential of the project.

Pedestrian circulation is provided through existing public sidewalks and walkways along Sierra and Upland Avenues and through the civic center campus. The existing sidewalk system within the project vicinity provides direct connectivity to surrounding commercial, industrial, and residential developments.

The regional Pacific Electric Trail (PET) travels 6.4 miles east to west across the City of Fontana, abutting the Civic Center campus on the south, running parallel to Seville Avenue. PET is a Class I trail that spans a total of 21 miles between the cities of Rialto and Claremont. The PET is the only fully

dedicated and buffered bicycle route in the City of Fontana. Additionally, a Class III shared bike lane runs north to south along Sierra Avenue.

As mentioned above, the project would have access along Upland, Emerald, and Seville Avenues. Per the General Plan's DEIR, sections of Sierra Avenue operate at LOS E, but the Sierra Avenue segment located directly west of the project site, between Upland Avenue and Seville Avenue, does not exceed LOS C, the City's standard for desirable LOS (City of Fontana, 2018b, pp. 5.13-8 to 5.13-9).

According to **Table 4.17-1**, the proposed project is expected to generate approximately 339 additional net daily trips, based on the ITE trip generation rates. This number falls below the 500 average daily trips (ADT) threshold set forth in the *Traffic Impact Analysis (TIA) Guidelines for Vehicle Miles Traveled (VMT) and Level of Service Assessment* (TIA Guidelines).

Table 4.17-1
PROJECT TRIP GENERATION RATES & FORECAST

Land Use	ITE Code	Qty.	Units[2]	AM Peak Hour			PM Peak Hour			Daily
				In	Out	Total	In	Out	Total	
ITE Trip Generation Rates[1]										
Government Office Building	730	--	STU	75%	25%	3.34	25%	75%	1.71	22.59
Existing Site Trip Generation Forecast										
Annex Building (Phase I)	730	13,500	TSF	34	11	45	6	17	23	305
City Hall (Phase II)	730	31,500	TSF	79	26	105	14	40	54	712
Existing Site Trip Generation Subtotal [A]				113	37	150	20	57	77	1,017
Proposed Project Trip Generation Forecast										
Annex Building (Phase I)	730	30,000	TSF	75	25	100	13	38	51	678
City Hall (Phase II)	730	30,000	TSF	75	25	100	13	38	51	678
Existing Site Trip Generation Subtotal [B]				150	50	200	26	76	102	1,356
Total Net Trip Generation Forecast [B] - [A]				**37**	**13**	**50**	**6**	**19**	**25**	**339**

1. Source: ITE Trip Generation Manual (11th Edition, 2021).
2. TSF = Thousand Square Feet.

Source: RK Engineering Group Inc., 2023

As specified in the TIA Guidelines, a detailed traffic impact analysis will be required if a project is expected to generate 50 or more peak hour trips to any intersection. Review of project trip generation indicates that the project is expected to generate net increases of 50 AM peak hour trips and 25 PM peak hour trips. Although the project generates one greater trip than the city threshold during the AM peak hour, this extra trip can be considered nominal. Furthermore, after project traffic is assigned to the roadway network, it is not expected that a single project driveway and/or adjacent intersection carry 50 or more project-generated trips during any peak hour. In accordance with the TIA Guidelines, the proposed project is screened from a full VMT analysis.

Given that the proposed project would not conflict with any program plan, ordinance, or policy addressing the circulation system, including the provisions of the General Plan Circulation Element, ATP, or interfere with public transit or bicycle transportation, the impacts of the project would be less than significant.

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

Less than Significant Impact

CEQA Guidelines §15064.3, *Determining the Significance of Transportation Impacts*, details the criteria for evaluating the possible transportation impacts of a project. The accepted metric for the analysis of transportation under CEQA is Vehicle Miles Traveled (VMT). The VMT is a measure of the total number of miles traveled by all vehicles in a geographic region over a given period of time. The U.S. Department of Transportation defines VMT as "the *total annual miles of vehicle travel divided by the total population in a state or in an urbanized area*". The Level of Service (LOS) metric is no longer used to evaluate the performance of transportation elements to determine significant impacts under CEQA.

On June 9, 2020, the City of Fontana adopted the VMT thresholds to determine transportation impacts according to the CEQA Guidelines. This adoption was mandated by Senate Bill (SB) 743 and the recent changes to CEQA Guidelines §15064.3. For the purpose of CEQA analysis of VMT and traffic impacts associated with projects proposed in the City of Fontana, the city also adopted the TIA Guidelines to provide project screening criteria and guidance for the analysis of VMT assessments.

The VMT analysis presented above in **Section 4.17a)** satisfies the requirements of CEQA Guidelines §15064.3(b) in that the city assumes that projects generating fewer than 500 ADT would not cause a substantial increase in total VMT city-wide or regionally and therefore would have a less than significant impact on VMT. The proposed project is estimated to generate a net total of 339 ADT, which would not exceed the City's screening threshold of 500 ADT; therefore, the project would not conflict or be inconsistent with CEQA Guidelines §15064.3 and would result in a less than significant impact.

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

The proposed project would not alter the surrounding roads. Vehicular access to the project would be through existing driveways along Upland Avenue on the north side, Emerald Avenue on the east side, and Seville Avenue on the south side. There is an additional proposed access to parking on the ground floor of the proposed Annex building; however, the proposed driveway would be perpendicular to existing roadways and would not cause hazards due to a geometric design feature. The project's circulation system, including driveways and parking areas, would be designed to meet city development standards and would not result in uses or design features that create traffic hazards. Therefore, the impacts regarding increases in hazards due to geometric design features or incompatible uses would be less than significant.

d) Would the project result in inadequate emergency access?

Less than Significant Impact with Mitigation Incorporated

Construction

During the construction phase of the project, the lanes and sidewalks may be temporarily closed. To ensure that circulation and emergency access during construction are adequate, the City requires the preparation and implementation of a Transportation Management Plan (TMP) for all projects that require construction in the public right of way. Therefore, the proposed project would implement the mitigation measure **TRANS-1**. With the implementation of the mitigation measure TRANS-1, the impacts regarding emergency access during construction would be less than significant.

Operation

The project would comply with applicable city regulations, such as the requirement to comply with the City's Fire Code in providing adequate emergency access. Before issuance of building permits, the Fontana Fire Protection District would review the project site plans, including the location of all buildings, fences, access driveways, and other features that can affect emergency access. The project site plan provides fire lanes for adequate emergency access. The accessibility and distance requirements at the site would be in accordance with the city's design requirements. The City's review process and compliance with applicable regulations and standards would ensure adequate emergency access at the project site at all times. Therefore, the proposed project would not result in inadequate emergency access and would have no impact in this regard.

Mitigation Measure

TRANS-1 The Transportation Management Plan (TMP) must be reviewed and approved by the City Traffic Engineer before beginning construction activity on the public right of way. The typical TMP requires items such as the installation of a K-rail between the construction area and open traffic lanes, the use of flaggers and directional signage to direct traffic where only one travel lane is available or when equipment movement creates temporary hazards, and the installation of steel plates to cover trenches under construction. The TMP shall stipulate that emergency access must be maintained at all times.

Level of Significance After Mitigation

After the implementation of the mitigation measure **TRANS-1** described above, the project would have less than significant impacts in the construction phase on emergency access.

4.18 TRIBAL CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources as defined in Public Resources Code § 5020.1(k)?				**X**
b) Cause a substantial adverse change in the significance of a tribal cultural resource that is determined to be a significant resource to a California Native American tribe pursuant to the criteria set forth in subdivision (c) of Public Resource Code § 5024.1(c)?		**X**		

Information from UltraSystems' Draft Phase I Cultural Resources Inventory, dated November 22, 2023 for the proposed project (refer to **Appendix D**) is included in the analysis below.

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

No Impact

The Native American Heritage Commission's (NAHC) Sacred Lands File (SLF) search dated November 20, 2023 was negative (see **Section 4.2** and Attachment C in **Appendix D** to this IS/MND).

No prehistoric archaeological resources were observed during the archaeological field survey conducted November 10, 2023, by Stephen O'Neil, M.A., RPA and Mr. Rodrigo Jacobo , M.A., as part of the cultural resources investigation (**Section 4.3**, **Appendix D**). The results of the pedestrian assessment indicate that it is unlikely that prehistoric resources will be adversely affected by construction of the project. Cultural resource study findings at the South Central Coastal Information Center (SCCIC) (the local California Historic Resources Information System facility) indicate there are no prehistoric or historic resources within the project parcel's boundary. (Refer to **Appendix D**).

No tribal cultural resources onsite are 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 § 5020.1(k). Therefore, the project would have no impact in this regard.

b) Would the project cause a substantial adverse change in the significance of a tribal cultural resource that is determined to be a significant resource to a California Native

American tribe pursuant to the criteria set forth in subdivision (c) of Public Resource Code § 5024.1(c)?

Less than Significant Impact with Mitigation Incorporated

Assembly Bill 52 (AB 52) requires meaningful consultation with California Native American Tribes on potential impacts on Tribal Cultural Resources (TCRs), as defined in Public Resources Code § 21074. TCRs are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either eligible or listed in the California Register of Historical Resources or local register of historical resources (CNRA, 2007).

As part of the AB 52 process, Native American tribes must submit a written request to the lead agency to be notified of projects within their traditionally and culturally affiliated area. The lead agency must provide written, formal notification to those tribes within 14 days of deciding to undertake a project. The tribe must respond to the lead agency within 30 days of receiving this notification if they want to engage in consultation on the project, and the lead agency must begin the consultation process within 30 days of receiving the tribe's request. Consultation concludes when either (1) the parties agree to mitigation measures to avoid a significant effect on a tribal cultural resource, or (2) a party, acting in good faith and after reasonable effort, concludes mutual agreement cannot be reached.

The City of Fontana (the lead agency) initiated AB 52 outreach to local tribes for the Fontana Civic Center Renovation Project and sent letters via certified mail on November 28, 2023 to the six tribal contacts on their list for AB 52 contact, informing them of the project as indicated on the list below:

- Joseph Ontiveros, Cultural Resource Director/Soboba Band of Luiseño Indians
- Andrew Salas, Chairman/Gabrieleno Band of Mission Indians - Kizh Nation
- Alexandra McCleary, Ph.D., Sr. Mgr. Cultural Resource Management/ San Manuel Band of Mission Indians
- Alexandra McCleary, Ph.D., Cultural Resource Management Department/ San Manuel Band of Mission Indians
- Michael Mirelez, Cultural Resource Coordinator/ Torres-Martinez Desert Cahuilla Indians
- Anthony Morales, Chief/Gabrieleno Tongva San Gabriel Band of Mission Indians

The letters convey that the recipient has 30 days from the receipt of the letter to request AB 52 consultation regarding the project.

The Gabrielino – Kizh Nation responded via email on December 5, 2023 requesting consultation; the email and 13 attachments detailed the tribe's association with the project area as well as provided three proposed TCR mitigation measures. Further consultation will be conducted via email. (Angelica Martinez, Assistant Planner, personal communication via email December 5, 2023 and December 12, 2023; Rina Leung, Senior Planner, personal communication via mail December 12, 2023.)

The Yuhaaviatum of San Manuel Nation's Kristen Tuosto, Tribal Archaeologist, replied via email on December 5, 2023 stating that the project is situated within tribal ancestral territory but that they have no concerns with the project and did not request consultation; the tribe did provide suggestions for three cultural resource mitigation measures and two tribal cultural resource mitigation measures. (A. Martinez, personal communication, via email December 5, 2023).

There has been no response from the other three tribes.

The City will provide its standard TCR mitigation measures to the tribes for review. Further results of consultation shall be placed in an updated IS/MND.

No prehistoric or archaeological resources were observed during the field survey. No prehistoric or archaeological resources were recorded within the project boundary or within the half-mile buffer zone of the project.

Land at the project site has been highly disturbed by building activities as early as 1938. No human remains have been previously identified or recorded onsite. Therefore, while the potential for subsurface prehistoric cultural deposits is considered to be low, the disturbed nature of the land in a region known to have been heavily used for habitation and natural resource gathering by the local Gabrielino (Tongva) tribe (see **Section 2.2.2** in **Appendix D**) suggests the potential for the presence of cultural material.

The project proposes grading. Grading activities associated with development of the project would involve new subsurface disturbance and could result in the unanticipated discovery of unknown human remains, including those interred outside of formal cemeteries. In the unlikely event of an unexpected discovery, implementation of mitigation measures **TCR-2** dealing with associated funerary objects and **TCR-3** dealing with human remains are recommended to ensure that impacts related to the accidental discovery of human remains would be less than significant.

Mitigation Measures

MM TCR-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.

MM TCR-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.

MM TCR-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.

Level of Significance After Mitigation

With implementation of **MM TCR-1** and **TCR-2,** potential project impacts on TCRs would be less than significant. With implementation of Mitigation Measure **MM TCR-3** above, the proposed project would result in less than significant impacts to human remains and associated funerary objects.

4.19 UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of whi1ch could cause significant environmental effects?			**X**	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			**X**	
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?			**X**	
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?			**X**	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			**X**	

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

Less than Significant Impact

As discussed in **Section 3.0** of this document**,** the proposed project would utilize existing connections to utility services that already service the Fontana Civic Center campus. The project, which involves the replacement and upgrading of existing facilities rather than the addition of any new capacity or facilities, will not increase off-campus usage or production of services or facilities for water, wastewater, storm water, electricity, natural gas, or telecommunications, and thus the existing off-campus utilities infrastructure should be sufficient to meet the project's needs.

Wastewater Treatment and Conveyance: The City of Fontana owns 437 miles of sewer lines and pump stations for the conveyance of wastewater. The Fontana Department of Public Works is responsible for the maintenance of the city's sewer lines and lift stations, ensuring efficient wastewater transportation throughout the city (City of Fontana, 2018a, p. 10.8).

Wastewater treatment for the City of Fontana is provided by the Inland Empire Utilities Agency (IEUA) and the City of Rialto (FWC, 2021, p. 6-15). IEUA operates four Regional Water Recycling Plants (RPs) which have a total combined design treatment capacity of approximately 86 million gallons per day (MGD). Currently, all four reclamation facilities treat a total combined average daily flow of about 48 MGD. A system of regional trunk and interceptor sewers, owned and operated by IEUA, transports wastewater to the RPs. To avoid overloading at any one facility, wastewater can be diverted from one RP to another (FWC, 2021, p. 6-15).

IEUA's RP-4 is responsible for treating local wastewater generated by the City of Fontana and is located near the intersection of Etiwanda Avenue and 6th Street in the City of Rancho Cucamonga. RP-4 treats an average flow of 10 MGD of wastewater and is operated in conjunction with RP-1 to provide recycled water to users. In 2009, RP-4 was expanded to a capacity of 14 MGD (FWC, 2021, p. 6-15).

The proposed project would not involve the installation of sewers and would connect to the existing wastewater infrastructure on site. A less than significant impact on wastewater treatment facilities would occur.

Domestic Water: As detailed in Threshold 4.19 b) below, the project site is in the Fontana Water Company (FWC) service area. FWC receives local surface water supplies from Lytle Creek which are treated at the Summit Plant. From 2016 to 2020, Lytle Creek supplies averaged approximately 3,480 acre-feet per year (afy). FWC received 5,965 acre-feet of surface water from Lytle Creek in 2020. FWC has existing water supplies from surface water diverted from Lytle Creek, treated at the Summit Plant; untreated State Water Project (SWP) surface water purchased from the IEUA and the San Bernardino Valley Municipal Water District (SBVMWD), treated at the Summit Plant; recycled water purchased from IEUA; groundwater pumped from FWC-owned and operated wells from the underlying Chino Basin, Rialto-Colton/No Man's Land Basins, and Lytle Basin.

The project would result in a nominal increase in water demand compared to existing conditions and therefore the project would have a less than significant impact regarding domestic water supply as analyzed under Threshold 4.19 b).

Fire Water: The project proposes construction using existing water mains on the project site. The final design of the water facilities would be determined based on the approved fire department plan to assess whether the existing mains are adequately sized to provide the needed fire flow. The project would result in a nominal increase in water demand compared to existing conditions and therefore the project would have a less than significant impact with respect to fire water supply.

Water Treatment: Surface water provided by FWC is treated at FWC's Sandhill Water Treatment Plant, a 29 MGD treatment plant that comprises a 12 MGD Conventional filtration treatment facility and a 17 MGD Diatomaceous Earth filtration treatment facility. The source water for this treatment plant is local Lytle Creek surface water and SWP supplies from Northern California (FWC, 2022).

Stormwater: The Santa Ana Regional Water Quality Control Board (SARWQCB) is responsible for implementing and overseeing National Pollutant Discharge Elimination System (NPDES) programs

for the City of Fontana. To receive municipal permits, the City of Fontana has prepared a Municipal Stormwater Management Plan (SWMP) to regulate local storm sewer systems. These plans contain information on structural and non-structural BMPs to manage stormwater runoff within the City of Fontana. The City has met these requirements and has obtained all required permits from SARWQCB to satisfy NPDES conditions (City of Fontana, 2018b. pp. 5.8-4 – 5.8-7). Project compliance with regulatory requirements would reduce potential erosion/siltation impacts during the construction phase of the project to a less than significant level. The proposed project would be designed in compliance with all applicable City of Fontana regulations regarding stormwater runoff, and the project would be reviewed by the City of Fontana Public Works Department to ensure that the development would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems. Refer to **Section 4.10**, Hydrology and Water Quality, for additional information.

Electric Power: Electric power for the City of Fontana is provided by Southern California Edison (SCE). The proposed project is situated within a well-developed civic center campus, benefiting from an already established infrastructure for electricity distribution. Additionally, SCE implements energy efficiency programs to reduce energy consumption and ensure a consistent and reliable power supply throughout the year (SCE, 2023).

Natural Gas: Natural gas is supplied to the project site by the Southern California Gas Company (SoCal Gas), which provides natural gas to the City of Fontana. Construction activities, including the construction of new buildings and facilities, typically do not involve the consumption of natural gas. The operation of the project would replace existing buildings with new, more efficient, similar or marginally larger buildings constructed in compliance with Building Energy Efficiency Standards, including requirements in the Energy Code (Title 24, Part 6) and voluntary energy efficiency provisions in CALGreen (Title 24, Part 11). Buildings whose permit applications are applied for on or after January 1, 2023, must comply with the 2022 Energy Code.

In the California Gas Report 2022 (CGR), SoCalGas analyzed a 15-year demand period from 2020-2035 to determine its ability to meet projected demand. Statewide natural gas demand served by utilities is projected to decrease at an average annual rate of 1.1 percent per year through 2035. The decline is 0.1 percent faster than what was projected in the 2020 California Gas Report (CGR). More aggressive energy efficiency and fuel substitution have accelerated the decline in forecast throughput for the 2022 CGR relative to the 2020 findings (CGR, 2022, p. 6).

Therefore, the anticipated natural gas supply is adequate to meet demand in the SoCalGas region, and the proposed project is not expected to impact this determination. Thus, no natural gas facilities would have to be constructed or relocated, and a less than significant impact would occur.

Telecommunications Facilities: Telecommunication services, including internet, phone, and television, for the City of Fontana are provided by AT&T, Verizon, and Frontier Communications (internet only) (City of Fontana, 2023d). The City is coordinating with the cellular companies to process a wireless application for the construction and relocation of a telecommunications facility within the project area. However, the relocation of the facility would be reviewed as a separate project for potential environmental effects. Therefore, the project would not directly interfere with the operation of the telecommunications facilities and there would be a less than significant impact.

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

Less than Significant Impact

Water Supplies and Demands: The Fontana Water Company (FWC) supplies water for much of the City of Fontana, including the project site. According to the FWC's 2020 Urban Water Management Plan (UWMP), in 2020, there were 48,202 customer connections and supplied 39,782 acre-feet (af) of water to its customers (FWC, 2021, p. 2-1). The demand for water within the FWC service area decreased steadily from 2010 to 2015 due to permanent changes in customer water use implemented during the 2012-2016 drought, including turf removal incentives, prohibiting wasteful water practices, and other mandatory conservation practices. The actual water demand for 2020 remains lower than the pre-drought water use in 2010. The projected water demand through the year 2045 reflects a decrease of greater than 10 percent from FWC's 2015 UWMP 2040 projected potable water demand (53,562 AF) (FWC, 2021, pp. 4-2 to 4-3).

Actual water supply in 2020 was 39,831 afy, 75 percent of which came from ground water, 24 percent from Purchased or Imported Water, and one percent from Recycled Water (see **Table 4.19-1**). The projected supply in 2025 will be 45,593 afy, increasing to 51,943 afy by 2045 (see **Table 4.19-2**).

Table 4.19-1
2020 ACTUAL WATER SUPPLIES

Water Supply	Source	Volume	Water Quality
Purchased or Imported Water	IEAU	10,027	Other Non-Potable Water
Purchased or Imported Water	SBVMWD	0	Other Non-Potable Water
Groundwater (not desalinated)	Chino Basin	11,859	Drinking Water
Groundwater (not desalinated)	Rialto-Colton Basin	2,538	Drinking Water
Groundwater (not desalinated)	Lytle Basin	6,422	Drinking Water
Groundwater (not desalinated)	No Man's Land Basin	2,633	Drinking Water
Groundwater (not desalinated)	Lytle Creek	5,965	Drinking Water
Recycled Water	IEAU	387	Other Non-Potable Water
	Total	**39,831**	

Source: FWC, 2021, Table 6-8.
Note: Volumes are in Acre Feet.

Table 4.19-2
PROJECTED WATER SUPPLIES

Water Supply	Source	2025	2030	2035	2040	2045
Purchased or Imported Water	IEAU	15,000	15,000	15,000	15,000	15,000
Purchased or Imported Water	SBVMWD	3,200	3,200	3,200	3,200	3,200
Groundwater	Chino Basin	9,278	9,983	11,128	12,293	13,183
Groundwater	Rialto-Colton/ No Man's Land	5,865	5,976	6,087	6,199	6,310
Groundwater	Lytle Basin	6,390	6,390	6,390	6,390	6,390
Groundwater	Lytle Creek	4,860	4,860	4,860	4,860	4,860
Recycled Water	IEAU	1,000	1,500	2,000	2,500	3,000
	Total	**45,593**	**46,909**	**48,665**	**50,442**	**51,943**

Source: FWC, 2021, Table 6-9.
Note: Volumes are in Acre Feet.

On a normal year basis, FWC's projected use of potable and non-potable water in 2025 is 44,593 afy, growing to 48,943 afy in 2045. Each year there is a surplus of supply over demand. On a single dry year basis, the total demand in 2025 is projected to be 34,006 afy, while the supply will be 34,006 afy. For each five-year interval through 2045, supplies are projected to be adequate to meet the projected demands. Local groundwater supplies from the Chino Basin are assumed to provide 100 percent of FWC's remaining demand (FWC, 2021, p. 7-7).

Fontana Water Company forecasts that it will have sufficient water supply for demand in its service area through the 2025-2045 period during normal, dry and multiple dry years (FWC, 2021, p. 7-7). Project operations would connect to existing on-site connections to the water mains and would not require additional off-site improvements. Project construction would involve the temporary nominal use of water for general construction purposes and dust control. Therefore, less than significant impacts are anticipated.

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

As described under Threshold 4.19a above, the project will connect to the city sewer system and no new treatment facilities, or expanded entitlements will be required. There would be sufficient capacity available to meet the wastewater treatment demands of the project. The existing wastewater treatment facility could accommodate the additional wastewater estimated to be generated by the proposed project. Therefore, the project would have a less than significant impact in this regard and no mitigation is necessary.

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

Less than Significant Impact

Solid Waste: The city contracts with Burrtec Waste Industries, Inc. for the collection and disposal of city solid waste. The Mid-Valley Sanitary Landfill serves the city. The Mid-Valley Landfill contains 498 acres with a maximum permit capacity of 101.3 million cubic yards, over 61 million of which remain unfilled. As shown below in **Table 4.19-3**, the landfill has residual daily capacity of approximately 3,913 tons per day. (CalRecycle, 2023).

Table 4.19-3
LANDFILLS SERVING FONTANA

Facility and Nearest City/Community	Remaining Capacity, cubic yards	Daily Permitted Disposal Capacity, tons	Actual Daily Disposal, tons[1]	Residual Daily Disposal Capacity, tons	Estimated Closing Date
Mid-Valley Sanitary Landfill	61,219,377	7,500	3,587	3,913	April 1, 2045

[1] Daily disposal calculated based on annual disposal tonnage assuming 300 operating days per year: that is, six days per week less certain holidays.
Source: CalRecycle, 2023. SWIS Facility/Site Activity Details

Construction

Project construction would generate solid waste requiring disposal at local landfills. Fontana-generated solid waste is disposed of at Mid-Valley Sanitary Landfill, which has a remaining disposal capacity of 3,913 tons per day. Materials generated during the construction of the project would include paper, cardboard, metal, plastics, glass, concrete, scrap lumber, and other materials. Section 5.408 of the 2022 California Green Building Standards Code (CALGreen; California Code of Regulations, Title 24, Part 11) requires that at least 65 percent of nonhazardous construction and demolition waste from nonresidential construction operations be recycled and/or salvaged for reuse. Project construction would include the recycling and/or salvaging of at least 65 percent of construction and demolition waste according to the 2022 CALGreen. Sufficient disposal capacity would remain at the Mid-Valley Sanitary Landfill for solid waste generated by project construction. The potential impacts from construction would be less than significant.

Operation

As discussed in **Section 3.0** of this document, the proposed project involves the replacement and upgrading of existing facilities rather than the addition of any new capacity or facilities and will not increase project-generated solid waste, and thus the existing landfill should be sufficient to meet the

project needs. The potential operational impacts of the project on the solid waste disposal capacity would be less than significant.

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

Less Than Significant Impact

The San Bernardino Countywide Integrated Waste Management Plan (SBCIWMP) outlines the goals, policies, and programs that the County and its cities would implement to create an integrated and cost-effective waste management system that complies with the provisions of AB 939 and its diversion mandates. The Infrastructure and Green Systems Element of the City of Fontana General Plan outlines programs to reduce, recycle, and properly divert solid waste from sanitary landfills (Stantec, 2018a, p. 10.8).

The solid waste generated by the project would be collected by Burrtec Waste Industries, the designated waste hauler, and transported off-site to transfer facilities and landfills for reuse, recycling, and/or disposal, as appropriate (Stantec, 2018b, p. 5.12-20). Burrtec delivers solid waste to Mid-Valley Landfill, which operates under a permit from San Bernardino County Department of Public Health, Solid Waste Management Division which requires regular reporting and monitors compliance.

Assembly Bill 341 (AB 341; Chapter 476, Statutes of 2011) increases the statewide waste diversion goal to 75 percent by 2020 and mandates recycling for commercial and multifamily residential land uses. The project would include storage areas for recyclable materials in accordance with AB 341.

Assembly Bill 1826 (AB 1826; California Public Resources Code § 42649.8 et seq.) requires recycling of organic matter by businesses and multifamily residences of five of more units, generating such wastes in amounts over certain thresholds. Organic waste means food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste. The project would include the recycling of organic waste as required under AB 1826. The proposed project would comply with applicable local, state, and federal solid waste disposal standards; therefore, the impacts would be less than significant.

4.20 WILDFIRE

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

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

The project site is not located in a State Responsibility Area (SRA) (i.e., where the State is responsible for the costs of wildfire prevention and suppression), nor is it located in a Very High Fire Hazard Severity Zone (VHFHSZ) within a Local Responsibility Area (LRA, i.e., where cities or counties are responsible for the costs of wildfire prevention and suppression) (see **Figures 4.20-1** and **4.20-2**). The nearest VHFHSZ in LRA to the project site is about 2.5 miles to the northeast within the City of Fontana. Therefore, the proposed project would not "substantially impair an adopted emergency response plan or emergency evacuation plan" and as such would have no impact.

Figure 4.20-1
FIRE HAZARD SEVERITY ZONE - STATE RESPONSIBILITY AREA

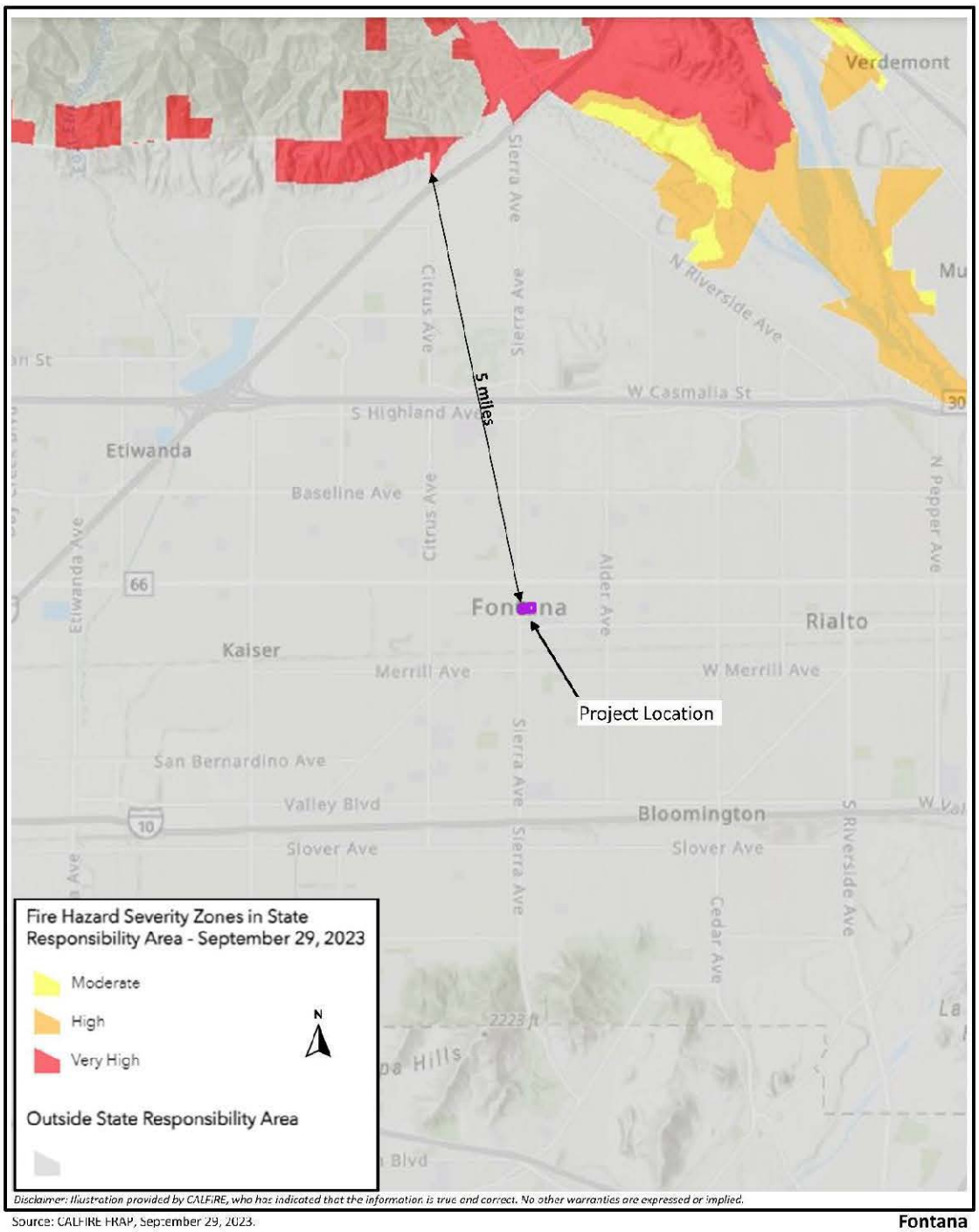
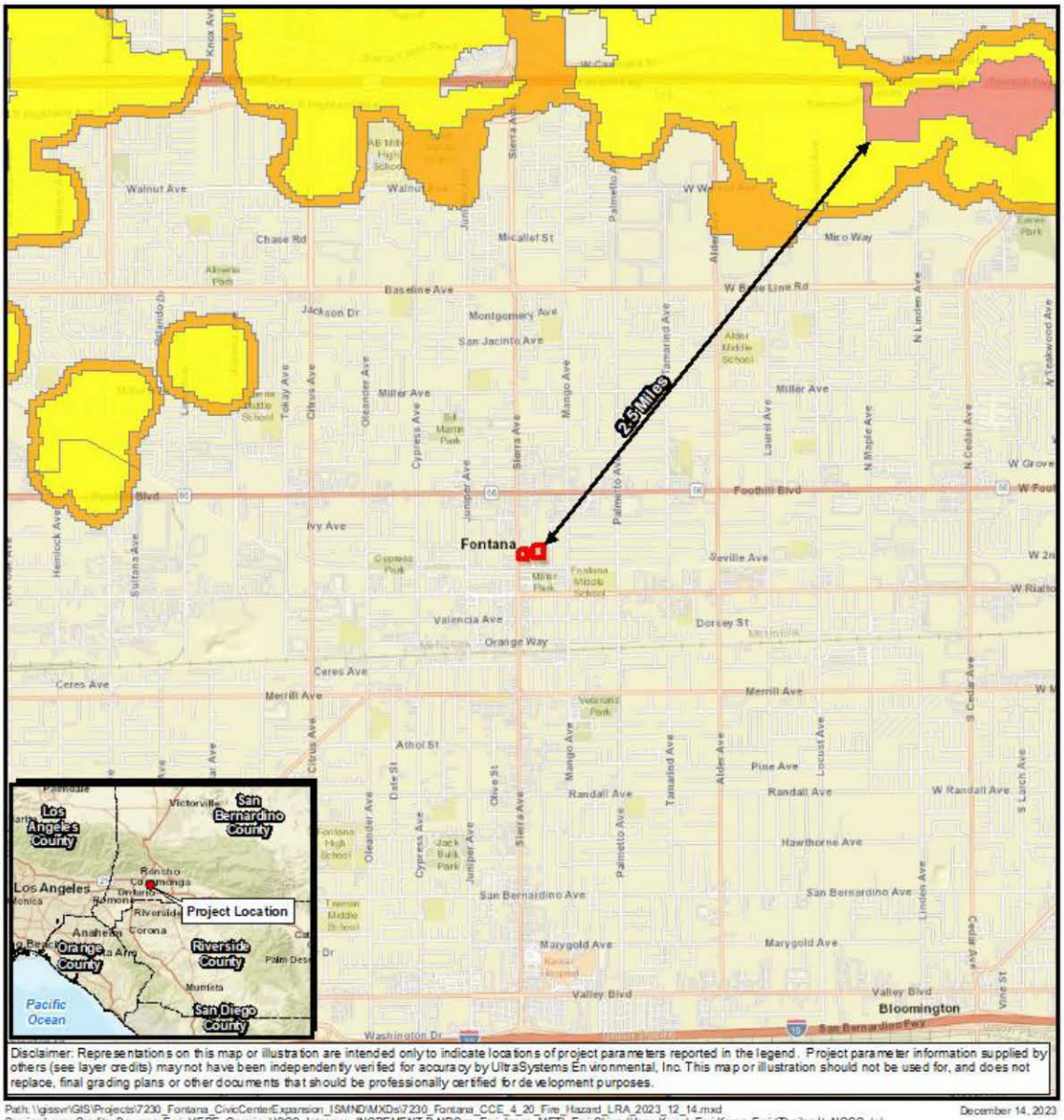


Figure 4.20-2

FIRE HAZARD SEVERITY ZONE - LOCAL RESPONSIBILITY AREA



b) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact

As indicated under item a), above the project site is not located in or near either an SRA or a VHFHSZ within an LRA. Therefore, the proposed project would not "due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire" and thus would have no impact.

c) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact

As indicated under item a), above the project site is not located in or near either a SRA or a VHFHSZ within a LRA. Therefore, the proposed project would not "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" and, therefore, would have no impact.

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

As indicated under item a), above the project site is not located in or near either a SRA or a VHFHSZ within a LRA. Therefore, the proposed project would not "expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes" and thus would have no impact.

4.21 MANDATORY FINDINGS OF SIGNIFICANCE

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

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

Less Than Significant Impact with Mitigation Incorporated

Section 4.4 of this document addresses the potential impact on biological resources of the proposed project.

The project site is located in an urbanized setting and provides a low habitat value and low occurrence potential for species of special status plants and wildlife identified in the BSA. Based on a review of the literature and queries from publicly available databases for reported occurrences

within a 10-mile radius of the project site, 19 listed and 39 sensitive wildlife species, and eight listed and 24 sensitive plant species were identified.

The majority of the special-status wildlife species evaluated in the wildlife inventory that were determined to be in the BSA lack suitable habitat or are outside the geographic range of the special-status wildlife species. The BSA primarily contains existing developments with associated paved areas, infrastructure and areas landscaped with ornamental (non-native) vegetation. Most of the evaluated species require sufficient coverage of native vegetation for nesting and foraging. Impacts on special-status wildlife species resulting from the project are expected to be less than significant.

All evaluated special-status plant species were determined to not be expected to occur in the BSA. The BSA lacks suitable habitat or is outside the elevation or geographic range of the majority of the special-status plant species. The project site contains a high coverage of impermeable surfaces, which deters the establishment of special-status plants. No impacts are anticipated on special-status plant species or sensitive natural communities as a result of the project.

The project site and BSA lack suitable habitat for special-status wildlife and plant species, but trees onsite could offer some low-quality potential nesting habitat. A potential direct impact could result from the removal of trees on site, which may support species such as small birds. With the implementation of Project Design Feature (**PDF**) **BIO-1**, the project would have a less than significant impact on special-status plant and wildlife species.

Section 4.5 of this document addresses potential impacts on Cultural Resources. The project would be built on already-developed land. Based on the SCCIC cultural resources records search, it was determined that there are no prehistoric or historic cultural resources previously recorded within the project site boundary. Within the 0.5-mile buffer zone, there have been three historic-era structures and one historic water pump and distribution center. The pedestrian field survey undertaken for this project noted the remains of two mid-20th century era structures with one being built between 1959 and 1966. Because neither of the two observed demolished structures appears to meet the criteria required to qualify as a significant historic resource, there would be no substantial adverse change in the significance of a historical resource pursuant to § 15064.5, and therefore the project would have no impact in this regard.

The result of the pedestrian survey was negative for both prehistoric and historic sites and isolates on the project site. Based on the results of the record search and tribal consultation, it is unlikely that cultural resources or tribal resources would be adversely affected by the construction of the project. No human remains have been previously identified or recorded onsite. It is unlikely that there are undisturbed unique archaeological resources on the project site. However, grading activities associated with development of the project would cause new subsurface disturbance and could potentially result in the unanticipated discovery of archaeological resources. Mitigation measures **CUL 1** and **CUL 2** are recommended to reduce potential impacts on archeological resources and human remains to a less than significant level.

Section 4.7 of this document addresses potential impacts on Paleontological Resources. The Western Science Center completed a Paleontological Records Search of its archives for the project region on October 31, 2023. The Paleontological Records Search did not identify any fossil sites on or within one mile of the project site. Excavations or grading may encounter fossil remains. Any substantial excavations below the uppermost layers should be closely monitored to collect any specimens quickly and professionally. This impact would be potentially significant. However, with

implementation of mitigation measure **GEO-1**, the potential impacts to paleontological resources would be reduced to a less than significant level.

Section 4.18 of this document addresses potential impacts on Tribal Cultural Resources. Tribal cultural resources could be buried in site soils. Project site grading and project construction could damage such resources. With the implementation of mitigation measure **TCR-1**, potential project impacts on TCRs would be less than significant. With the implementation of mitigation measures **TCR-2** and **TCR-3**, the proposed project would have a less than significant impact on human remains and associated funerary objects.

As detailed above, the proposed project is not expected to harm the environment, diminish fish or wildlife habitats, cause a reduction in wildlife populations, threaten plant or animal communities, limit the range or number of endangered or rare species, or harm significant examples of California's historical or prehistorical period. Therefore, the potential cumulative impacts of the project would be less than significant with the mitigation measures implemented.

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

Less than Significant Impact

The proposed project would be consistent with regional plans and programs that address environmental factors such as air quality, water quality, and other applicable regulations that have been adopted by public agencies with jurisdiction over the project to avoid or mitigate environmental effects.

Sections 4.3 and **4.13** of this Initial Study address potential impacts related to Air Quality and Noise, respectively. As detailed in **Section 4.3**, air quality impacts associated with the construction and operation of the project would be less than significant and do not warrant mitigation. As detailed in **Section 4.13,** potential construction and operational noise impacts associated with the project site were found to be less than significant.

The project would create employment opportunities, but employees from the local workforce would most likely be hired during both the construction and operational phases of the project. The project is not of scope or scale to induce people to move from outside of the project area in order to work on the proposed project. The proposed project would not induce direct population growth with construction of a new City Hall and Fire Annex buildings, as it does not contain a residential element. Therefore, the potential cumulative impacts of the project would be less than significant and do not warrant mitigation.

c) Would the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Less than Significant Impact with Mitigation Incorporated

Archaeological resources can be buried in site soils and could be damaged by ground disturbance activities of the project. This impact would be significant without mitigation. Implementing the CUL-1 mitigation measure would reduce this impact to less than significant. The impact on human remains

that can be buried in the soil of the site was determined to be significant without mitigation. Implementing the **CUL-2** and **TCR-3** mitigation measures would reduce this impact to less than significant.

Fossils could be buried in the soil of the site. Project ground-disturbing activities could damage fossils. Implementing the mitigation measure **GEO-1** would reduce this impact to less than significant.

During the construction phase of the project, traffic lanes and sidewalks may be temporarily closed. To ensure that circulation and emergency access during construction are adequate, the City requires the preparation and implementation of a Transportation Management Plan (TMP) for all projects that require construction in the public right-of-way. Therefore, the proposed project would implement mitigation measure **TRANS-1**. With the implementation of the **TRANS-1** mitigation measure, the impacts with regard to emergency access during construction would be less than significant.

As discussed in **Sections 4.1** through **4.20** of this document, after the implementation of mitigation measures, potential adverse environmental effects are less than significant on human beings, either directly or indirectly. Therefore, the potential cumulative impacts of the project would be less than significant with the mitigation measures implemented.

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7.0 MITIGATION MONITORING AND REPORTING PROGRAM

The Mitigation Monitoring and Reporting Program (MMRP) has been prepared in conformance with § 21081.6 of the Public Resources Code and § 15097 of the CEQA Guidelines, which requires all state and local agencies to establish monitoring or reporting programs whenever approval of a project relies upon a MND or an EIR. The MMRP ensures the implementation of the measures imposed to mitigate or avoid the significant adverse environmental impacts identified through the use of monitoring and reporting. Monitoring is generally an ongoing or periodic process of project oversight; reporting generally consists of a written compliance review that is presented to the decision-making body or authorized staff person.

It is the intent of the MMRP to: (1) provide a framework for document implementation of the required mitigation; (2) identify monitoring/reporting responsibility; (3) provide a record of the monitoring/reporting; and (4) ensure compliance with those MM that are within the responsibility of the City and/or Applicant to implement.

The following table lists impacts, mitigation measures adopted by the City of Fontana in connection with approval of the proposed project, level of significance after mitigation, responsible and monitoring parties, and the project phase in which the measures are to be implemented.

Only those environmental topics for which mitigation is required are listed in this Mitigation Monitoring and Reporting Program.

In addition to the mitigation measures detailed in **Table 7.0-1**, the project description includes a project design feature (PDF) that addresses a potential environmental impact by imposing an environmental commitment in the design of the project as part of the project description, as detailed in §§ 15064(f)(2) and 15126.4(a)(1)(A) of the CEQA Statutes and Guidelines.

As discussed in **Section 4.4**, Biological Resources of this report, trees within the project site could provide suitable bird nesting sites. If construction takes place during the breeding/nesting season, direct impacts could occur through loss of nests, eggs, and young resulting from tree trimming and removal. To minimize the potential negative effect on special-status wildlife species, the project shall implement **PDF BIO-1**. This feature would minimize or avoid significant impacts to breeding and nesting birds, reducing potential impacts to a less than significant level.

Table 7.0-1
MITIGATION MONITORING AND REPORTING PROGRAM

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
4.5 Cultural Resources				
Threshold 4.5 b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	**MM CUL 1** If archaeological resources are discovered during construction activities, the contractor shall halt construction activities in the immediate area and notify the City of Fontana. The project applicant shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology who will be notified and afforded the necessary time to recover, analyze, and curate the find(s). The qualified archaeologist shall recommend the extent of archaeological monitoring necessary to ensure the protection of any other resources that may be in the area. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A L) form and filed with the South Central Coastal Information Center. Construction activities may continue on other parts of the project site while evaluation and treatment of prehistoric archaeological resources takes place.	Qualified Archaeologist and Project Contractor	Field Verification	1. Fontana Planning Department 2. Fontana Planning Department 3. During construction activities
Threshold 4.5 c): Would the project disturb any human remains, including those interred outside of formal cemeteries?	**MM CUL 2** If human remains are encountered during excavations associated with this project, all work shall stop within a 30-foot radius of the discovery and the San Bernardino County Coroner will be notified (§ 5097.98 of the Public Resources Code). The Coroner shall determine whether the remains are recent human origin or older Native American ancestry. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, they shall contact the NAHC. The NAHC shall be responsible for designating the Most Likely Descendant (MLD). The MLD (either an individual or sometimes a committee) shall be responsible for the ultimate disposition of the remains, as required by § 7050.5 of the California Health and Safety Code. The MLD shall make recommendations within 24 hours of notification by the NAHC. These recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials (§ 7050.5 of the Health and Safety Code).	Project Construction Contractor	Field Verification	1. Fontana Planning Department 2. Fontana Planning Department 3. During project construction activities
4.7 Geology and Soils				
Threshold 4.7 f): Would the project	**MM GEO 1**	Qualified Paleontologist	Field Verification	1. Fontana Planning Department

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	If paleontological resources are uncovered during project construction, the contractor shall halt construction activities in the immediate area and notify the City. The on-call paleontologist shall be notified and afforded the necessary time and funds to recover, analyze, and curate the find(s). Subsequently, the monitor shall remain onsite for the duration of the ground disturbance to ensure the protection of any other resources that are found during construction on the project site.	and Project Contractor		2. Fontana Planning Department 3. During construction activities
4.17 Traffic				
Threshold 4.17 d) Would the project result in inadequate emergency access?	**MM TRANS-1** The Transportation Management Plan (TMP) shall be reviewed and approved by the City's Traffic Engineer prior to the start of construction activity in the public right-of-way (ROW). The typical TMP requires items such as the installation of K-rail between the construction area and open traffic lanes, the use of flaggers and directional signage to direct traffic where only one travel lane is available or when equipment movement creates temporary hazards, and the installation of steel plates to cover trenches under construction. The TMP shall stipulate that emergency access must be maintained at all times.	Project Applicant	Contract Specifications	1. Fontana Engineering Department 2. Fontana Engineering Department 3. During construction
4.18 Tribal Cultural Resources				
Threshold 4.18 b): Would the project cause a substantial adverse change in the significance of a tribal cultural resource that is determined to be a significant resource to a California Native American tribe pursuant to the criteria set forth in subdivision (c) of Public Resource Code § 5024.1(c)?	**MM TCR-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.	Tribal Monitor, Qualified Archaeologist and Project Contractor	Field Verification	1. Fontana Planning Department 2. Fontana Planning Department 3. During construction
	MM TCR-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,	Tribal Monitor, Qualified Archaeologist and Project Contractor	Field Verification	

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	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.			
	MM TCR-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.	Tribal Monitor, Qualified Archaeologist and Project Contractor	Field Verification	